Vintner Solar Project

San Luis Obispo County
Templeton, California

SB618 Solar-Use Easement Application

Submitted: January 10, 2012
Prepared by Ecos Energy, LLC on behalf of Vintner Solar, LLC

Table of Contents

SECTION 1: Application for a Solar-Use Easement 2
SECTION 2: Substantially Limited Agricultural Practices 5
SECTION 3: Soil Test Report 7
SECTION 4: Water Availability Analysis 8
SECTION 5: Water Quality Analysis 8
SECTION 6: Crop and Yield Information 9
SECTION 7: Soil Management Plan 9
SECTION 8: Site Restoration 17

SECTION 1: Application for a Solar-Use Easement

A landowner proposing to rescind a Williamson Act contract and place the subject land into a solar-use easement shall submit an application to the county or city in which the proposed solar-use easement is to be located. All application materials shall be forwarded by the city or county to the Department of Conservation. The application shall include the following:

a) **A written narrative factually demonstrating that even under the best currently available management practices, continued agricultural practices would be substantially limited on the solar-use easement land due to the soil's reduced agricultural productivity from chemical or physical limitations.**

In order to determine the suitability of soils for agricultural production, the two (2) most common methods used are 1) the National Resource Conservation Services (NRCS) – Land Use Capability Classification System and 2) the Storie Index Rating System. The "prime" soils classifications of both systems indicate the absence of soil limitations, which if present, would require the application of management techniques (e.g. drainage, leveling, special fertilizing practices) to enhance production.

On April 11, 2012 (and verified on December 10, 2012), Precision Ag Consulting prepared a Soil Investigation Report ("Soil Report") (Attached as Exhibit "A") for the proposed solar-use easement land within a 20 acre area adjacent to and around the project site, which is 14.8 acres ("Project Site"), in order to determine the suitability of its soils for agricultural productivity. Precision Ag Consulting elected to use the NRCS System when investigating the soils and the eventual preparation of the enclosed soil report.

The soil investigation involved the collection of soil samples at four different locations within a 20 acre area and performing an analysis of the physical and chemical properties of the samples in order to determine if the soils should be considered "Prime" farm land. The Soil Report concluded that the soils would have an NRCS Land Use Capability Class of II (or III at the northwest site) if irrigated due to slope and a class III or IV if not irrigated due to lack of rainfall and slope.

The Project Site is not currently irrigated and has not been irrigated for over 20 years. The source of water for irrigating the parent parcel is from the adjacent river bed located to the west. Due to restrictions placed by California Water Resource Control Board, water cannot be drawn from the adjacent river during drought years, thus placing limitations on the ability to irrigate the Project Site from year to year. Furthermore, due to the drainage characteristics of the Project Site (as described in the Soil Report), irrigation of the Project Site requires substantially more water than a typical farm site would to produce an equivalent crop. It is for these reasons that the current landowner has chosen not to irrigate the Project Site or the parent parcel for over 20 years.

Although the soil study prepared by Precision Ag Consulting analyzed the soils within a 20 acre area, the Project Site is 14.8 acres and will not occupy the entire 20 acre area that the Soil Report covers. A site plan and map of the proposed project can be found on Exhibit "F". Since the Project Site is not irrigated, 27% (4 acres) of the Project Site has an NRCS Land Use

Capability Class of IV and 73% (10.8 acres) has a Land Use Capability Class of III. Of the 10.8 acres that have been identified as class III non-irrigated soils, one (1) acre is not currently in agricultural production and is being used by the landowner as a junk yard (See Figure 1. below for a map identifying the soil classifications). When factoring in the junk yard, the proposed project site will only occupy 9.8 acres of class III non-irrigated agricultural soils.

By NRCS definition, Class III soils have severe limitations that reduce the choice of plants or require special conservation practices, or both and Class IV soils have very severe limitations that restrict the choice of plants or require very careful management, or both.[1]

Figure 1. Soil Classifications

When factoring in the junk yard, the proposed project site will occupy 9.8 acres of class III non-irrigated agricultural soils and 4 acres of class IV non-irrigated agricultural soils.

The current landowner dry-farms the property, alternating oats and forage hay from year to year[2]. Crop maps from the United States Department of Agriculture's CropScape[3] mapping system for the last five (5) years are attached as Exhibit B. These maps are consistent with the landowner's statements regarding crop production for the last five (5) years.

[1] NSSH Part 622, Ecological and Interpretative Groups, http://soils.usda.gov/technical/handbook/contents/part622.html
[2] Based on information provided by Bob Finley (landowner) during a conversation with Chris Little on November 23, 2012.
[3] CropScape, Cropland Data Layer, USDA National Agricultural Statistic Service, http://nassgeodata.gmu.edu/CropScape/

It also supports the landowner's statements that irrigating the property for other types of crops has not taken place and that it becomes cost prohibitive due to the drainage characteristics of the property.

In conclusion, the attached crop maps, the Soil Report's findings and statements from the landowner demonstrate that the characteristics of the soil significantly reduce agricultural production on the Project Site.

After coming to the above conclusion, Ecos Energy also prepared a Land Evaluation & Site Assessment (LESA) Model to determine whether or not the project would be considered significant under the California Agricultural LESA Scoring Thresholds. LESA is "a term used to define an approach for rating the relative quality of land resource based upon specific measureable features. The California Agricultural LESA Model is composed of six different factors. Two Land Evaluation factors are based upon measurable of soil resource quality. Four Site Assessment factors provide measures of a given project's size, water resource availability, surrounding agricultural lands, and surrounding protected resource lands. For a given project, each of these factors is separately rated on a 100 point scale. It is this project score that becomes the basis for making a termination of a project's potential significance, based upon a range of established scoring thresholds."[4]

The resulting score of the LESA model, attached as Exhibit "C", is 35.76. The LESA model also includes documentation to support the scoring results for each section. A score of 35.76, under the California LESA Model Scoring Thresholds is "Not Considered Significant". Although this application does not require that an applicant submit this information, it does help support the above conclusion and could be considered when evaluating this application.

b) A soil test conducted no more than six (6) months immediately prior to submission of the application demonstrating that the characteristics of the soil on the solar-use easement land significantly reduce the soil's agricultural productivity.

A soil test was conducted on April 11, 2012 (and verified on December 10, 2012). Please see Exhibit "A" for a copy of the soil test and verification letter.

c) An analysis of water availability for the solar-use easement land demonstrating the insufficiency of water supplies for continued agricultural production on the land;

Ecos commissioned precision Ag Consulting to perform both a water suitability study for the Project Site. The study is attached to this application as Exhibit "D".

The water suitability study found that there are currently three (3) irrigation wells on the property supplying a combined 1,300 gallons per minute, which would be sufficient to supply water to the entire 103 acre parent parcel. This having been said, because of the restrictions placed on the water supply by California Water Resource Control Board during drought periods

[4] California Agricultural Land Evaluation and Site Assessment Model: Instruction Manual. http://www.conservation.ca.gov/dlrp/LESA/Documents/lesamodl.pdf

and the inability for the soils to retain water, making irrigation cost prohibitive, the current landowner does not irrigate the land for crop production.

d) An analysis of water quality available to the solar-use easement land demonstrating that continued agricultural production on that land would, under the best currently available management practices, be significantly reduced;

Ecos commissioned precision Ag Consulting to perform both a water suitability study for the Project Site. The study is attached to this application as Exhibit "D".

The water suitability study found that the water on site has low pH levels and EC and HCO3 levels were high. Water pH is easily changed due to weak buffering of most water. This value is low for some reason but should have little impact on irrigation suitability. In addition, the study found that bicarbonate levels are elevated, indicating that this can be a problem if the SARa is high. Since the adjusted SAR is not high, this will have no impact on agriculture suitability.

Again, although the water suitability study found the water quality on site to suitable for all but the most salt sensitive crops, California Water Resource Control Board has placed restrictions on water usage during drought periods and irrigating the site is cost prohibitive as previously stated above.

e) Crop and yield information regarding the solar-use easement land for the immediately preceding six (6) years;

There isn't any crop yield information for the Project Site because there hasn't been a crop yield for the last six (6) years[5]. Although the landowner has dry farmed this site over the last six (6) years, rainfall amounts have not been sufficient for any kind of meaningful yield during this period.

f) **A soil management plan**:

See Section 7

g) A copy of the proposed Solar-Use Easement Agreement.

A copy of the proposed solar-use easement is attached as Exhibit "E".

SECTION 2: Substantially Limited Agricultural Practices

a) **Project name or number (if any is assigned):**

Vintner Solar Project

[5] Based on information provided by Bob Finley (landowner) during a conversation with Chris Little on November 23, 2012.

b) **A list of the parcel numbers located within the proposed solar-use easement:**

033-231-026

c) **The total number of acres currently under the Williamson Act contract or contracts proposed to be rescinded for entry into the proposed solar-use easement:**

_____ acres of a 97 acre parent parcel.

d) **The existing agricultural conditions in the county and region:**

San Luis Obispo County contains approximately 1,395,000 agriculturally zoned farm land. Of that land, the largest crops being produced in the County include strawberries (24%), grapes (18%), broccoli (6%), vegetable transplants (5%), head lettuce (3%), indoor decoratives (3%) and cut flowers (3%). In addition, 9% of the county's farm land is used for cattle and calves.

e) **The existing agricultural uses on the solar-use easement site:**

As of November 23, 2012, the western portion of the property is fallow and the eastern portion of the property has been cultivated (disked). This is common practice in the fall and is done to help conserve any winter rainfall by killing he weeds that may have grown.

f) **A discussion of the best currently available agricultural management practices and an explanation as to whether one or a combination thereof would allow continued agricultural production on the project site;**

In order to reduce the limitations on the choice of plants or crops that can be planted on the Project Site, the Project Site would need to be irrigated. Because of the slope of the project site and the drainage characteristics of the Project Site, irrigation water management practices would need to be implemented. A key method of reducing water use is to retrofit of replace center-pivot or other sprinkler systems with low-pressure sprinkler equipment. Reducing irrigation water use entails more than a change in equipment, however. Irrigating crops only when and where needed requires measuring or estimating how much water crops need at different stages of growth and how long it takes the soil to absorb the right amount of water. Farmers and crop consultants must also be able to detect changes in water intake rates and decide when and how to compensate by adjusting the irrigation volume or schedule.

In addition to adding low-pressure sprinkler equipment, conservation tillage can be implemented to increase the soil's moisture-holding capacity, reduce soil erosion and runoff. Conservation tillage is any method of soil cultivation that leaves the previous year's crop residue (such as corn stalks or wheat stubble) on fields before and after planting the next crop. To provide these conservation benefits, at least 30% of the soils surface must be covered with residue after planting the next crop.

Finally, the Soil Report indicates that the soils are generally low in both Nitrate and Phosphorus and potentially high in Magnesium. These elements would need to be added for crop production.

As previously mentioned above, the landowner is currently implementing conservation tillage on an annual basis and this has been verified by Precision Ag Consulting as indicated in their letter dated December 10, 2012 and attached as Exhibit "A". It is reasonable to assume that by implementing low-pressure irrigation and adding Nitrate and Phosphorus to the soils, agricultural production would be improved on the Project Site; however, the drainage characteristics of the Project Site make it economically unviable [6]to irrigate the property and thus severely limiting agricultural production on the Project Site.

g) **A location map of the solar-use easement site, including parcel boundaries, individual field locations and their cropping histories:**

See both the location map and parcel boundaries provided in Exhibit "F" and the Crop Maps attached as Exhibit "B" for information relating to cropping histories.

h) **A current farmland designation map indicating whether the solar-use easement land is Prime Farmland, Unique Farmland, Farmland of Statewide Importance, Farmland of Local Importance, Grazing Land, Urban or Built-up land, or Other Land as defined by the Department of Conservation's Farmland Mapping and Monitoring Program as of January 1, 2010, or the most recent map released by the Farmland Mapping and Monitoring Program:**

The subject farmland is currently designated as "Farmland of Local Importance" and "Farmland of Local Potential". A farmland classification map identifying these areas can be found on Exhibit "G".

SECTION 3: Soil Test Report

a) **The soil test report demonstrating that the characteristics of the soil significantly reduce the soil's agricultural productivity shall be conducted by a Certified Soil Scientist or Certified Professional Soil Classifier**.

See the soil investigation report attached Exhibit "A"

b) **The soil test report shall include the name, employer, date of licensure, and contact information of the Certified Soil Scientist or Certified Professional Soil Classifier who conducted the soil test.**

The Soil Report (attached as Exhibit "A"), was prepared by:

Precision Ag Consulting
Dr. Lowell Zelinski
Ph.D. in Soil Science, University of California - Davis (1995)

[6] Based on information provided in the Soil Investigation Report, dated April 2012 and on a conversation with the landowner, Bob Finley on November 23, 2012. Mr. Finley has indicated that he has never irrigated the property because it becomes too expensive to do so and makes any crop production economically unviable.

805-434-3331 Office
805-434-3337 Fax
805-286-6544 Cell

c) **All soil samples utilized in the soil test report shall be taken from the land proposed for the solar-use easement. The soil test report shall include a map showing the locations on the solar-use easement land where the soil samples were taken.**

A map of the location of the soil tests can be found on the Soil Report attached as Exhibit "A".

d) **The soil test shall be conducted no more than six (6) months prior to submission of the application for a solar-use easement.**

The Soil Report, attached as Exhibit "A", was prepared on April 11, 2012 and then verified again on November 23, 2012.

SECTION 4: Water Availability Analysis

a) The analysis of water availability demonstrating the insufficiency of water supplies for continued agricultural production shall include the source or sources of surface water used for agricultural production on the solar- use easement land including the number of acre feet delivered and applied for each of the immediately preceding six (6) years;

A copy of a Water Suitability Report is attached as Exhibit "D".

b) A characterization of the groundwater available to the solar-use easement land including the well depth, the amount of groundwater applied, the groundwater fluctuation over the immediately preceding six (6) years, and saline water depths;

A copy of a Water Suitability Report is attached as Exhibit "D".

c) A description of any dryland farming on the solar-use easement land.

The current landowner only dry-farms the property, alternating oats, forage hay, which is a mixture of winter wheat four (4) other grasses from year to year. Over the past six (6) years, there has not been a significant harvest for the dry farming activities on the Project Site.[7]

SECTION 5: Water Quality Analysis

The analysis of water quality demonstrating that continued agricultural production would, under the best currently available management practices, be significantly reduced shall include:

a) **A qualitative description of surface water sources that is focused on chemical content and**

[7] Based on information provided by Bob Finley (landowner) during a conversation with Chris Little on November 23, 2012.

other constituents with the potential to impact agricultural productivity;

A copy of a Water Suitability Report is attached as Exhibit "D".

b) **A qualitative description of groundwater that is focused on chemical content and other constituents with the potential to impact agricultural productivity;**

A copy of a Water Suitability Report is attached as Exhibit "D".

c) **A description of water source blending, pre-treatment, and other techniques used to mitigate water quality issues.**

A copy of a Water Suitability Report is attached as Exhibit "D".

SECTION 6: Crop and Yield Information

The crop and yield information for the immediately preceding six (6) years shall include:

a) **At a minimum, annual cropping history and yields over the immediately preceding six (6) years, as indicated on the map of the proposed solar-use easement area submitted pursuant to Section 3103(h) of this article;**

Please see the crop maps attached as Exhibit "B" for information leading to the cropping history on the Project Site. There is no information available regarding the yields on the Project Site over the last six (6) years.

b) **Supporting information in the form of crop insurance or disaster assistance approvals;**

The landowner does not currently maintain any crop insurance nor do they have any disaster assistance approvals.

c) **A comparison of crop yield information for the site against average crop yields for the same crop on a county basis. County level data may be acquired from the County Agricultural Commissioner's office.**

The crop yield for the Project Site cannot be compared against the average crop yield because no crop yield information is available for the Project Site. This information would only be available from the landowner and based on conversations we have had with the landowner, they indicated that there has not been a significant yield of any crop to report over the last six (6) years.

