

Exhibit E-2



RICHARD C. SLADE & ASSOCIATES LLC
CONSULTING GROUNDWATER GEOLOGISTS

ADDENDUM MEMORANDUM

June 12, 2024

To: Mr. Muktheswara Rao Meka
4473 Atlas Peak Road
Napa, CA 94558
Sent via email (rmeka@protonmail.com)

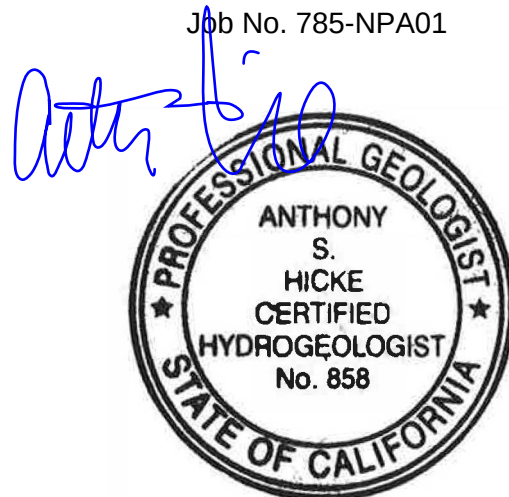
Cc: Mr. Mike Muelrath, P.E.
Applied Civil Engineering Incorporated (ACE)
Sent via email: (mike@appliedcivil.com)

From: Anthony Hicke, PG, CHG
Richard C. Slade & Associates LLC (RCS)

Re: Response to Napa County Planning, Building, &
Environmental Services Department (PBES) Inquiry
Permit No. P24-00065
Meka Vineyard
PBES Letter Dated April 9, 2024

Ref: Results of Napa County Water Availability Analysis for
Meka Vineyard Development Project
4473 Atlas Peak Road
Napa, CA 94558
APN 032-540-034
Prepared by RCS and dated October 23, 2023

Job No. 785-NPA01



Introduction

This Addendum Memorandum was prepared in response to a request from Napa County PBES for additional information related to onsite springs observed by RCS and described in the WAA for the project (RCS, 2023), and also observed and described by others at the Meka Vineyards property. In the April 9, 2024 PBES letter, comment No. 3 states:

"Provide an update or addendum to the Project WAA that clarifies and confirms the number of spring (developed and natural) occurring on the property. The WAA indicates there are three springs, two developed and one natural, while the project biological report indicates only two developed springs (also see item #4). Based on the site inspection it appears that Spring #2 may be the natural spring identified. If a natural spring is located within 1,500-feet of any of the project wells a spring interference analysis prepared in accordance with the County Water Availability Analysis Guidance Document will be necessary (May 2015: Water-Availability-Analysis-Adopted-Policy---12-May-2015 (countyofnapa.org)). Per the Guidance, because springs originate as groundwater, springs are eligible for WAA Tier 2 analysis, and it is required that any proposed project wells

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within 1,500 feet of natural springs be evaluated to assess potential connectivity between the part of the aquifer system from which groundwater is planned to be produced and the spring(s).” (PBES, 2024).

Clarity regarding the spring locations is provided below. Further, RCS did include spring flow observations as part of the WAA analyses (RCS, 2023), despite the fact that a Tier 2 WAA for the onsite springs was not required according to the County’s WAA Guidelines (Napa County, 2015).

Spring Locations

Three developed springs exist at the subject property. Flow from these springs is dynamic and flow rates vary throughout the year, and from year to year. Depending on the time of year and the amount of vegetation growth at the property, direct observation of the springs can be difficult. Below is a summary of spring observations collected by RCS and others for the subject property.

RCS observed three spring areas during a November 11, 2022 site visit to the subject property. Page 3 of the RCS WAA (2023) states that “Spring 1 and Spring 2 have been developed with 1.25-inch diameter PVC collection pipes drilled into the hill. Spring 3 is currently undeveloped.” This is now found to be erroneous; Spring 3 is indeed a developed Spring, but the vegetation growth at the time of the visit obscured the pipe protruding from the adjoining hill. The original Figure 2 from the RCS WAA (2023) is attached for reference, to show the three spring locations. Below, a photograph of the property shows the three spring areas observed by RCS on November 11, 2022. The labeling on the photo below is consistent with the labeling on the original Figure 2.



