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APPENDIX 4.2-A: AGRICULTURAL MITIGATION PLAN

AGRICULTURAL MITIGATION PLAN FOR THE CORBY BATTERY ENERGY STORAGE PROJECT

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August 2024

ICF. 2024. *Agricultural Mitigation Plan for the Corby Battery Energy Storage Project*. August. (ICF 104188.0.011.). Prepared for Corby Energy Storage, LLC, Juno Beach, FL.

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Chapter 1
Introduction and Proposed Project

Corby Energy Storage, LLC (Applicant), proposes to construct, own, and operate the Corby Battery Energy Storage System Project (Project) (Figure 1). The facility will be constructed on an approximately 40.3-acre privately owned parcel in Solano County, California (Figure 2). The Project will include a 300-megawatt (MW) battery energy storage system (BESS), associated Project substation, inverters, and other ancillary facilities, such as fencing, roads, a retention basin, and a supervisory control and data acquisition (SCADA) system. The proposed Project site is currently used as agricultural land for row crops. The surrounding land is also in agricultural use, including orchards to the south, irrigated pastures to the east and west, and rural residential use to the north.

The Project will connect to the Pacific Gas and Electric (PG&E) Vaca-Dixon Substation across Interstate 80 (I-80) and northwest of the Project site, using an approximately 1.1-mile long 230-kilovolt (kV) generation tie (gen-tie) line, portions of which will be installed overhead and underground (Figure 2). The underground portion of the gen-tie line will run east-west parallel to and crossing Kilkenny Road within acquired easements. The overhead portions will include two structures on the Project site, four structures between Kilkenny Road and I-80 on private land owned by the Applicant, and four structures north of I-80 on PG&E-owned property adjacent to the Vaca-Dixon Substation, for a total of ten overhead gen-tie structures.

The Project will be processed and permitted through the California Energy Commission (CEC) under an opt-in process. The CEC will be the lead agency for the Project under the California Environmental Quality Act (CEQA). The purpose of this report is to describe the mitigation plan and the assessment conducted to date for impacts to agricultural lands resulting from the Project.