SECTION 7: Soil Management Plan

a) At the time that a landowner applies for a solar-use easement, the landowner shall submit a proposed soil management plan to the city or county that describes how the soil will be

managed and protected for future agricultural use during the life of the easement including site restoration, and how impacts to adjacent agricultural operations will be minimized. The city or county shall forward the management plan to the Department of Conservation. The proposed management plan shall satisfy the requirements of Government Code section 51191(c) and shall include:

1. **The name and contact information, including the address, telephone number, and e-mail address, for the landowner, the easement applicant, the operator of the solar project, and an agent for service of process.**

   Landowner
   Robert Finley and Bret Finley
   630 El Pomar
   Templeton, CA 93465
   Phone: (805) 610-3885
   E-mail: ubjudge@hotmail.com

   Easement Applicant, Operator and Agent for Services Process
   Christopher Little
   Ecos Energy
   222 S 9th St, Suite 1600
   Minneapolis, MN 55402
   Phone: (651) 268-2053
   E-mail: chris.little@ecosrenewable.com

2. **The location of the solar-use easement including:**

   i. **A brief description of the lands involved in the solar-use easement:**

   The Project Site consists of 14.8 acres, which is part of a larger 103 acre parent parcel. The southeast of the portion contains a slope of about 4%, the southeast portion is flatter with less than a 1% slope. The majority of this portion of the Project Site contains Class III (non-irrigated) soils. The northern portion of the Project Site contains slopes in excess of 10% and Class IV (non-irrigated) soils. The Project site is not currently irrigated and is primarily used for dry farming of wheat.

   The Project Site is located adjacent to El Pomar Drive on the north with an existing access drive off of El Pomar. The surrounding lands consist of mostly farm land and wooded foothills. There is a river located to the west of the Project Site and a Southern California Edison substation located to the southeast of the Project Site.

   ii. **A legal description of the lands on which the solar-use easement is to be located:**

That certain real property, consisting of 14.8 acres more or less, located in the unincorporated area of the County of San Luis Obispo, State of California and being a part of the following described land:

Lot or Subdivision 135 of Rancho Santa Ysabel, in the County of San Luis Obispo, State of California as laid down and delineated on the map of the subdivision of said Ranch made by R.R. Harris, surveyor in the year 1886, which map was filed for record January 25, 1887 in Book A, Page 29 of Maps, in the office of the County Recorder of said county. Excepting therefrom that portion lying Southerly and Southeasterly of the Northerly and Westerly line of County Road No. 67 as deeded to the County of San Luis Obispo by deed recorded August 9, 1913 in Book 97, Page 423 of Deeds.

The Property, consisting of 14.8 acres more or less, shall be located in the area approximately as identified on the project maps marked and attached as Exhibit "F".

The final easement area shall be defined by a survey, but shall not materially deviate from the general location depicted on the Exhibit "F" and shall not materially deviate in size (acres).

iii. **The acreage involved in the solar-use easement:**

14.8 Acres

iv. **Any and all access routes to the solar-use easement:**

The site will have access from the South from El Pomar Drive.

v. **A map of the location of the solar-use easement:**

See Exhibit "F"

3. **A description of the solar-use easement area including the current condition, the existing land uses, the soils, and the distribution of state Farmland Mapping and Monitoring Program designations for:**

i. The land located within the proposed solar-use easement:

According to the California State Farmland Mapping and Monitoring Program ("FMMP"), the solar-use easement ("Project Site") site consists primarily of "Farmland of Local Importance" (see Exhibit "G"). Part of the northwest corner of the Project Site is considered "Farmland of Local Potential" and a very small portion does not have a designation.

The current landowner only dry-farms the property, alternating oats, forage hay, which is a mixture of winter wheat four (4) other grasses from year to year. Over the past six (6) years, there has not been a significant harvest for the dry farming

activities on the Project Site[8]. As previously stated, the soils on the Project Site are primarily gently to moderately sloping deep loam alluvial soils that are derived from the siliceous shales. This parent material makes the soil acidic in nature and typically low in Calcium and potentially high in Magnesium. The soils are generally low in both Nitrate and Phosphorus and these elements would need to be added for crop production. At some sites, the soils was also low in Potassium.

The soils would have an NRCS Land Use Capability of II (or II at the northwest site) if irrigated due to slope and a class III or IV if not irrigated due to lack of rainfall and slope. The site is currently not irrigated.

ii. The land in the surrounding areas.

The California FMMP identifies the land surrounding the Project Site to include mostly "Farmland of Local Potential", meaning that this land has not been farmed within the last four (4) years. The farmland to the east of the Project Site includes some "Farmland of Statewide Importance" and the "Farmland of Local Importance". The FMMP designations for all of the land surrounding the Project Site can be found on the attached map marked Exhibit "G".

Publically available data from the United States Department of Agriculture ("USDA") soil survey indicates that the soil types for the surrounding land is fairly consistent with the Project Site. The land to the east, north and south of the project site consists of mostly Lockwood-Concepcio complex 2 to 9 percent slopes. The land to the west of the Project Site consists Arbuckle-Positas complex with 15 to 30 percent slopes and 30 to 50 percent slopes.

4. A description of the project including:

i. The project time frame which shall consist of the start date and the projected life of the project;

The Project will achieve commercial operations by October 1, 2013 and has a projected life of 25 to 30 years. Ecos Energy currently has a power purchase agreement with Pacific Gas & Electric (PG&E) to sell power for a 20 year term.

ii. The projected energy production.

The proposed project is expected to produce 4,356 MWh/year or 2,708 kWh/kW of nameplate capacity. A copy of the full energy production report can be found on Exhibit "H".

5. A description of the soil management to be on the solar-use easement land including:

[8] Based on information provided by Bob Finley (landowner) during a conversation with Chris Little on November 23, 2012.

i. **The effect of construction activities, including, but not limited to, grading depth and soil removal techniques, on the current condition of the easement's soils;**

Construction activities on the site will be limited to the 20 acre footprint of the solar array. To maintain the integrity of the agricultural characteristics of the site, all site soils are anticipated to remain on site and earthwork activities are planned for a net site balance. A majority of the topography within the array footprint is between 2% and 5% with overall runoff to the West through a natural swale bisecting the site. The maximum grade associated with that swale is approximately 17% and will need to be graded to support the solar array racking maximum grade requirements of 4%. Topsoil in cut and fill areas will be removed and temporarily stockpiled on site. Subgrade will be cut from the high side of the site to a maximum depth of 5' and filled in low areas to a maximum depth of 8'. Once appropriate subgrade is achieved, the sites stockpiled topsoil will be respread across the disturbed areas to achieve final grade. The earthwork operation is designed to attain a rolling terrain suitable for the racking manufacturer's requirements and seamlessly blend in with the surrounding terrain.

Subsurface construction of the infrastructure for the solar array will consist of driven piles for racking and electrical component foundations such as inverters, transformers and combiner boxes. Direct current electrical collection will be buried within conduit or armored cable at a depth of approximately 3' along the array rows to a common inverter location. A single alternating current line will exit the site to the interconnection location and will be buried within conduit or an armored cable at a depth of 3'.

Access to the site is proposed as a 12' wide gravel roadway to the inverter location. The roadway section will be installed at existing grade to maintain natural surface drainage patterns and will be approximately 4" deep of class II aggregate base.

ii. **Soil management during the life of the easement, including but not limited to:**

a. Soil removal, storage and protection;
No removal of on-site soils is anticipated with the current grading plan. Temporary stockpiling or storage of soils will be performed in accordance with all applicable jurisdictional requirements associated with earthwork activities and will outlined within the projects Storm Water Pollution Prevention Plan.

b. Concurrent grazing activities;
Currently there are no grazing activities occurring on site. The solar array will be enclosed within a perimeter chain link fence for security purposes. No concurrent grazing is anticipated.

c. Irrigation;
Irrigation will be limited to reestablishing turf post grading operations.

Irrigation within the solar array is not anticipated.

d. Maintenance activities;

Routine on site maintenance activities are limited to solar array panel cleaning and site turf maintenance such as mowing and weed control. Occasional maintenance may occur throughout the life of the project for swapping out faulty panels, mechanical and electrical components. Maintenance activities will be limited to vehicular traffic with no anticipated impacts to the soil properties.

iii. **The effect of soil removal activities upon the condition of the easement's soils, at the end of the project life.**

Decommissioning of the plant will consist of the removal of subsurface collection infrastructure, structural driven piles and perimeter fencing. Collection trenches and miscellaneous footings will be backfilled and restored to support agricultural activities. No major soil removal activities are anticipated at the end of the projects life.

iv. **The effect of soil removal activities upon the condition of the easement's soils, at the end of the project life.**

Decommissioning of the plant will consist of the removal of subsurface collection infrastructure, structural driven piles and perimeter fencing. Collection trenches and miscellaneous footings will be backfilled and restored to support agricultural activities. No major soil removal activities are anticipated at the end of the projects life.

6. A description of activities to mitigate the project's impacts, including, but not limited to:

i. **A description of direct and indirect physical impacts,**

The proposed Vintner Solar project, once operational, will have very minimal physical impacts to the adjacent properties and surrounding communities. Below is a summary of physical impact categories and the impact the Project will have on each during construction and operation.

<u>Noise</u>

The project will take approximately three (3) months to complete and achieve commercial operations. During construction, there will be noise from worker and delivery vehicles and from the machine used to drive the foundation piers into the ground. Construction activities will be limited to normal business hours.

After construction is complete, noise emitted from the Vintner Solar Project will be inaudible from adjacent properties and roadways. The only noise emitted from the Project will be a slight humming sound from the step-up, 3-phase, pad-mounted transformer and the three (3) 500 kW inverters. The decibel levels at full capacity are as follows:

- Step-up transformer: 82 dBA at 3.3 feet or 42 dbA at 350 feet*
- 500 kW Inverter: 79.4 dBA at 3.3 feet or 39 dBA at 350 feet**

  * Source: Institute of Electronic Engineers, 2006. IEEE Std C57.12.01-2005, IEEE Standard General Requirements for Dry-Type Distribution and Power Transformers, including those with Solid-Cast and/or Resin Encapsulated Windings. 5.10.3.6 Audible sound levels.
  ** Source: Advanced Energy

A noise level of 39 to 42 dBA is the equivalent to that of a quiet country residence.

Traffic

During construction there will be periodic deliveries of equipment to the Project site and there will be up to 20 to 30 construction workers on the Project site at any one given time. Construction will be limited to normal business hours and all worker and equipment delivery vehicles will be parked off the street on or near the Project site. Construction is expected to be completed within three (3) months.

The solar generating facility will be operating 24 hours a day, 7 days a week, however, there will not be a full time employee working at the Generating Facility. The operations and security of the Generating Facility will be monitored remotely. After the proposed Generating Facility is fully constructed, it will require periodic scheduled and unscheduled maintenance during the life of the project. This maintenance will include, but not be limited to, Module washing, inverter maintenance, snow removal and replacement and repair of equipment. Traffic to and from the site for period scheduled and unscheduled maintenance will be minimal and limited to a few site visits per month.

Visual

The Project, once fully constructed, will consist of solar racking equipment (trackers) that will be mounted two (2) to three (3) feet off of the ground, photovoltaic solar modules, inverters, a pad mounted transformer, an equipment skid, underground wiring, an equipment skid and a chain link fence. The project will be screened with landscaping from the road and any nearby residence that have a view of the project.

Stormwater/Erosion Control

Ecos Energy will be preparing a full storm water pollution prevention plan and an erosion control plan in accordance with San Luis Obispo County's zoning code and/or General Plan. Photovoltaic solar projects utilizing the equipment and row to row spacing of the racks as being proposed by Ecos, do not substantially impact the rate of flow on any particular parcel of land. In our experience, the net rate of flow of storm water from the proposed Project will be either zero or result in a very minimal inconsequential increase. As the Soil Report indicates, the site is very well drained.

Environmental

A search of the California Natural Diversity Database (CNDDB) did not reveal the presence of any rare plants or animals near or within a one-half (1/2) mile radius. Within a one (1) mile radius the CNDDB identifies one (1) instance of a rare species – the western spadefoot toad (Spea hammondii). A copy of a map from the CNDDB mapping program is attached as Exhibit "I".

Carbon Emissions

The Vintner Solar Project is a zero emissions renewable energy generating facility. The only emissions generated from the installation of the Project will be from construction equipment, delivery vehicles and maintenance vehicles.

ii. **Growth inducing impacts, land use impacts, and noise impacts to adjacent agricultural operations;**

As stated above, once operational, the Vintner Solar Project will not produce any noise which is audible to neighboring property owners nor will it create any carbon emissions which could impact adjacent agricultural operations. In addition, the net impact on storm water runoff will be minimal, if any, and the traffic impacts will not be noticeable after construction. Furthermore, any visual impacts which could potentially impact land use will be offset by the planting of a landscaping screening in order to screen the view of any adjacent residences in the area.

As a result, there will not be any growth inducing, land use impacts or noise impacts to adjacent agricultural operations.

iii. **A description of how the impacts described in subdivisions (i) and (ii) will be minimized including, but not limited to, property buffers, and limited hours of operation.**

The potential impacts, as listed above, are limited to i) noise during construction, ii) traffic during construction and iii) visual impacts after construction.

In order to address the noise during construction, the construction timeframe will be condensed from four (4) months to three (3) months. In addition, construction activities will be limited to normal business hours.

Traffic during construction from delivery and worker vehicles is unavoidable, but the impact will be minimized by limiting the number of equipment deliveries per day and from keeping all parked delivery and worker vehicles off the streets.

Lastly, to address the visual impacts of the completed Project, Ecos will be installing a landscaping screening to screen both the road and any nearby residences that may have a view of the completed project.

7. **A site restoration plan.**

   Please See Section 8.

SECTION 8: Site Restoration

The soil management plan to be submitted when the landowner applies for a Solar-Use Easement, shall include a site restoration plan that describes how the solar-use easement land, will be restored to the same general condition that existed at the time of approval or acceptance of the solar-use easement, at the termination of the easement. The city or county shall forward the restoration plan to the Department of Conservation.

a) **The proposed site restoration plan shall describe the procedures to be used to restore the solar-use easement site to its prior general condition including, but not limited to, regrading, revegetation, and storage and removal of structures and equipment;**

   Prior to any site removals, erosion control measures shall be installed per the requirements of the SWPPP. Above grade equipment will be removed, separated, sorted on site and sent to appropriate recycling facilities. Below-ground cable or conduits shall be abandoned in place. Ground projections such as conduits, gravel driveways, concrete pads, and/or footings shall be removed to the burial depth and recycled when applicable. Surface voids created by these projections shall be backfilled with soil identical to existing conditions and seeded as outlined in this document. Regrading the site will not be necessary, given the grading that was required for the solar infrastructure reduced topographical slopes, storm water discharge locations from the solar use shall be identified and monitored as outlined in this document.

b) **Proposed restoration plan shall indicate whether revegetation is proposed, and if so, the procedures to be employed to do so, including:**

   After removal of all equipment associated with the solar facility the site irregularities in the surface shall be corrected to prevent the formation of depressions or water pockets. The site shall then be disked and seeded with a species per the landowner's direction and contiguous with adjacent agricultural plantings.

   1. **a baseline study documenting the vegetative density, cover, and species richness on the site at the time of approval or acceptance of the solar-use easement;**

      Soil conditions shall be sampled in four similar locations to the soil report prepared on April 11, 2012 by Precision Ag Consulting. The physical and chemical properties of the new samples shall be compared to the original samples gathered for the solar-use easement to determine if there are significant changes in chemical properties. A baseline sample outside of the solar-use easement disturbances shall also be gathered to compare the sites undisturbed physical and chemical properties of the soil at the time of the expiration of the sites solar-use easement to determine if there is an overall fluctuation in the sites soil properties. If there are discrepancies between the soil chemical compositions, corrective

actions shall be implemented to best restore the sites chemical composition to the original soil makeup.

2. **the test plots to be employed;**

   Prior to construction of the solar facility, an 8' x 8' area shall be documented in the locations where soil samples were obtained for planting characteristics such as density, growth height, surface erosion and weeds. Irrigation frequency (if applicable) and preceding rainfall events shall be documented for future comparison. After removal and restoration of the solar facility, vegetation of like species from the baseline test plots shall be planted adhering to the planting schedule. At that time, rainfall, plant and site characteristics as prepared in the baseline investigation shall be recorded for comparison purposes.

3. **the proposed revegetation mix;**

   Currently the site is dry farmed and oats and forage hay are alternated from year to year. The revegetation of the site shall follow the current species rotation per the landowners direction.

4. **the planting schedule;**

   Decommissioning of the facility shall be coordinated with the landowners planting schedule, to minimize erosion and minimize the potential for planting additional invasive species. Timing of the plantings shall be coordinated with the landowner.

5. **the means of irrigation, including the source of irrigation water;**

   The site has not been irrigated for the past 20 years, it is not anticipated that the site will be irrigated after the solar-use easement expires and dry farming of the site would recommence.