Overview of three spring areas. November 11, 2022

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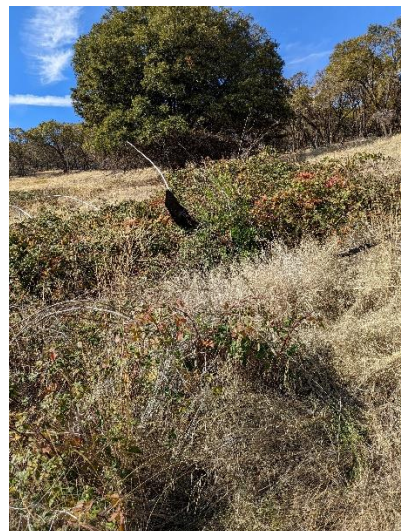
Below are close-up photos of Springs 1 through 3 as observed by the RCS geologist on November 11, 2022. Note that PVC pipes are visible in Springs 1 and 2, but the vegetation obscures observation of a pipe at the Spring 3 location.



Spring 1 - PVC visible. Flow measured at 1.2 gpm. Nov 11, 2022



Spring 2 – PVC Visible. Flow measured at 0.01 gpm. Nov 11, 2022



Spring 3 – No Piping Visible. No Flow observed. Nov 11, 2022

As noted in the WAA (RCS, 2023), a pumping test was performed in the New Well by Ray's Well Testing Service (RWTS) beginning on March 29, 2023, more than four months after the initial November 11, 2022 site visit by RCS. Excessive vegetation around the spring sites had been trimmed by others in advance of the pumping test. This trimming revealed a steel pipe at the Spring 3 site. RWTS observed all three springs to be flowing in March 2023 at the time of the pumping test. Below are photos of each spring outlet location taken by RWTS.



Spring 1 – Flow measured at 12.5 gpm. March 28, 2023



Spring 2 – Flow measured at 0.57 gpm, March 28, 2023



Spring 3 – Flow measured at 10.9 gpm, March 28, 2023. Note steel pipe not visible in November 2022.



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As noted in the photos by RWTS above, the pipe in Spring 3 is a steel pipe. This pipe was not observed by RCS, nor was any record of the development of the spring recovered by RCS as part of the site research. Hence, it is possible that, because a steel pipe was used instead of PVC, and because no record of spring development work was recovered from Napa County files or other sources that were reviewed by RCS, then perhaps the development of Spring 3 is relatively old and predates the development of Springs 1 and 2.

In the Biological Resources Reconnaissance Survey by WRA (2024), Figure A-3 therein shows the locations of two “Developed Springs”¹. Based on the mapping therein, and on the underlying airphoto on that Figure, WRA shows Springs 1 and 3 on Figure A-3. It is presumed that Spring 2 was dry at the time of WRA’s observation. Further, the variability of Spring observations by different parties over time is further evidence of the dynamic and variable nature of the flow from the onsite springs described in the RCS WAA (2023).

Tier 2 WAA for Onsite Springs

All three onsite springs are developed, as described above. Further, it has long been the practice of Napa County that Tier 2 Analyses to assess well-to-well impacts are waived for other onsite wells on the same parcel as the well being tested, or if the nearby well is owned/under the control of the same entity as the subject well being tested; this is described on page 8 of the WAA Guidance Document (Napa County, 2015). The WAA Guidance document describes this situation as it relates to water wells but does not explicitly mention developed springs (or natural springs, for that matter). Despite this fact, RCS included assessment of the potential impacts of pumping the onsite project well (the New Well) on the three onsite springs. Beginning on page 11 of the RCS WAA (2023), a description of the spring flow measurements during the constant rate test is provided under the heading “Observation Wells and Springs”. As described therein, no changes in the flows from any of the springs were attributable to the pumping test of the New Well by RWTS in March 2023.

Closure/Disclaimer

This Addendum Memorandum has been prepared for Meka Vineyards and applies only to the RCS review of the PBES comment letter for the subject property for the requirements discussed herein. This Addendum Memorandum has been prepared in accordance with the care and skill generally exercised by reputable professionals, under similar circumstances, and in this or similar localities. No other warranty, either express or implied, is made to the calculations, conclusions, or professional advice presented herein.

¹ RCS understands the WRA 2024 Figure A-3 will be updated to reflect three spring locations.



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References

- Napa County, 2015. Water Availability Analysis (WAA) – Guidance Document. Napa County Board of Supervisors. Adopted 5/12/2015.
- PBES, 2024 (Napa County PBES Dept.). Application Completeness Determination – Meka Vineyard Conversion, Agricultural Erosion Control Plan (ECPA) #P24-00065-ECPA,4473 Atlas Peak Road, APN 032-540-034. Letter dated April 9, 2024.
- RCS, 2023 (Richard C. Slade & Associates). Results of Napa County Water Availability Analysis for Meka Vineyard Development Project, 4473 Atlas Peak Road, Napa, CA 94558. Memorandum. Dated October 23, 2023.
- WRA, 2024. Biological Resources Reconnaissance Survey, 4473 Atlas Peak Road (APN 032-540-034), Napa County, California. Dated February 2024.