6. **the protective measures for revegetation area or areas;**

   Protective measures will be implemented if site runoff issues are presented.

7. **monitoring of the site, including the means, manner and timing of: A. maintenance and weeding;**

   i. **maintenance and wedding;**

      The site shall be inspected quarterly, and logs of fertilization and rainfall events should be identified for two years following the reestablishment of the site. Outside of the schedule outlined above, the site shall also be investigated after large rainfall or wind events. Erosion locations shall be identified and corrective actions for erosion reduction shall be recorded.

ii. **planting and seeding inspection;**

Species, planting schedule and yield (if applicable) shall be recorded and compared to the baseline test plots.

iii. **data collection and reporting;**

Test plot locations shall be identified with GPS coordinates or other easily identifiable locations. Reporting shall be consistent from site to site and summarized for ease of comparison to other test plot reports. Overall site planting and conditions shall also be recorded. Corrective actions installed to address soil conditions or erosion issues shall be identified, results of the process implementation shall be recorded on proceeding reports.

iv. **replanting contingencies;**

Given the current value of the farmland, no replanting contingencies are anticipated.

8. **a means for measurement of the success of revegetation**

Success of revegetation given the soil investigation report is outlined below in section 8.i. Annual monitoring of the restored area shall be conducted for a total of 5 years after revegetation with each growth period compared to baseline test plot when applicable. All information recorded shall be similar to what has been outlined in section 7 to make a determination if the revegetation is meeting the required results. If revegetation is below the baseline study, but improvements are being illustrated, improvements may be predicted and plotted to determine if successful revegetation will occur.

i. for farmland not designated as Prime Farmland, Unique Farmland, and Farmland of Statewide Importance by the Farmland Mapping and Monitoring Program, the success of revegetation may be demonstrated by restoration of the site vegetation to a condition consistent with the measurements taken in the baseline study conducted in accord with subsection (b)(1);

ii. for Prime Farmland, Unique Farmland, and Farmland of Statewide Importance, the success of restoration may be demonstrated when the productive capability of the restored area is equivalent to or exceeds, for two similar crop years, the immediately previous agricultural condition;

iii. a point intercept method may be used to monitor progress toward the applicable revegetation or crop production standards.

iv. annual monitoring of the restored area or areas shall be conducted to track revegetation success. Success shall be measured by quantitative standards for cover, density, and species richness.

Exhibit A
Soil Investigation Report

PRECISION AG CONSULTING

179 Niblick Road #330 – Paso Robles, California 93446 – (805) 434-3331 Fax (805) 434-3337

December 10, 2012

Chris Little
Ecos Energy, LLC
1333 Northland Drive, suite 210
Mendota Heights, MN 55120

Dear Chris,

This letter serves to update the soils investigation report from April of 2012. A field visit to the site was made on Friday 11/23/2012 and the following observations were made. The western portion of the site is in precisely the same condition as it was in April and nothing has changed. Therefore the conclusions and findings in the previous report remain the same.

The eastern portion of the site had been cultivated (disked) which is a common practice in the fall. This is commonly done to help conserve any winter rainfall by killing the weeds that may have grown. Disking disturbs the soil to a depth of approximately 6 inches and does not modify most physical and/or chemical characteristics of the soil. Of the properties that are modified there is a slight but temporary increase in organic matter content of the surface 6 inches. There is also a slight and temporary increase in the available nutrient levels, but by the spring time they have usually returned to the pre-cultivation levels.

It appears that disking has been a common practice on this site for many years and the soil conditions are now in equilibrium with this practice. The conditions found in the April report are essentially the same as the conditions that exist at the site every April. Therefore the findings and conclusions from the April report are still valid at this time.

Dr. Lowell Zelinski
Owner
Precision Ag Consulting

179 Niblick Road #330 * Paso Robles, CA 93446 * 805-434-3331

Soil Investigation Report

Vintner Solar Project

For

Ecos Renewables and A2 Consulting

April 2012

In March of 2012 Precision Ag Consulting (PAC) performed a soil survey and analysis for Ecos Renewables of a 20 acre parcel just east of Templeton, California. The parcel is located on property known as Finley Farms. The development into a solar farm is called the Vintner Solar Project (hereinafter "the project").

This investigation involved the collection of samples at four different locations within the 20 acres of the project location and performing an analysis of the physical and chemical properties of the samples in order to determine if the soils should be considered "Prime" farm land.

Prime farm land has many different definitions and different ways to being determined it. The most common methods are: 1) the National Resource Conservation Services (NRCS) – Land Use Capability Classification System (LCC) and 2) the University of California's Storie Index (SI). Generally land with a LCC of I or II, and/or a SI of greater than 80 is classified as "Prime" farm land. This report uses the NRCS system.

It is also important to understand that the designation of prime farm land can be related to the potential crops that can be grown on the site. Some crops, such as wine grapes, actually produce better quality fruit when grown on "poorer" soils; therefore what is prime for most crops (which are what the LCC and SI determine) may not be prime for wine grapes.

Soil Sampling Plan

On 11 April 2012 PAC collected surface and subsurface samples at the project sites. The locations of the sample collection sites are indicated on the map below.

Figure 1 – The project soil sample locations

Table 1 – Southeast Site Data

SAMPLEID		70028002	70028001	
SAMPLEDATE		4/9/2012	4/9/2012	
CLIENTID		SE surface	SE sub-surface	
FIELD/LOCATION				
DEPTH	**Inches**	0-20	20-50	
	Units			**Desired Range**
SAT%	**%**	38.8	38.7	
Texture		Loam	Loam	
Modifier		5% Gravel	5% Gravel	
Water Holding Capacity	**Inches / foot**	1.25	1.25	
pH	**-**	**5.82**	7.35	**6.0 - 8.0**
CEC	**meq/100 g**	15.8	13.9	
ECe	**dS/m**	0.61	0.37	**0.5 - 2.0**
SAR	**-**	0.69	0.94	**0.0 - 5.0**
Cl	**meq/l**	0.63	0.42	
Na	**ppm**	1.18	1.21	
B	**mg/l**	**0.29**	**0.09**	**1.0 - 3.0**
NO3-N	**ppm**	14.12	**1.58**	**5.0 - 30**
PO4-P	**ppm**	17.11	**3.60**	**15 - 25**
K	**ppm**	**145**	**70.4**	**150 - 250**
SO4-S	**ppm**	12.13	2.73	**0.0 - 100**
Ca	**ppm**	865	1020	
	% BS	**51.4**	63.6	**60 - 80**
Mg	**ppm**	145	238	
	% BS	14.2	**24.5**	**10 - 15**
Ca/Mg Ratio	**-**	6.0	4.3	**1.0 - 20**
Zn	**ppm**	1.23	**0.67**	**0.7 - 1.5**
Cu	**ppm**	0.80	**0.60**	**0.8 - 1.2**
Fe	**ppm**	**34.00**	10.90	**5.0 - 15**
Mn	**ppm**	**52.10**	8.04	**2.0 - 10**

Analysis

This site is located on the southeastern portion of the project. The vegetation at this site was winter grain which will not be suitable for harvest due to lack of timely winter rainfall and will be only marginal as forage for sheep. The soil physical and chemical properties are consistent with the Lockwood soil series. Soil texture was determined to be loam with about 5% gravels. The slope at this site is estimated to be between 2% and 5% and the absense of mottles or other evidence of a high water table indicates that the soils drainage class would be “well drained”.

The soils are alluvial and the parent material is siliceous shales. The rooting depth at this site is greater than 50 inches. Permeability of this site is moderately slow.

The chemical analysis indicates a lower than optimum pH in the surface sample. The Nitrate, Phosphorus and Potassium levels are low in the subsurface and the Potassium level is also low in the surface sample. The % Base Saturation of Calcium is low on the surface sample and additionally the % Base Saturation of Magnesium is excessive in the subsurface sample. Zinc and Copper are low in the subsurface and Iron and Manganese levels are high in the surface sample.

Conclusion

Based on the above analysis and an estimated annual rainfall of 12.54 inches per year Paso Robles Airport Long Term Data) this site would fit into Land Use Capability Class II if irrigated (based on slope) and III if not irrigated (based on annual rainfall).

Figure 2 – Southeast site looking to the southeast

Table 2. Southwest Site Data

SAMPLEID		70028004	70028003	
SAMPLEDATE		4/9/2012	4/9/2012	
CLIENTID		SW surface	SW sub-surface	
FIELD/LOCATION				
DEPTH		0-20	20-50	
	Units			**Desired Range**
SAT%	**%**	41.1	38.4	
Texture		Heavy Loam	Loam	
Modifier		Gravelly	Gravelly	
Water Holding Capacity		1.35	1.25	
pH	**-**	**5.97**	6.47	**6.0 - 8.0**
CEC	**meq/100 g**	22.3	22.4	
ECe	**dS/m**	0.30	0.20	**0.5 - 2.0**
SAR	**-**	0.31	0.70	**0.0 - 5.0**
Cl	**meq/l**	0.29	0.32	
Na	**ppm**	0.37	0.64	
B	**mg/l**	**0.18**	**0.19**	**1.0 - 3.0**
NO3-N	**ppm**	**0.54**	**1.09**	**5.0 - 30**
PO4-P	**ppm**	**13.04**	**7.95**	**15 - 25**
K	**ppm**	155	**94.2**	**150 - 250**
SO4-S	**ppm**	6.45	4.06	**0.0 - 100**
Ca	**ppm**	971	821	
	% BS	**57.7**	**58.5**	**60 - 80**
Mg	**ppm**	126	167	
	% BS	12.3	**19.6**	**10 - 15**
Ca/Mg Ratio	**-**	7.7	4.9	**1.0 - 20**
Zn	**ppm**	**1.55**	1.12	**0.7 - 1.5**
Cu	**ppm**	0.94	**0.64**	**0.8 - 1.2**
Fe	**ppm**	**35.30**	**17.60**	**5.0 - 15**
Mn	**ppm**	**41.80**	**15.60**	**2.0 - 10**

Analysis

This site is located on the southwestern portion of the project. The vegetation at this site was native grass and forbes exhibiting limited growth due to lack of timely winter rainfall. The soil physical and chemical properties are consistent with the Lockwood soil series. Soil texture was determined to be loam with about 5% gravels. The slope at this site is estimated to be between 2% and 5% and the absense of mottles or other evidence of a high water table indicates that the soil's drainage class would be well drained. The soils are alluvial and the parent material is siliceous shales. The rooting depth at this site is greater than 50 inches. Permeability of this site is moderately slow.

The chemical analysis indicates a lower than optimum pH in the surface sample. The Nitrate and Phosphorus levels are low in the surface and additionally Potassium levels are low in the subsurface. The % Base Saturation of Calcium is low in the surface and subsurface sample and additionally the % Base Saturation of Magnesium is excessive in the subsurface sample. Zinc, Iron and Manganese levels are high in the surface and Iron and Manganese levels are high in the subsurface sample. The subsurface sample is low in Copper.

Conclusion

Based on the above analysis and an estimated annual rainfall of 12.54 inches per year Paso Robles Airport Long Term Data) this site would fit into Land Use Capability Class II if irrigated (based on slope) and III if not irrigated (based on annual rainfall).

Figure 3 – Southwest site looking to the northeast

Table 3. Northeast Site Data

SAMPLEID		70028006	70028005	
SAMPLEDATE		4/9/2012	4/9/2012	
CLIENTID		NE surface	NE subsurface	
FIELD/LOCATION				
DEPTH		0-25	25-50	
	Units			**Desired Range**
SAT%	**%**	39.6	38.3	
Texture		Loam	Loam	
Modifier		Gravelly	Gravelly	
Water Holding Capacity	**In/foot**	1.30	1.25	
pH	**-**	**5.88**	6.92	**6.0 - 8.0**
CEC	**meq/100 g**	17.3		
ECe	**dS/m**	0.36	0.25	**0.5 - 2.0**
SAR	**-**	0.41	0.71	**0.0 - 5.0**
Cl	**meq/l**	0.46	0.33	
Na	**ppm**	0.55	0.78	
B	**mg/l**	**0.22**	**0.21**	**1.0 - 3.0**
NO3-N	**ppm**	**1.47**	**1.25**	**5.0 - 30**
PO4-P	**ppm**	15.34	**6.98**	**15 - 25**
K	**ppm**	170	**106**	**150 - 250**
SO4-S	**ppm**	7.81	5.26	**0.0 - 100**
Ca	**ppm**	1210	1220	
	% BS	**53.4**	62.1	**60 - 80**
Mg	**ppm**	204	295	
	% BS	14.8	**24.8**	**10 - 15**
Ca/Mg Ratio	**-**	5.9	4.1	**1.0 - 20**
Zn	**ppm**	1.13	**0.65**	**0.7 - 1.5**
Cu	**ppm**	0.83	1.03	**0.8 - 1.2**
Fe	**ppm**	**29.00**	12.30	**5.0 - 15**
Mn	**ppm**	**35.30**	9.79	**2.0 - 10**

Analysis

This site is located in the northeastern portion of the project. The vegetation at this site was winter grain which will not be suitable for harvest due to lack of timely winter rainfall and will be only marginal as forage for sheep.The soil physical and chemical properties are consistent with the Lockwood soil series. Soil texture was determined to be loam with about 5% gravels. The slope at this site is estimated to be between 2% and 5% and the absense of mottles or other evidence of a high water table indicates that the soils drainage class would be well drained. The soils are alluvial and the parent material is siliceous shales. The rooting depth at this site is greater than 50 inches. Permeability of this site is moderately slow.

The chemical analysis indicates a lower than optimum pH in the surface sample. The Nitrate level is low in the surface and subsurace. Phosphorus and Potassium are low int eh subsurface. The % Base Saturation of Calcium is low in the surface sample and additionally the % Base Saturation of Magnesium is excessive in the subsurface sample. Iron and Manganese levels are high in the surface and Zinc levels are low in the subsurface sample.

Conclusion

Based on the above analysis and an estimated annual rainfall of 12.54 inches per year Paso Robles Airport Long Term Data) this site would fit into Land Use Capability Class II if irrigated (based on slope) and III if not irrigated (based on annual rainfall).

Figure 4 – Northeast site looking to the northwest

Table 4. Northwest Site Data

SAMPLEID		70028008	70028007	
SAMPLEDATE		4/9/2012	4/9/2012	
CLIENTID		NW surface	NW sub-surface	
FIELD/LOCATION				
DEPTH	**Inches**	0-25	25-50	
	Units			**Desired Range**
SAT%	**%**	46.8	42.2	
Texture		Clay Loam	Heavy Loam	
Modifier		Gravelly	Gravelly	
Water Holding Capacity	**In/foot**	1.5	1.4	
pH	**-**	6.44	6.58	**6.0 - 8.0**
CEC	**meq/100 g**		16.1	
ECe	**dS/m**	0.56	0.68	**0.5 - 2.0**
SAR	**-**	0.32	0.28	**0.0 - 5.0**
Cl	**meq/l**	0.43	0.47	
Na	**ppm**	0.55	0.55	
B	**mg/l**	**0.13**	**0.16**	**1.0 - 3.0**
NO3-N	**ppm**	**0.66**	**1.93**	**5.0 - 30**
PO4-P	**ppm**	**29.21**	**34.44**	**15 - 25**
K	**ppm**	**314**	248	**150 - 250**
SO4-S	**ppm**	6.24	7.24	**0.0 - 100**
Ca	**ppm**	1750	1520	
	% BS	**59.4**	64.8	**60 - 80**
Mg	**ppm**	321	215	
	% BS	**18.0**	**15.1**	**10 - 15**
Ca/Mg Ratio	**-**	5.5	7.1	**1.0 - 20**
Zn	**ppm**	**1.51**	**3.52**	**0.7 - 1.5**
Cu	**ppm**	1.12	0.96	**0.8 - 1.2**
Fe	**ppm**	**32.10**	**31.50**	**5.0 - 15**
Mn	**ppm**	**30.10**	**26.00**	**2.0 - 10**

Analysis

This site is located in the northwestern portion of the project. It is located on the side of a drainage swale that runs from the northeast to the southwest and exits near the western middle edge of the study area. The vegetation at this site was native grass and forbes exhibiting limited growth due to lack of timely winter rainfall. The soil physical and chemical properties are consistent with the Lockwood soil series. Soil texture was determined to be loam with about 5% gravels. The slope at this site is estimated to be between 5% and 9% and the absense of mottles or other evidence of a high water table indicates that the soils drainage class would be

well drained. The soils are alluvial and the parent material is siliceous shales. The rooting depth at this site is greater than 50 inches. Permeability of this site is moderately slow.

The chemical analysis indicates the Nitrate, Phosphorus and Potassium levels are low in the surface and additionally Nitrate and Phosphorus levels are low in the subsurface. The % Base Saturation of Calcium is just slightly low in the surface sample and additionally the % Base Saturation of Mg is excessive in the surface and subsurface samples. Zinc, Iron and Manganese levels are high in both the surface and subsurface samples.

Conclusion

Based on the above analysis and an estimated annual rainfall of 12.54 inches per year this sample would fit into the Land Use Capability Class III if irrigated (based on slope) and IV if unirrigated (based on annual rainfall). It is estimated that this site is representative of 20% of the project.

Figure 5 – Northwest site looking to the southeast

Summary

The soils at the project site are primarily gently to moderately sloping deep loam alluvial soils the are dervied from siliceous shales. This parent material makes the soil acidic in nature and typically low in Calcium and potentially high in Magnesium. The soils are generally low in both Nitrate and Phosphorus and these elements would need to be added for crop production. At some sites the soil was also low in Potassium.

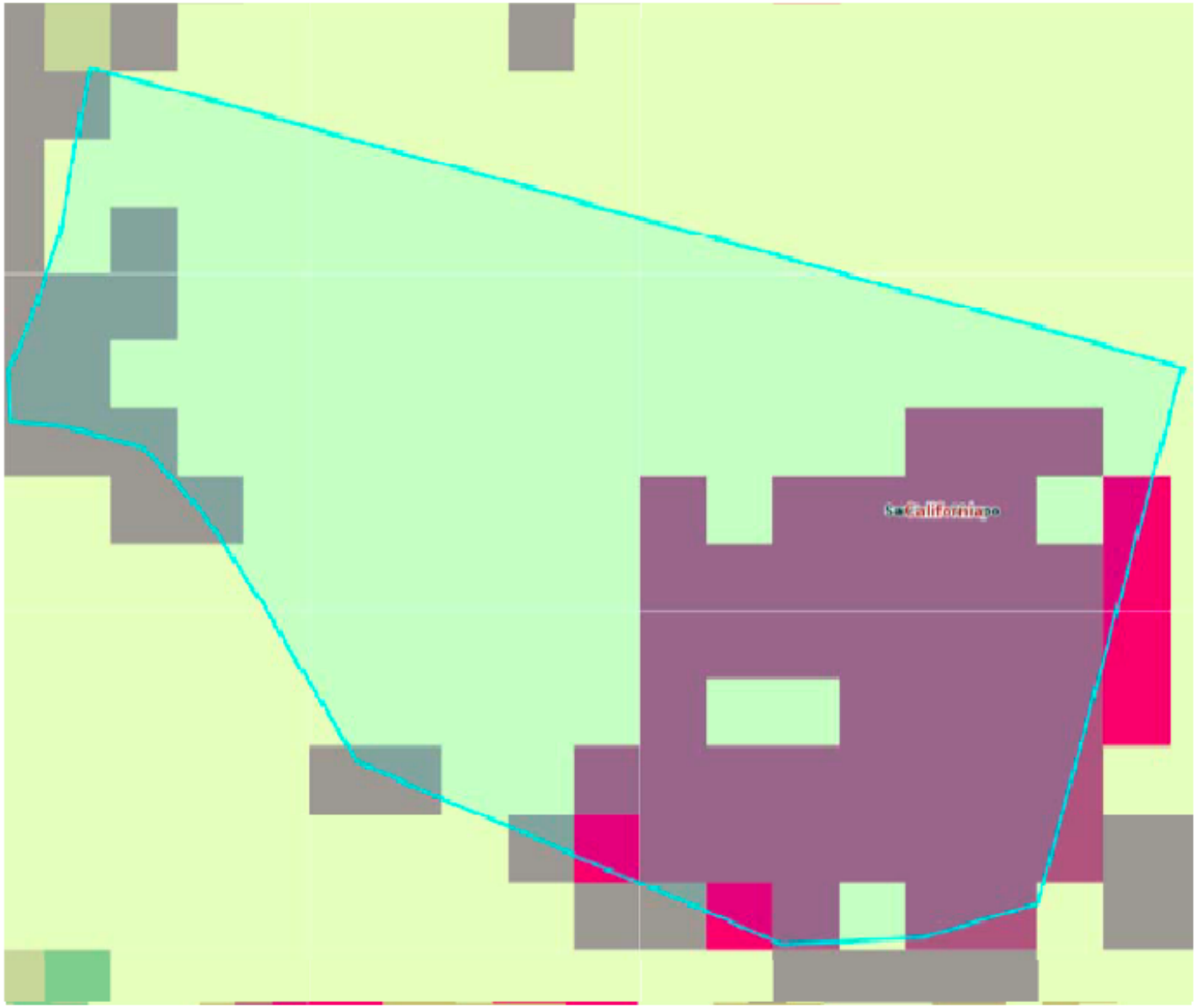
Modest imbalances of Zinc, Copper, Iron and Manganese exist in almost all sites and depths, but these are not considered to be a servere impediment to crop production.

Soil salinity and other compound were not shown to be at toxic levels at any site on the project.

The soils would have a NRCS Land Use Capability Class of II (or III at the northwest site) if irrigated due to slope and a class of III or IV if not irrigated due to lack of rainfall and slope.

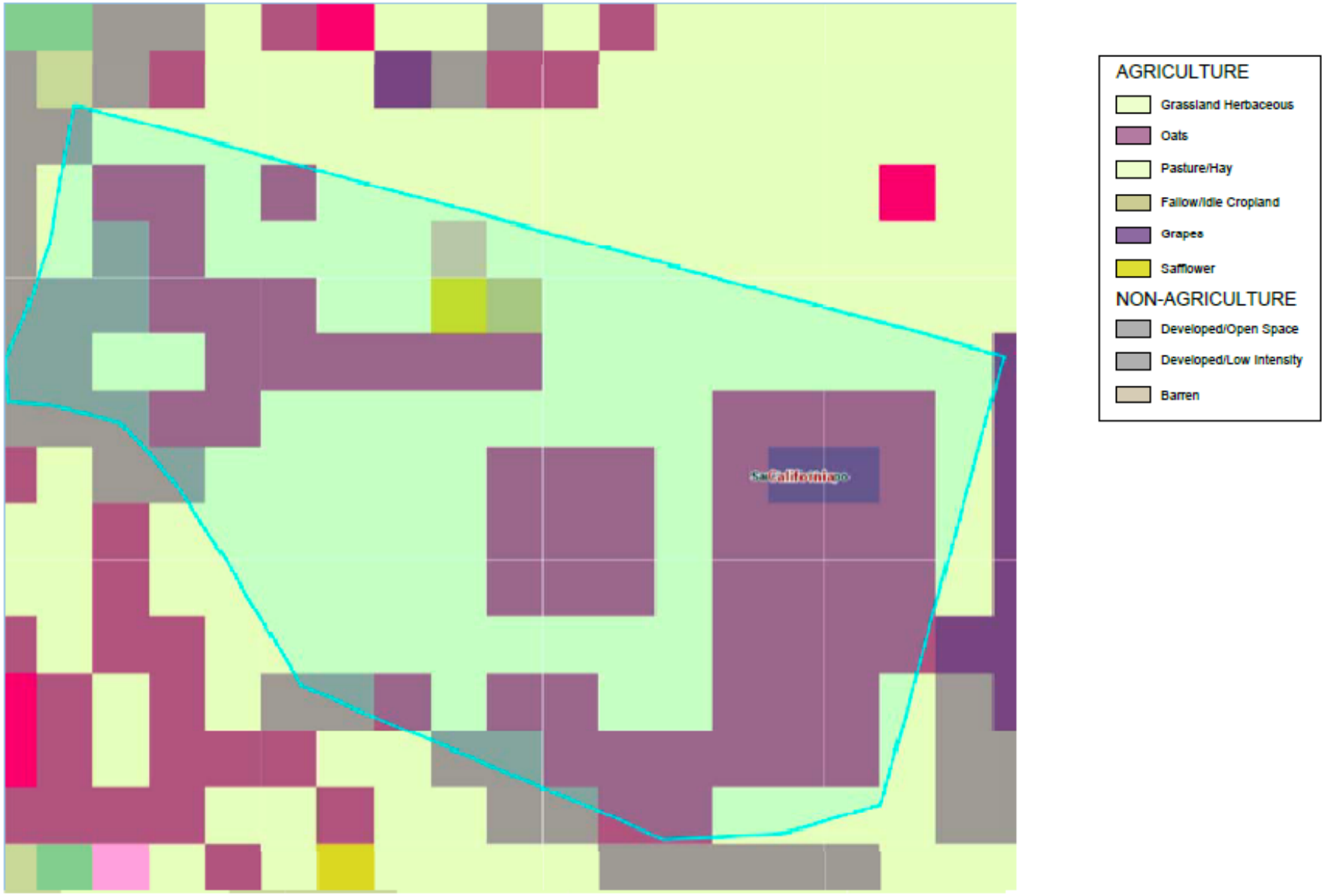
Exhibit B
Crop Maps

2007 Cropland Production Vintner



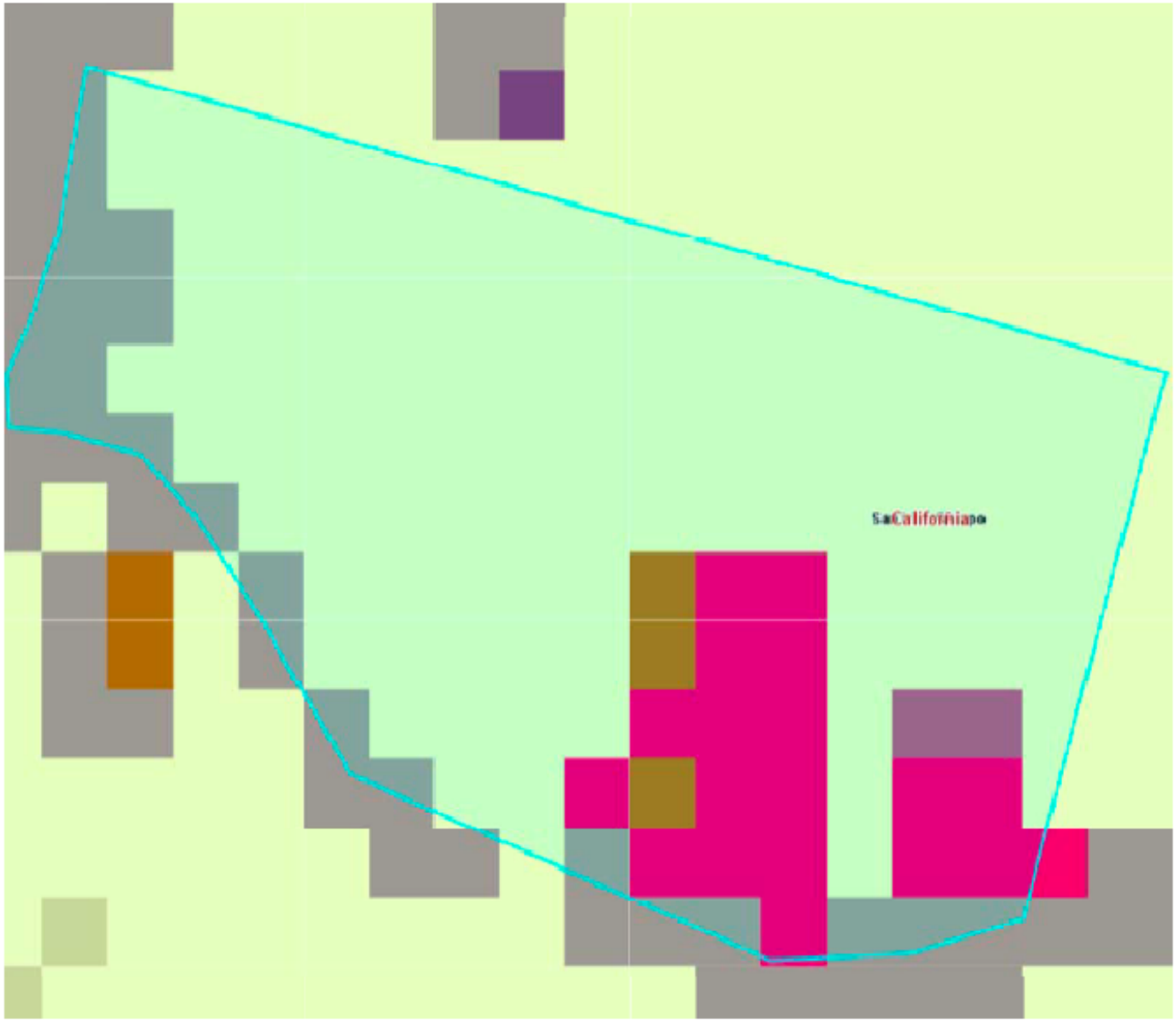
Produced by CropScape - http://nassgeodata.gmu.edu/CropScape

2008 Cropland Production Vintner



Produced by CropScape - http://nassgeodata.gmu.edu/CropScape

2009 Cropland Production Vintner



AGRICULTURE

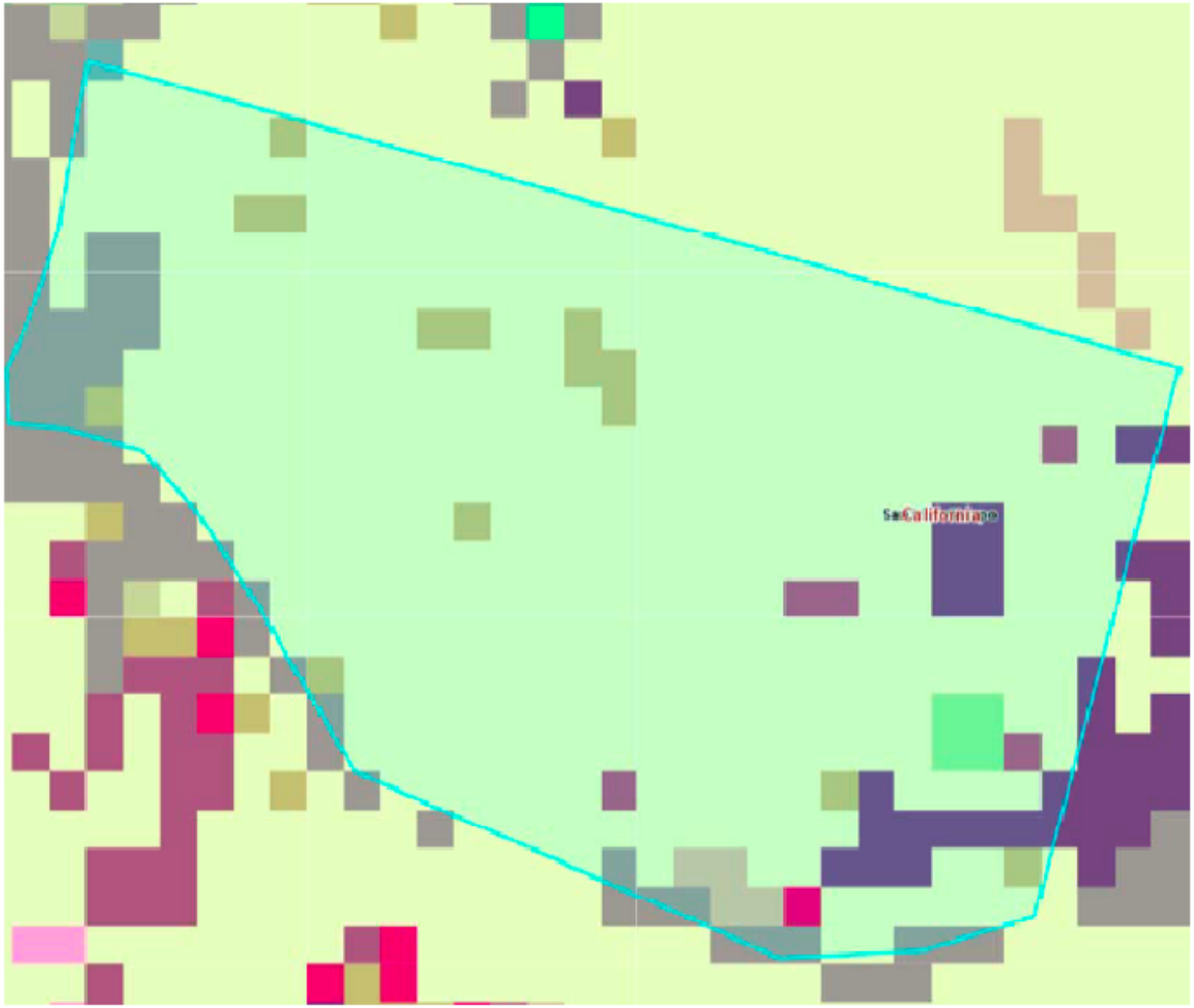
- Grassland Herbaceous
- Pasture/Grass
- Barley
- Winter Wheat
- Oats

NON-AGRICULTURE

- Developed/Open Space
- Developed/Low Intensity

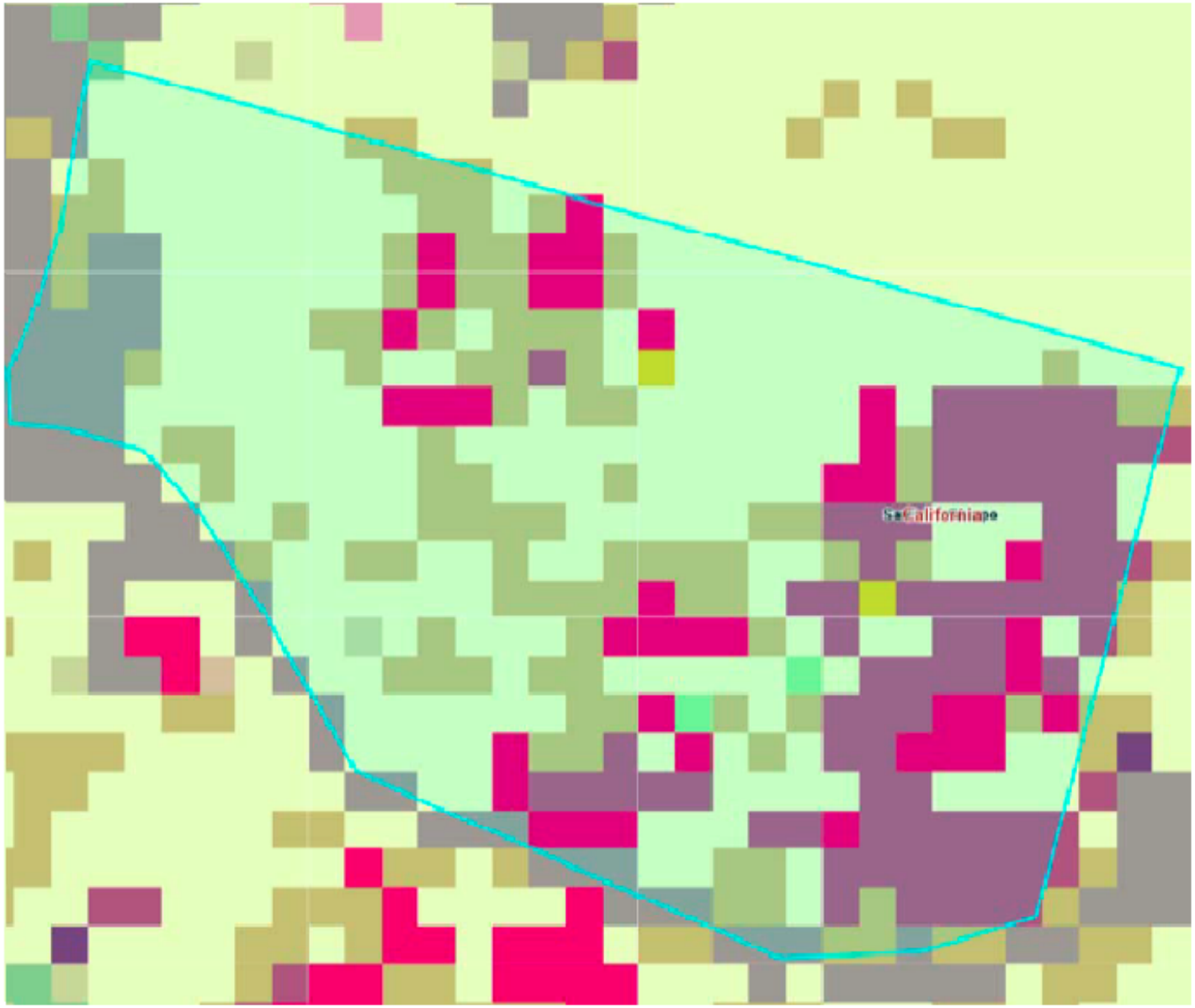
Produced by CropScape - http://nassgeodata.gmu.edu/CropScape

2010 Cropland Production Vintner



Produced by CropScape - http://nassgeodata.gmu.edu/CropScape

2011 Cropland Production Vintner



AGRICULTURE

- Grassland Herbaceous
- Fallow/Idle Cropland
- Oats
- Barley
- Other Hay/Non Alfalfa
- Safflower

NON-AGRICULTURE

- Developed/Open Space
- Developed/Low Intensity
- Shrubland
- Mixed Forest

Produced by CropScape - http://nassgeodata.gmu.edu/CropScape

Exhibit C
LESA Model

NOTES

Calculation of the Land Evaluation (LE) Score

Part 1. Land Capability Classification (LCC) Score:

(1) Determine the total acreage of the project.
(2) Determine the soil types within the project area and enter them in **Column A** of the **Land Evaluation Worksheet** provided on page 2-A.
(3) Calculate the total acres of each soil type and enter the amounts in **Column B**.
(4) Divide the acres of each soil type (**Column B**) by the total acreage to determine the proportion of each soil type present. Enter the proportion of each soil type in **Column C**.
(5) Determine the LCC for each soil type from the applicable Soil Survey and enter it in **Column D**.
(6) From the LCC Scoring Table below, determine the point rating corresponding to the LCC for each soil type and enter it in **Column E**.

LCC Scoring Table

LCC Class	**I**	**IIe**	**IIs,w**	**IIIe**	**IIIs,w**	**IVe**	**IVs,w**	**V**	**VI**	**VII**	**VIII**
Points	**100**	**90**	**80**	**70**	**60**	**50**	**40**	**30**	**20**	**10**	**0**

(7) Multiply the proportion of each soil type (**Column C**) by the point score (**Column E**) and enter the resulting scores in **Column F**.
(8) Sum the LCC scores in **Column F**.
(9) Enter the LCC score in box <1> of the **Final LESA Score Sheet** on page 10-A.

Part 2. Storie Index Score:

(1) Determine the Storie Index rating for each soil type and enter it in **Column G**.
(2) Multiply the proportion of each soil type (**Column C**) by the Storie Index rating (**Column G**) and enter the scores in **Column H**.
(3) Sum the Storie Index scores in **Column H** to gain the Storie Index Score.
(4) Enter the Storie Index Score in box <2> of the **Final LESA Score Sheet** on page 10-A.

Land Evaluation Worksheet

Land Capability Classification (LCC) and Storie Index Scores

A	B	C	D	E	F	G	H
Soil Map Unit	Project Acres	Proportion of Project Area	LCC	LCC Rating	LCC Score	Storie Index	Storie Index Score
103	.1	.006	6	20	.12	70	.42
104	2.3	.156	7	10	1.56	34	5.304
159	12.4	.838	4	50	41.9	61	51.118
Totals	14.8	(Must Sum to 1.0)		***LCC Total Score***	43.58	***Storie Index Total Score***	56.842

Site Assessment Worksheet 1.

Project Size Score

	I	J	K
	LCC Class I - II	LCC Class III	LCC Class IV - VIII
Total Acres	0	0	14.8
Project Size Scores	0	0	0

Highest Project Size Score 0

NOTES

Calculation of the Site Assessment (SA) Score

Part 1. Project Size Score:.

(1) Using **Site Assessment Worksheet 1** provided on page 2-A, enter the acreage of each soil type from **Column B** in the **Column - I, J or K** - that corresponds to the LCC for that soil. (Note: While the Project Size Score is a component of the Site Assessment calculations, the score sheet is an extension of data collected in the Land Evaluation Worksheet, and is therefore displayed beside it).
(2) Sum **Column I** to determine the total amount of class I and II soils on the project site.
(3) Sum **Column J** to determine the total amount of class III soils on the project site.
(4) Sum **Column K** to determine the total amount of class IV and lower soils on the project site.
(5) Compare the total score for each LCC group in the Project Size Scoring Table below and determine which group receives the highest score.

Project Size Scoring Table

Class I or II		**Class III**		**Class IV or Lower**	
Acreage	Points	Acreage	Points	Acreage	Points
>80	100	>160	100	>320	100
60-79	90	120-159	90	240-319	80
40-59	80	80-119	80	160-239	60
20-39	50	60-79	70	100-159	40
10-19	30	40-59	60	40-99	20
10<	0	20-39	30	40<	0
		10-19	10		
		10<	0		

(6) Enter the **Project Size Score** (the highest score from the three LCC categories) in box <3> of the **Final LESA Score Sheet** on page 10-A.

NOTES

Part 2. Water Resource Availability Score:

(1) Determine the type(s) of irrigation present on the project site, including a determination of whether there is dryland agricultural activity as well.

(2) Divide the site into portions according to the type or types of irrigation or dryland cropping that is available in each portion. Enter this information in **Column B** of **Site Assessment Worksheet 2. - Water Resources Availability**.

(3) Determine the proportion of the total site represented for each portion identified, and enter this information in **Column C**.

(4) Using the Water Resources Availability Scoring Table, identify the option that is most applicable for each portion, based upon the feasibility of irrigation in drought and non-drought years, and whether physical or economic restrictions are likely to exist. Enter the applicable Water Resource Availability Score into **Column D**.

(5) Multiply the Water Resource Availability Score for each portion by the proportion of the project area it represents to determine the weighted score for each portion in **Column E**.

(6) Sum the scores for all portions to determine the project's total Water Resources Availability Score

(7) Enter the Water Resource Availability Score in box <4> of the **Final LESA Score Sheet** on page 10-A.

Site Assessment Worksheet 2. - Water Resources Availability

A	B	C	D	E
Project Portion	Water Source	Proportion of Project Area	Water Availability Score	Weighted Availability Score (C x D)
1	Irrigation	1.0	45	45
2				
3				
4				
5				
6				
		(Must Sum to 1.0)	***Total Water Resource Score***	45

Water Resource Availability Scoring Table

Option	Non-Drought Years			Drought Years			WATER RESOURCE SCORE
	RESTRICTIONS			RESTRICTIONS			
	Irrigated Production Feasible?	Physical Restrictions ?	Economic Restrictions ?	Irrigated Production Feasible?	Physical Restrictions ?	Economic Restrictions ?	
1	YES	NO	NO	YES	NO	NO	100
2	YES	NO	NO	YES	NO	YES	95
3	YES	NO	YES	YES	NO	YES	90
4	YES	NO	NO	YES	YES	NO	85
5	YES	NO	NO	YES	YES	YES	80
6	YES	YES	NO	YES	YES	NO	75
7	YES	YES	YES	YES	YES	YES	65
8	YES	NO	NO	NO	-- --	-- --	50
9	YES	NO	YES	NO	-- --	-- --	45
10	YES	YES	NO	NO	-- --	-- --	35
11	YES	YES	YES	NO	-- --	-- --	30
12	Irrigated production not feasible, but rainfall adequate for dryland production in both drought and non-drought years						25
13	Irrigated production not feasible, but rainfall adequate for dryland production in non-drought years (but not in drought years)						20
14	Neither irrigated nor dryland production feasible						0

NOTES

Part 3. Surrounding Agricultural Land Use Score:

(1) Calculate the project's Zone of Influence (ZOI) as follows:

(a) a rectangle is drawn around the project such that the rectangle is the smallest that can completely encompass the project area.

(b) a second rectangle is then drawn which extends one quarter mile on all sides beyond the first rectangle.

(c) The ZOI includes all parcels that are contained within or are intersected by the second rectangle, less the area of the project itself.

(2) Sum the area of all parcels to determine the total acreage of the ZOI.

(3) Determine which parcels are in agricultural use and sum the areas of these parcels

(4) Divide the area in agriculture found in step (3) by the total area of the ZOI found in step (2) to determine the percent of the ZOI that is in agricultural use.

(5) Determine the Surrounding Agricultural Land Score utilizing the Surrounding Agricultural Land Scoring Table below.

Surrounding Agricultural Land Scoring Table

Percent of ZOI in Agriculture	Surrounding Agricultural Land Score
90-100	100
80-89	90
75-79	80
70-74	70
65-69	60
60-64	50
55-59	40
50-54	30
45-49	20
40-44	10
<40	0

(5) Enter the Surrounding Agricultural Land Score in box <5> of the **Final LESA Score Sheet** on page 10-A.

Site Assessment Worksheet 3.
Surrounding Agricultural Land and Surrounding Protected Resource Land

A	B	C	D	E	F	G
Zone of Influence					Surrounding Agricultural Land Score (From Table)	Surrounding Protected Resource Land Score (From Table)
Total Acres	Acres in Agriculture	Acres of Protected Resource Land	Percent in Agriculture (A/B)	Percent Protected Resource Land (A/C)		
741	333	319	45	43	20	10

NOTES

Part 4. Protected Resource Lands Score:

The Protected Resource Lands scoring relies upon the same Zone of Influence information gathered in Part 3, and figures are entered in Site Assessment Worksheet 3, which combines the surrounding agricultural and protected lands calculations.

(1) Use the total area of the ZOI calculated in Part 3. for the Surrounding Agricultural Land Use score.
(2) Sum the area of those parcels within the ZOI that are protected resource lands, as defined in the California Agricultural LESA Guidelines.
(3) Divide the area that is determined to be protected in Step (2) by the total acreage of the ZOI to determine the percentage of the surrounding area that is under resource protection.
(4) Determine the Surrounding Protected Resource Land Score utilizing the Surrounding Protected Resource Land Scoring Table below.

Surrounding Protected Resource Land Scoring Table

Percent of ZOI Protected	Protected Resource Land Score
90-100	100
80-89	90
75-79	80
70-74	70
65-69	60
60-64	50
55-59	40
50-54	30
45-49	20
40-44	10
<40	0

(5) Enter the Protected Resource Land score in box <6> of the **Final LESA Score Sheet** on page 10-A.

LESA Worksheet (cont.)

NOTES

Final LESA Score Sheet

Calculation of the Final LESA Score:

(1) Multiply each factor score by the factor weight to determine the weighted score and enter in Weighted Factor Scores column.
(2) Sum the weighted factor scores for the LE factors to determine the total LE score for the project.
(3) Sum the weighted factor scores for the SA factors to determine the total SA score for the project.
(4) Sum the total LE and SA scores to determine the Final LESA Score for the project.

	Factor Scores	Factor Weight	Weighted Factor Scores
LE Factors			
Land Capability Classification	<1> 45.20	0.25	11.30
Storie Index	<2> 56.842	0.25	14.21
LE Subtotal		***0.50***	25.51
SA Factors			
Project Size	<3> 0	0.15	0
Water Resource Availability	<4> 45	0.15	6.75
Surrounding Agricultural Land	<5> 20	0.15	3
Protected Resource Land	<6> 10	0.05	.5
SA Subtotal		***0.50***	10.25
		Final LESA Score	35.760

For further information on the scoring thresholds under the California Agricultural LESA Model, consult Section 4 of the Instruction Manual.

USDA Soils Report

Property Address: 630 EL POMAR DR TEMPLETON CA 93465-8618

Ownership

Parcel# (APN):	**033-231-026**
Owner Name:	**FINLEY BRET TRE ETAL**
Mailing Addr:	**630 EL POMAR TEMPLETON CA 93465-8618**

USDA Soils Estimate

Symbol	Name	Slope Grad Comp.	Irr. Cap. Class	Non-Irr. Cap. Class	Storie Index	Acres	Parcel %
103	Arbuckle-Positas complex, 15 to 30 percent slopes	23	6	6	70	11.211	11.81%
104	Arbuckle-Positas complex, 30 to 50 percent slopes	40	7	7	34	14.603	15.39%
152	Linne-Calodo complex, 9 to 30 percent slopes	20	4	4	35	.068	.07%

159	Lockwood-Concepcion complex, 2 to 9 percent slopes	6	4	61	69.029	72.73%

Total Acres: 94.912

This page includes data supplied by sources other than the County Assessor.

All the data shown here is deemed reliable, but is not guaranteed.

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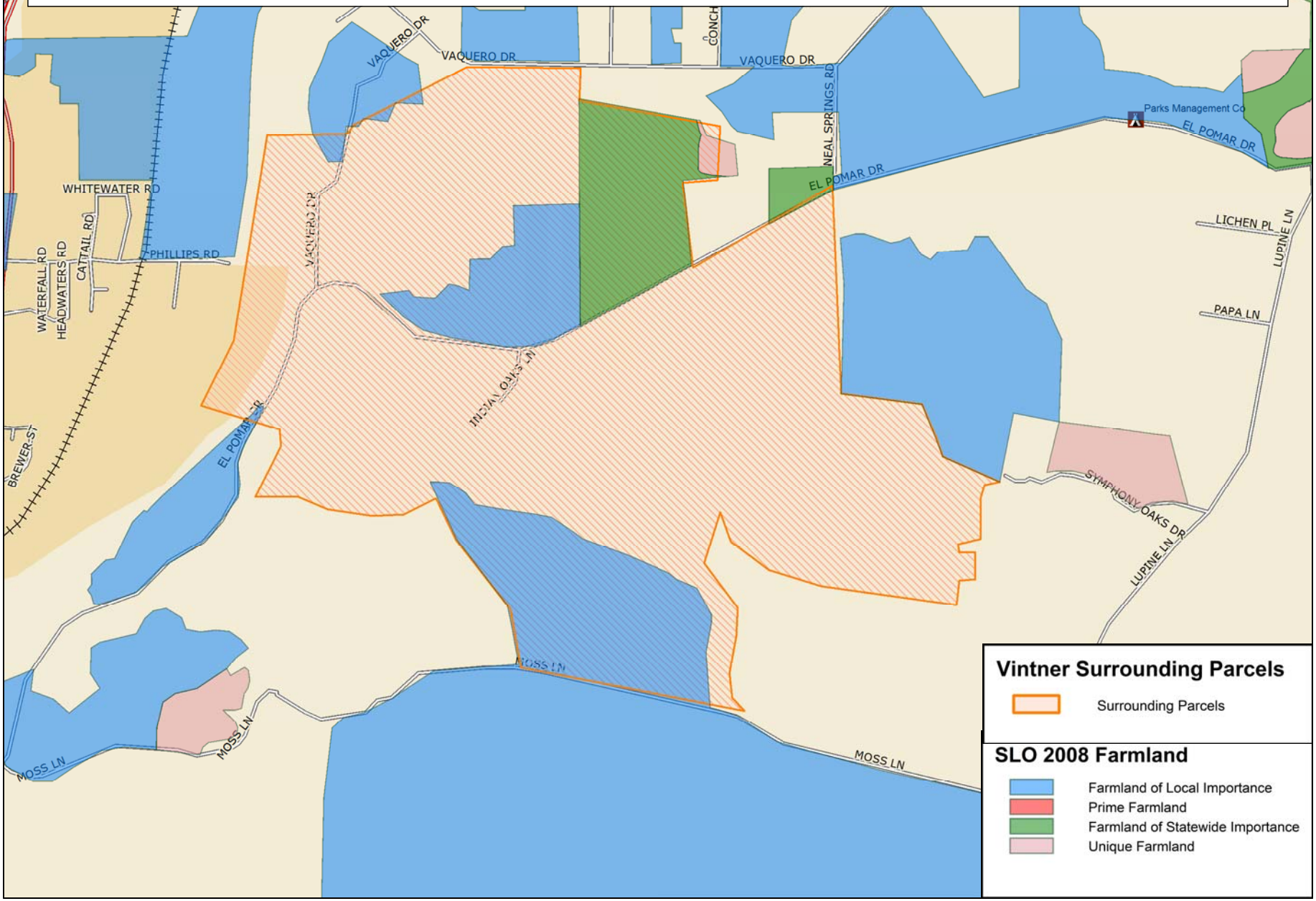
(888) 217-8999

Vintner - LESA Surrounding Agricultural Land



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www.delorme.com

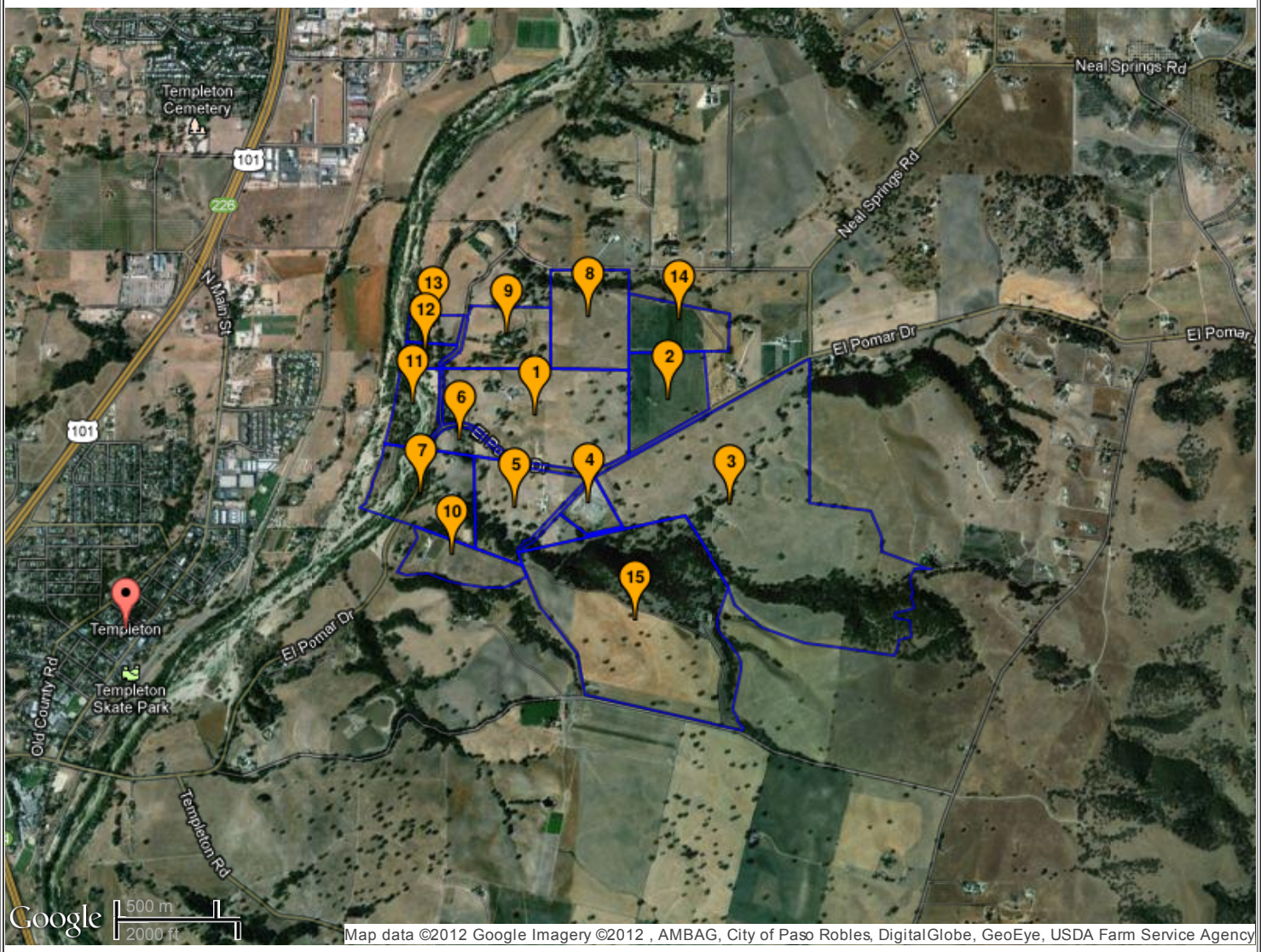
TN
MN (13.2°E)

Scale 1 : 19,200
0 400 800 1200 1600 2000 ft
0 160 320 480 640 800 m
1" = 1,600.0 ft Data Zoom 13-4

Properties within Zone of Influence

Parcel Number	Acres	Agricultural Land
033-231-025	10.74	No
033-231-010	19.3	No
033-231-013	7	No
033-231-016	8.5	No
033-231-014	34.4	No
033-231-004	48.07	No
033-231-030	28.71	Yes
033-231-032	39.29	Yes
034-012-006	228.8	No
034-012-003	10.39	No
034-012-004	188.2	Yes
034-012-002	45	No
034-012-001	47	No
034-061-021	25.13	No
033-231-026	77.21 (actual Vintner parcel less 20 project acres)	Yes
Total	740.53	333.41

Surrounding Agricultural Land: 45%



Lat: 35.575572° **Zoom**
Lon: -120.644679° 14

ID	Co / APN	Owner	Address	Map
8 ☑	SLO 033-231-004	WITTSTROM KARL F TRE ETAL		MAP INDEX Co Idx
11 ☑	SLO 033-231-010	FINLEY BRET TRE ETAL	VAQUERO RURAL EL POMAR-ESTRELLA CA	MAP INDEX Co Idx
12 ☑	SLO 033-231-013	COLOMBO ANTONIO F TRE ETAL	310 VAQUERO RD RURAL EL POMAR-ESTRELLA CA	MAP INDEX Co Idx
9 ☑	SLO 033-231-014	MUNIZ RORY J	150 VAQUERO RD TEMPLETON CA 93465-9632	MAP INDEX Co Idx
13 ☑	SLO 033-231-016	COLOMBO ANTONIO F TRE ETAL	VAQUERO RURAL EL POMAR-ESTRELLA CA	MAP INDEX Co Idx
6 ☑	SLO 033-231-025	TERRAZAS CHARLES L & BERBARA A	725 EL POMAR DR TEMPLETON CA 93465-8619	MAP INDEX Co Idx

1	☑	SLO 033-231-026	FINLEY BRET TRE ETAL	630 EL POMAR DR TEMPLETON CA 93465-8618	MAP INDEX Co Idx
14	☑	SLO 033-231-030	LITTLE EVELYN H TRE ETAL		MAP INDEX Co Idx
2	☑	SLO 033-231-032	LITTLE EVELYN H TRE ETAL	EL POMAR RURAL EL POMAR-ESTRELLA CA	MAP INDEX Co Idx
7	☑	SLO 034-012-001	CEDERQUIST JOHN D & LESLIE	919 EL POMAR DR RURAL EL POMAR-ESTRELLA CA	MAP INDEX Co Idx
5	☑	SLO 034-012-002	MARTINEZ CECIL & SUSAN E	777 EL POMAR DR RURAL EL POMAR-ESTRELLA CA	MAP INDEX Co Idx
4	☑	SLO 034-012-003	PACIFIC GAS & ELECTRIC CO		MAP INDEX Co Idx
15	☑	SLO 034-012-004	FORD STEVE ETAL	MOSS RURAL EL POMAR-ESTRELLA CA	MAP INDEX Co Idx
3	☑	SLO 034-012-006	TERRA LINDA RANCHOS SOUTH A LTD PTP	1210 EL POMAR DR RURAL EL POMAR-ESTRELLA CA	MAP INDEX Co Idx
10	☑	SLO 034-061-021	MIKULICS MATTHEW R TRE ETAL	195 EL POMAR DR RURAL EL POMAR-ESTRELLA CA	MAP INDEX Co Idx

page size: 50

**The information provided here is deemed reliable, but is not guaranteed.

120° 41' 6"
120° 40' 53"
709800
709830
709860
709890
709920
709950
709980
710010
710040
710070
710100
35° 33' 31"
35° 33' 24"
3937470
3937440
3937410
3937380
3937350
3937320
3937290
3937260
104
159
103
El Pomar Dr
120° 41' 7"
120° 40' 54"
N
Map Scale: 1:1,570 if printed on A size (8.5" x 11") sheet.
Meters
0
20
40
80
120
Feet
0
50
100
200
300

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Units

Soil Ratings

Capability Class - I

Capability Class - II

Capability Class - III

Capability Class - IV

Capability Class - V

Capability Class - VI

Capability Class - VII

Capability Class - VIII

Not rated or not available

Political Features

Cities

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

MAP INFORMATION

Map Scale: 1:1,570 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: UTM Zone 10N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: San Luis Obispo County, California, Paso Robles Area
Survey Area Data: Version 4, Jan 2, 2008

Date(s) aerial images were photographed: 6/26/2005

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Irrigated Capability Class

Irrigated Capability Class— Summary by Map Unit — San Luis Obispo County, California, Paso Robles Area (CA665)				
Map unit symbol	**Map unit name**	**Rating**	**Acres in AOI**	**Percent of AOI**
103	Arbuckle-Positas complex, 15 to 30 percent slopes	6	0.6	5.3%
104	Arbuckle-Positas complex, 30 to 50 percent slopes	7	1.9	18.3%
159	Lockwood-Concepcion complex, 2 to 9 percent slopes		8.1	76.4%
Totals for Area of Interest			**10.6**	**100.0%**

Description

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: *None Specified*

Tie-break Rule: Higher

Exhibit D
Water Suitability Study

179 Niblick Road #330 * Paso Robles, CA 93446 * 805-434-3331

Agricultural Water Report

Vintner Solar Project

For

Ecos Renewables and A2 Consulting

May 2012

In April of 2012 Precision Ag Consulting (PAC) performed an agricultural water suitability study for Ecos Renewables on a 20 acre parcel just east of Templeton, California. The parcel is located on property known as Finley Farms. The development into a solar farm is called the Vintner Solar Project (hereinafter “the project”).

The goal of this investigation is two-fold: 1) Is the available water at the project site of suitable quality for agricultural production and 2) Is there an adequate supply of water.

A discussion with Robert Finley indicated that irrigation water at the project would come from a series of three wells located on the property and, as is a standard practice, the water from all three wells is blended together. The sample collected was a blend of these three wells but no information on the approximate proportion from each of the wells is available.

Water Quality

On 24 April 2012 a water sample was collect from a hose bib located near the main barn at Finley Farms. The sample was analyzed for various constituents that would affect its suitability for the irrigation of agricultural crops. This information is presented in table 1. This analysis does not indicate potability (fitness for human consumption).

Table 1 – Ag Water Suitability Results

CLIENT ID		Finley			
SAMPLE DATE		4/25/2012		Critical Levels	
Constituent	Constituent	Units	Results	High	Low
pH	Acidity	--	4.21	8.4	6.5
EC	Salinity	dS/m	0.98	0.75	0.50
Ca	Calcium	meq/l	6.54		
Mg	Magnesium	meq/l	3.01		
Na	Sodium	meq/l	2.40	3.00	0.00
HCO3	Bicarbonate	meq/l	5.97	1.50	0.00
SO4	Sulfate	meq/l	1.61		
Cl	Chloride	meq/l	2.87	3	0
SAR	Sodium Absorption Ratio	--	1.10	9	0
SARa	Sodium Absorption Ratio (adjusted)	--	2.63		
B	Boron	ppm	0.08	0.75	0.00
NO3-N	Nitrate	ppm	3.50	5.00	0.00
Cu	Copper	ppm	0.01		
Fe	Iron	ppm	0.04		
Mn	Manganese	ppm	0.00		
Zn	Zinc	ppm	0.09		

The results indicate that the pH of the sample was low, the EC and HCO3 were high.

Water pH is easily changed due to weak buffering of most water. This value is low for some reason but should have little impact on irrigation suitability.

Salinity values are slightly high but this also should have limited impact on ag water suitability as long as good water management practices are employed.

Bicarbonate levels are also elevated and this can be a problem if the SARa is high, Since the Adjusted SAR is not high this will have no impact on ag water suitability.

Water Quantity

Through a discussion with Robert Finley, he indicated that there are at least 3 irrigation wells on the property supplying a combined 1,300 gallons per minute (gpm). It is typically recommended that the irrigation water supply provide at least 5 gpm per acre. The flow rate of 1,300 gpm

would be sufficient for 260 acres which is much greater than to 20 acres required for the project. There are more acres at Finley Farms than just the project site but the total area is not known. If there is sufficient water supply to irrigate the portions of the property including the project site therefore is not known either.

If there is less than 260 acres then there should be an adequate supply of water for that area.

Summary:

Water quality is sufficient for all but the most salt sensitive crops. The water quantity available is sufficient for approximately 260 acres, which is larger the project site.

Exhibit E
Proposed Solar Use Easement

SOLAR-USE EASEMENT AGREEMENT

This Solar-Use Easement Agreement ("Agreement") is made and entered into on _____, _____, by and between **San Luis Obispo County** ("County") and **Bret Finley, Trustee of the Vida Finley Administrative Trust** ("Landowner").

WITNESSETH:

WHEREAS, County and Landowner entered into a Williamson Act contract dated _____, _____ ("Williamson Act Contract") over those certain lands, owned in fee by Landowner, consisting of _____ acres more or less, located in San Luis Obispo County and more particularly described on the Exhibit "A", attached hereto ("Contract Lands");

WHEREAS, The State of California enacted Senate Bill 618 on October 8, 2011 ("SB 618") which authorizes the parties to a Williamson Act contract, after approval by the Department of Conservation, in consultation with the Department of Food and Agriculture, to mutually rescind the contract in order to simultaneously enter into a solar-use easement that would require that the land be used for solar photovoltaic facilities for a term no less than 20 years;

WHEREAS, Landowner and County desire to rescind only that portion of the Williamson Act Contract that encumbers that certain portion of Landowner's Lands, as described in the Exhibit "B", attached hereto ("Easement Area") and simultaneously enter into a solar-use easement ("Solar-Use Easement") according to the terms and provisions of this Agreement;

WHEREAS, The Department of Conservation has determined that the Easement Area portion of the Williamson Act Contract is eligible, under the terms and provisions of SB 618, to be placed into a solar-use easement pursuant to Section 51191 of the State of California Government Code.

NOW, THEREFORE, in consideration of the terms, covenants, and conditions herein contained and for good and valuable consideration Landowner and County covenant and agree as follows:

1. The Williamson Act Contract pertaining to the Easement Area, as defined on Exhibit "B", is hereby rescinded as of the date of this Agreement and Landowner and County simultaneously bind the terms and provisions of this Agreement.

2. This Solar-Use Easement hereby restricts the use of the Easement Area to the construction, erection, installation, replacement, relocation and removal of the following equipment, collectively the "Solarpower Facilities", over and across the Easement Area for the purposes of collecting and distributing solar energy for the generation of electricity:

    a. Meteorological and solar irradiation measuring equipment, including but not limited to all necessary and proper appliances and fixtures for use in connection with said equipment, to determine the feasibility of solar energy conversion on the Easement Area;

    b. Solar panels or modules, foundations and concrete pads, support structure, footings, anchors, fences, inverters, pad mounted transformers and other fixtures and facilities, maintenance, security, office and/or guest facilities, staging areas for the assembly of equipment, power generation facilities to be operated in conjunction with large solar panel or module installations, control buildings, laydown areas, and related facilities and equipment;

    c. Electrical wires and cables required for the gathering and distribution of electrical energy and/or for communication purposes (excepting cell phone towers which shall not be permitted), which may be placed overhead on appurtenant support structures or underground

and one or more interconnection or switching facilities from which the solar facility may interconnect to a utility distribution system or the distribution system of another purchaser of electrical energy, together with the appropriate rights of way on, along, in and under the Easement Area; and

d. Any other improvements directly or indirectly related to the solar power generation, including roads, facilities, machinery and equipment that is reasonably necessary, useful or appropriate to use, maintain and operate the Solarpower Facilities on the Easement Area.

3. Landowner covenants and agrees that this Solar-Use Easement hereby runs with the land, for the term described hereinafter. Landowner further agrees that it shall not be permitted to construct or permit the construction of improvements except Solar Generation Facilities for which the right is expressly reserved in this Agreement, provided that these restrictions are not inconsistent with the purpose of this Agreement and would not be incompatible with the sole use of the property for solar photovoltaic facilities.

4. The initial term of this Agreement ("Initial Term") shall be for a period of twenty (20) years, commencing on _____, _____ ("Effective Date") and continuing thereafter until _____, _____ ("Termination Date"). The Term of this Agreement shall automatically renew for ten (10) additional periods of one (1) year each ("Renewal Terms"), unless Landowner provides County with written notice within thirty (30) days prior to the Termination Date or the Anniversary of any one (1) year Renewal Term, of its intent to terminate this Agreement. Landowner shall have the right to terminate this Agreement after the expiration or termination of the Initial Term for any reason in its sole discretion by providing County with written notice pursuant to the terms of this Agreement.

5. Upon expiration or termination of this Agreement, Landowner and it's Lessee, Ecos Energy, LLC, hereby agree to restore the condition of the Easement Area as nearly as is reasonably possible, to the condition existing prior to such use of the Easement Area for a Solarpower Facilities.

6. It is agreed that the County is not the fee owner of the Easement Area or Landowner's Lands and the term Solar-Use Easement is used as a matter of convenience and is intended to describe certain restrictions that are placed by the County over the Easement Area in exchange for the rescission of the Williamson Act Contract.

7. It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until sometime in the future, and that none of the rights herein granted shall be lost by non-use.

8. This Agreement shall be binding upon and inure the benefit of the heirs, successors and assigns of all parties hereto.

[Signatures on the following page]

IN WITNESS OF THEIR AGREEMENT, County and Landowner have caused this Agreement to be executed effective as of the day and year first above written.

LANDOWNER: Bret Finley, Trustee of the Vida Finley Administrative Trust

COUNTY: San Luis Obispo County

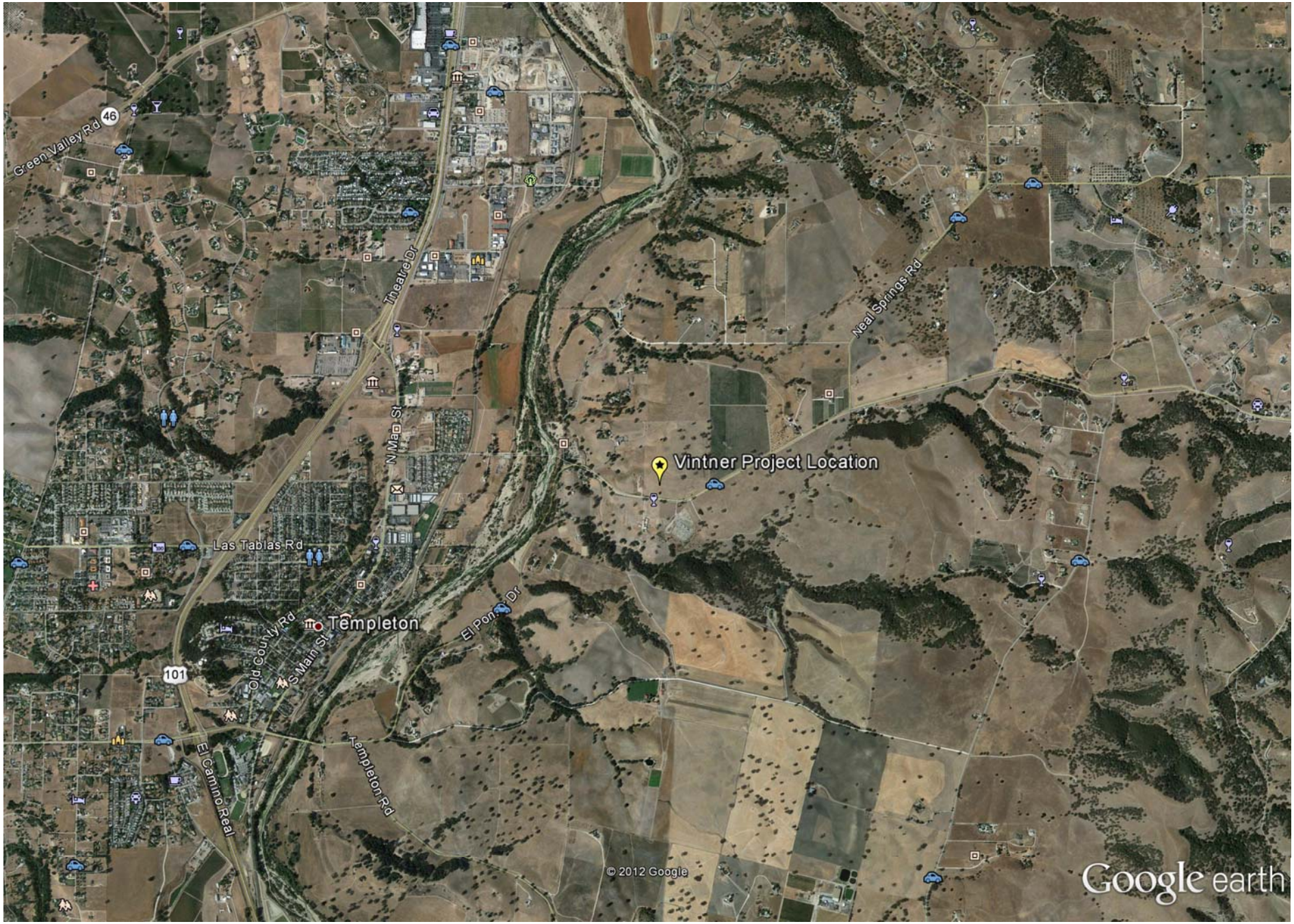
By: _____

By: _____

By: _____

Exhibit F
Project Maps

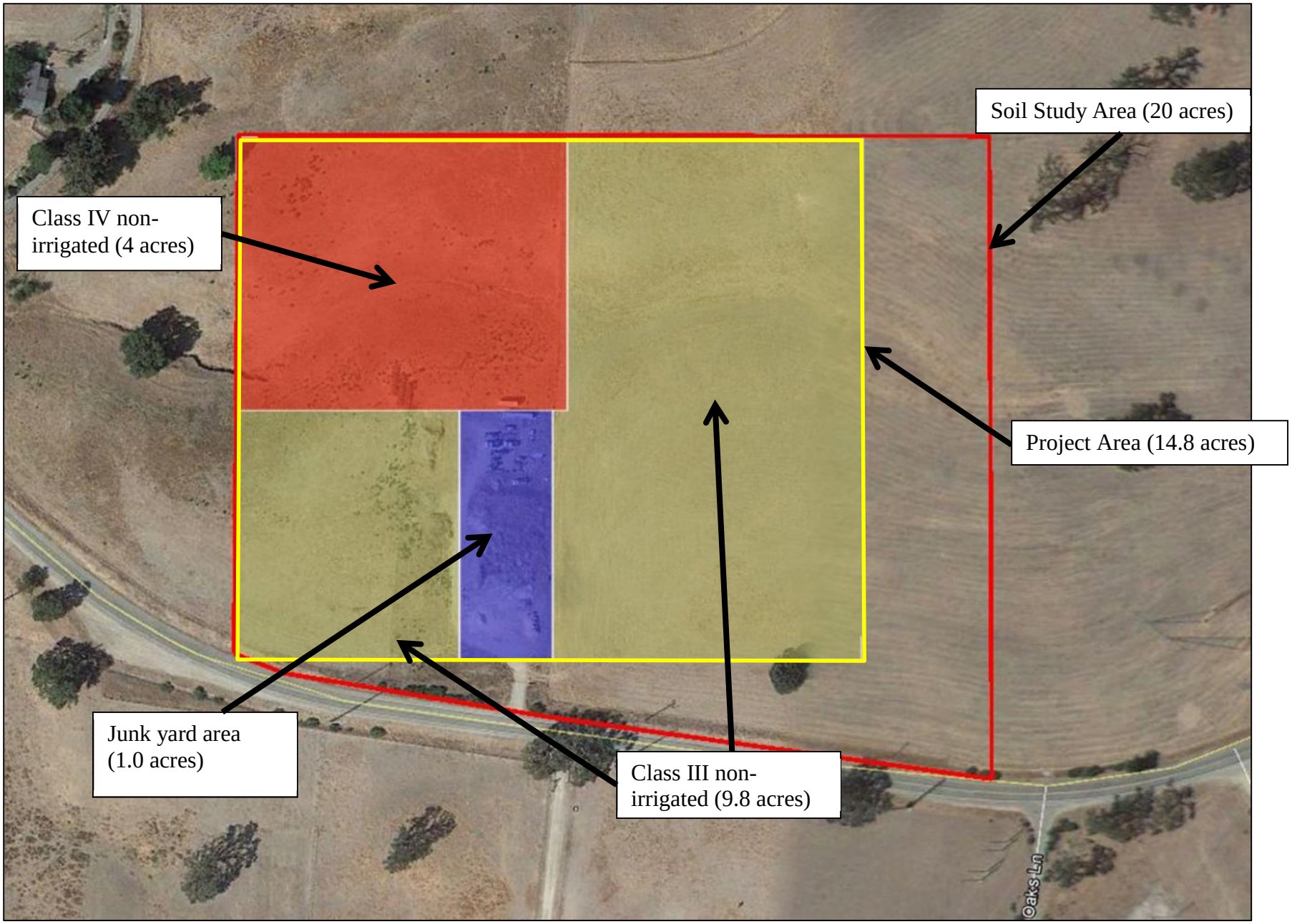
Project Location Map



miles 3

km 4

Soil Classification Map



LEGEND

TRACKER ROW (58 MODULES)

OFFSET

SYSTEM SUMMARY

MODULE STC DC RATING	285W
TOTAL MODULE COUNT	7,018
TOTAL STC-DC SYSTEM SIZE	2,000 kW
REQUIRED LAND (IN ACRES)	14.8
SITE LATITUDE	35.6°
ARRAY AZIMUTH	180°
MODULE TILT	SINGLE-AXIS TRACKER

ARRAY PLAN

SCALE: 1" = 50'

0 25' 50' 100'

NOTES:

1.

KEYED NOTES:

1 NONE

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PRELIMINARY NOT FOR CONSTRUCTION

REV. NO.	DESCRIPTION	DATE	BY

BLUE OAK ENERGY
1560 Drew Avenue, Davis, CA 95618
www.blueoakenergy.com - Phone: 530.747.2026

ecos ENERGY

PROJECT SITE:

VINTNER SOLAR PROJECT

1050 EL POMAR DRIVE
TEMPLETON, CA 93465

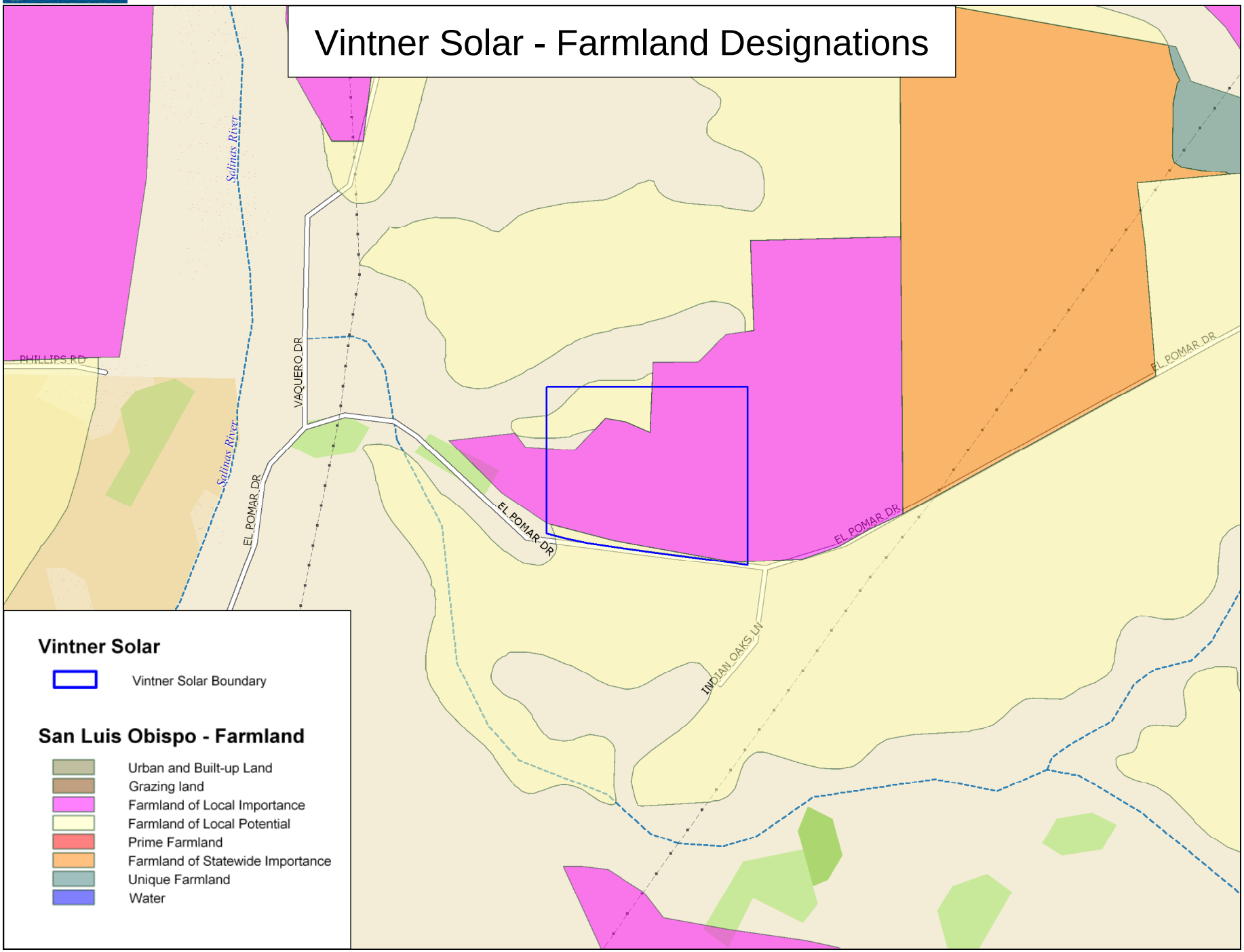
DRAWING: ARRAY PLAN

DRAWING NO. W-111

BOE - ARCH D SIZE - 24"x36" (V1.0) © Blue Oak Energy, Inc.

Exhibit G
Farmland Classification Map

Vintner Solar - Farmland Designations



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www.delorme.com

TN
MN (13.3°E)

Scale 1 : 8,000

0 200 400 600 800 1000 ft
0 60 120 180 240 300 m

1" = 666.7 ft

Data Zoom 14-6

Exhibit H
Energy Production Report

Grid-Connected System: Simulation parameters

Project : **Vintner Solar Project**

Geographical Site	**Paso Robles Municipal Arpt**		**Country**	**USA**
Situation	Latitude	35.7°N	Longitude	120.6°W
Time defined as	Legal Time	Time zone UT-8	Altitude	244 m
	Albedo	0.20		

Meteo data : Paso Robles Municipal Arpt, NREL TMY3

Simulation variant : **New simulation variant**

Simulation date 27/04/12 15h11

Simulation parameters

Tracking plane, tilted Axis	Axis Tilt	0°	Axis Azimuth	0°
Rotation Limitations	Minimum Phi	-45°	Maximum Phi	45°
Backtracking strategy	Tracker Spacing	5.87 m	Collector width	1.95 m
Inactive band	Left	0.02 m	Right	0.02 m
Horizon	Free Horizon			
Near Shadings	No Shadings			

PV Array Characteristics

PV module	Si-poly	Model	**TSM-280 P14**		
		Manufacturer	Trina Solar		
Number of PV modules		In series	24 modules	In parallel	312 strings
Total number of PV modules		Nb. modules	7488	Unit Nom. Power	280 Wp
Array global power		Nominal (STC)	**2097 kWp**	At operating cond.	1857 kWp (50°C)
Array operating characteristics (50°C)		U mpp	+/-383 V	I mpp	2424 A
Total area		Module area	**14529 m²**		

Inverter	Model	**Solaron 500HE**		
	Manufacturer	Advanced Energy Industries, Inc.		
Characteristics	Operating Voltage	+/-330-550 V	Unit Nom. Power	500 kW AC
Inverter pack	Number of Inverter	3 units	Total Power	1500 kW AC

PV Array loss factors

Thermal Loss factor	Uc (const)	26.7 W/m²K	Uv (wind)	0.0 W/m²K / m/s
=> Nominal Oper. Coll. Temp. (G=800 W/m², Tamb=20°C, Wind velocity = 1m/s.)			NOCT	47 °C
Wiring Ohmic Loss	Global array res.	5.4 mOhm	Loss Fraction	1.5 % at STC
Array Soiling Losses			Loss Fraction	1.0 %
Module Quality Loss			Loss Fraction	1.0 %
Module Mismatch Losses			Loss Fraction	2.0 % at MPP
Incidence effect, ASHRAE parametrization	IAM =	1 - bo (1/cos i - 1)	bo Parameter	0.05

System loss factors

External transformer	Iron loss	0 W	Loss Fraction	0.0 % at STC
	Resistive/Inductive losses	1.1 mOhm	Loss Fraction	1.0 % at STC

Grid-Connected System: Simulation parameters (continued)

User's needs : Unlimited load (grid)

Grid-Connected System: Main results

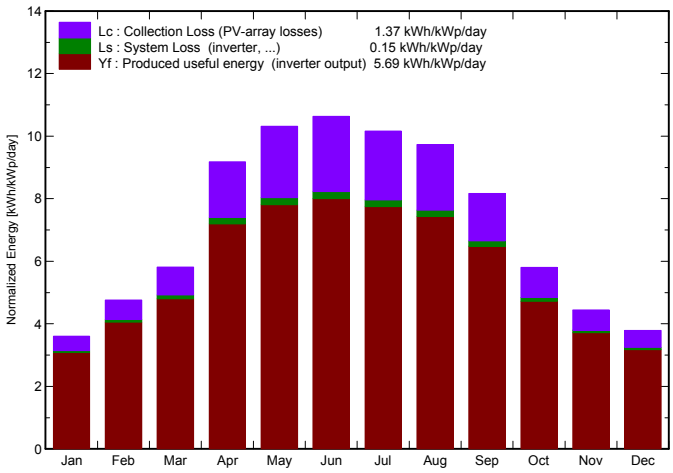
Project : **Vintner Solar Project**

Simulation variant : **New simulation variant**

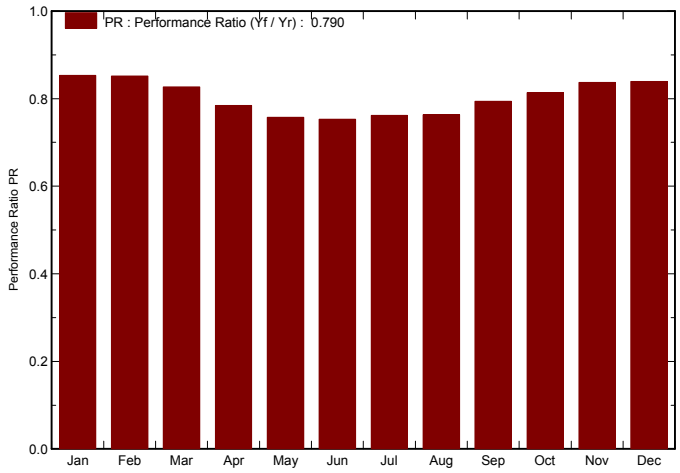
Main system parameters	System type	**Grid-Connected**		
PV Field Orientation	tracking, tilted axis, Axis Tilt	0°	Axis Azimuth	0°
PV modules	Model	TSM-280 P14	Pnom	280 Wp
PV Array	Nb. of modules	7488	Pnom total	**2097 kWp**
Inverter	Model	Solaron 500HE	Pnom	500 kW ac
Inverter pack	Nb. of units	3.0	Pnom total	**1500 kW ac**
User's needs	Unlimited load (grid)			

Main simulation results				
System Production	**Produced Energy**	**4356 MWh/year**	Specific prod.	2078 kWh/kWp/year
	Performance Ratio PR	79.0 %		

Normalized productions (per installed kWp): Nominal power 2097 kWp



Performance Ratio PR



New simulation variant

Balances and main results

	GlobHor kWh/m²	T Amb °C	GlobInc kWh/m²	GlobEff kWh/m²	EArray kWh	E_Grid kWh	EffArrR %	EffSysR %
January	83.9	7.66	111.9	107.9	204523	200145	12.58	12.31
February	100.1	8.47	133.3	129.4	243686	238048	12.58	12.29
March	140.7	11.88	180.2	176.2	320453	312447	12.24	11.93
April	208.5	14.67	275.3	270.8	465429	452937	11.64	11.32
May	244.9	17.27	319.7	315.5	522128	507888	11.24	10.93
June	246.7	19.76	318.9	315.0	517535	503531	11.17	10.87
July	244.5	20.98	315.2	311.3	517619	503609	11.30	11.00
August	226.9	21.31	301.7	298.0	496139	482720	11.32	11.01
September	182.8	19.50	244.9	240.8	418610	407690	11.76	11.46
October	134.0	15.37	180.0	175.7	314505	307054	12.03	11.74
November	97.3	11.52	133.2	128.8	238827	233818	12.34	12.08
December	84.2	8.95	117.3	112.7	210882	206503	12.37	12.11
Year	1994.4	14.81	2631.7	2582.2	4470337	4356390	11.69	11.39

Legends:

GlobHor	Horizontal global irradiation	EArray	Effective energy at the output of the array
T Amb	Ambient Temperature	E_Grid	Energy injected into grid
GlobInc	Global incident in coll. plane	EffArrR	Effic. Eout array / rough area
GlobEff	Effective Global, corr. for IAM and shadings	EffSysR	Effic. Eout system / rough area

Grid-Connected System: Loss diagram

Project : **Vintner Solar Project**

Simulation variant : **New simulation variant**

Main system parameters	System type	**Grid-Connected**		
PV Field Orientation	tracking, tilted axis, Axis Tilt	0°	Axis Azimuth	0°
PV modules	Model	TSM-280 P14	Pnom	280 Wp
PV Array	Nb. of modules	7488	Pnom total	**2097 kWp**
Inverter	Model	Solaron 500HE	Pnom	500 kW ac
Inverter pack	Nb. of units	3.0	Pnom total	**1500 kW ac**
User's needs	Unlimited load (grid)			

Loss diagram over the whole year

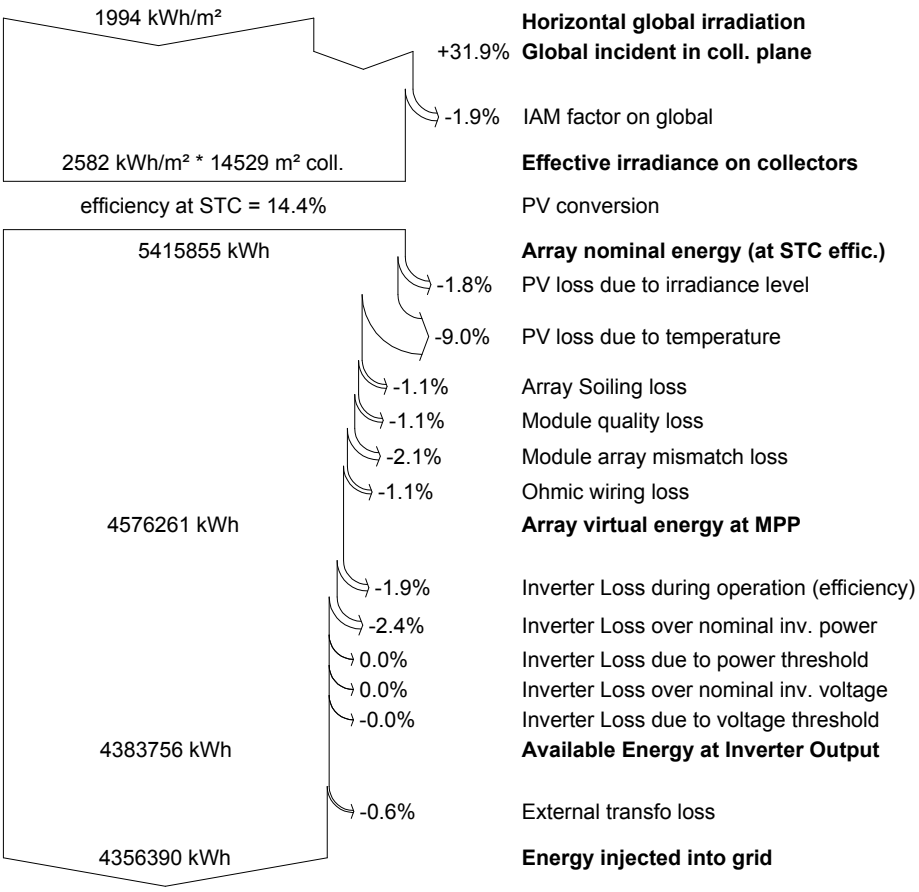
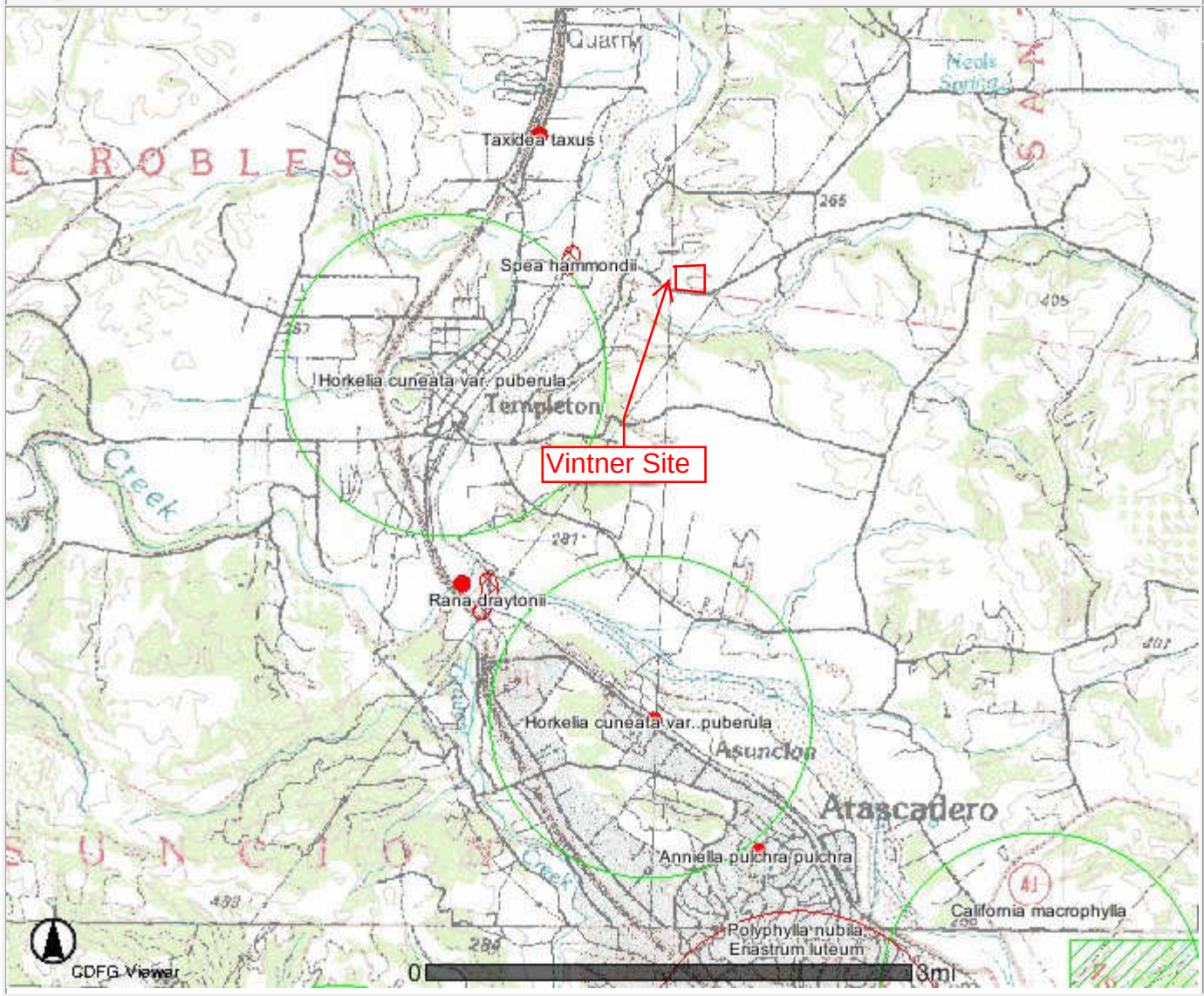


Exhibit I
CNDDB Map

Vintner Site - CNDDB Data

Info: Site available at http://imaps.dfg.ca.gov

Author: Blake Nicholson
Date: 8/20/2012 1:39 PM



Map Legend

- Northern Spotted Owl - Critical Habitat, USFWS [ds156]
- Spotted Owl Territories [ds97]
- California Natural Diversity Database (com ed) [ds85]
- Plant (80m)
- Plant (specific)
- Plant (non-specific)
- Plant (circular)
- Animal (80m)
- Animal (specific)
- Animal (non-specific)
- Animal (circular)
- Terr. Comm. (80m)
- Terr. Comm. (specific)
- Terr. Comm. (non-specific)
- Terr. Comm. (circular)
- Aqu. Comm. (80m)
- Aqu. Comm. (specific)
- Aqu. Comm. (non-specific)
- Aqu. Comm. (circular)
- Sensitive/Suppressed Occurrences
- Cities
- California Lakes
- Western States
- Mexico