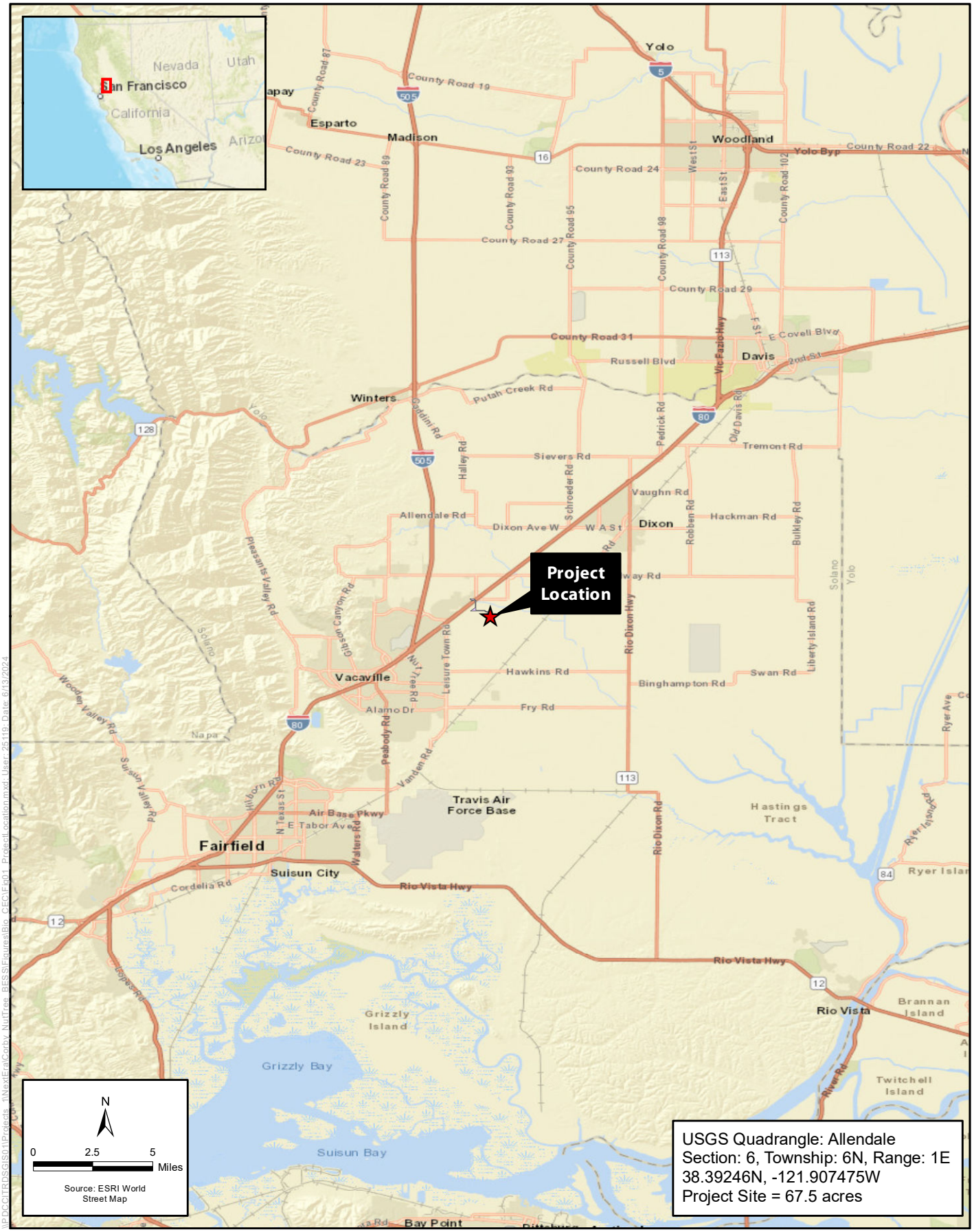

Figure 1
Project Location

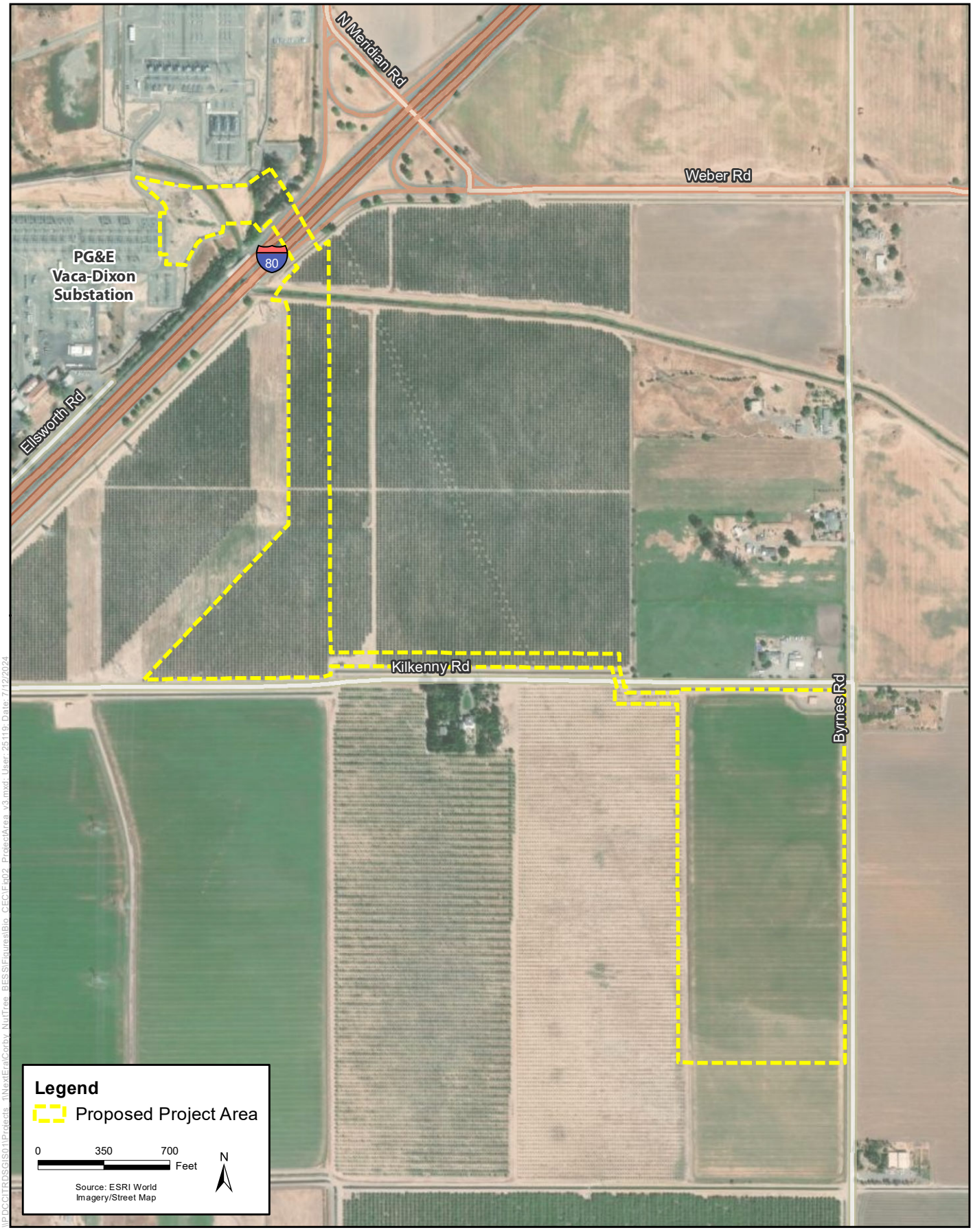

Figure 2
Project Area

Chapter 2
Project Impacts to Agricultural Lands

Generally, under CEQA Appendix G, *Environmental Checklist*, a project may have potentially significant impacts if it may "*Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown in the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency, to non-agricultural use.* " The CEQA lead agency will normally assess during their environmental review whether the project would convert farmland to a non-agricultural use. If the CEQA lead agency determines that the project would convert farmland to a non-agricultural use, they will make findings as appropriate considering local policies, regulations and considering any farmland mitigation that is required.

The Project includes a battery storage site located on approximately 40 acres, and a proposed gen-tie line route which would connect to the Pacific Gas and Electric (PG&E) Vaca-Dixon Substation across Interstate 80 (I-80) and northwest of the Project site, using an approximately 1.1-mile long new 230-kilovolt (kV) line, portions of which will be installed overhead and underground. A review of the most recently available California Farmland Conversion Report (2018) indicates that changes in land use mapped by the FMMP focus on "energy infrastructure" which appears to be further defined as primarily solar facility development. The conversion of agricultural lands from electrical infrastructure does not appear to be considered within the FMMP. The Authors of this report theorize that this is because most transmission lines occupy a small area for the locations of towers and the lands under and around the lines are readily available for agricultural uses. Consequently, the installation of electrical infrastructure such as transmission lines does not appear to be considered a conversion of agricultural lands for the purposes of CEQA.

The Project site is mapped by the FMMP as a combination of Prime Farmland (12.9 acres), Farmland of Statewide Importance (9.0 acres), and Unique Farmland (18.4 acres) (Figure 3). The Project proposes to install battery storage containers and associated equipment, as described above, on the Project site which would cease agricultural production or the ability for agricultural production for a period of up to 30 years (the expected duration of the project). The FMMP normally considers the addition of "energy infrastructure", for example photovoltaic solar projects, to result in a conversion from agricultural lands to "Urban and Built-Up Land" (California Department of Conservation 2018). The project is reasonably similar to a solar project in that it would place electrical infrastructure on the farmland preventing the use of the land for agricultural purposes into the future. Thus, the Project can be reasonably expected to result in a conversion of approximately 40.3 acres of farmland to a non-agricultural use.

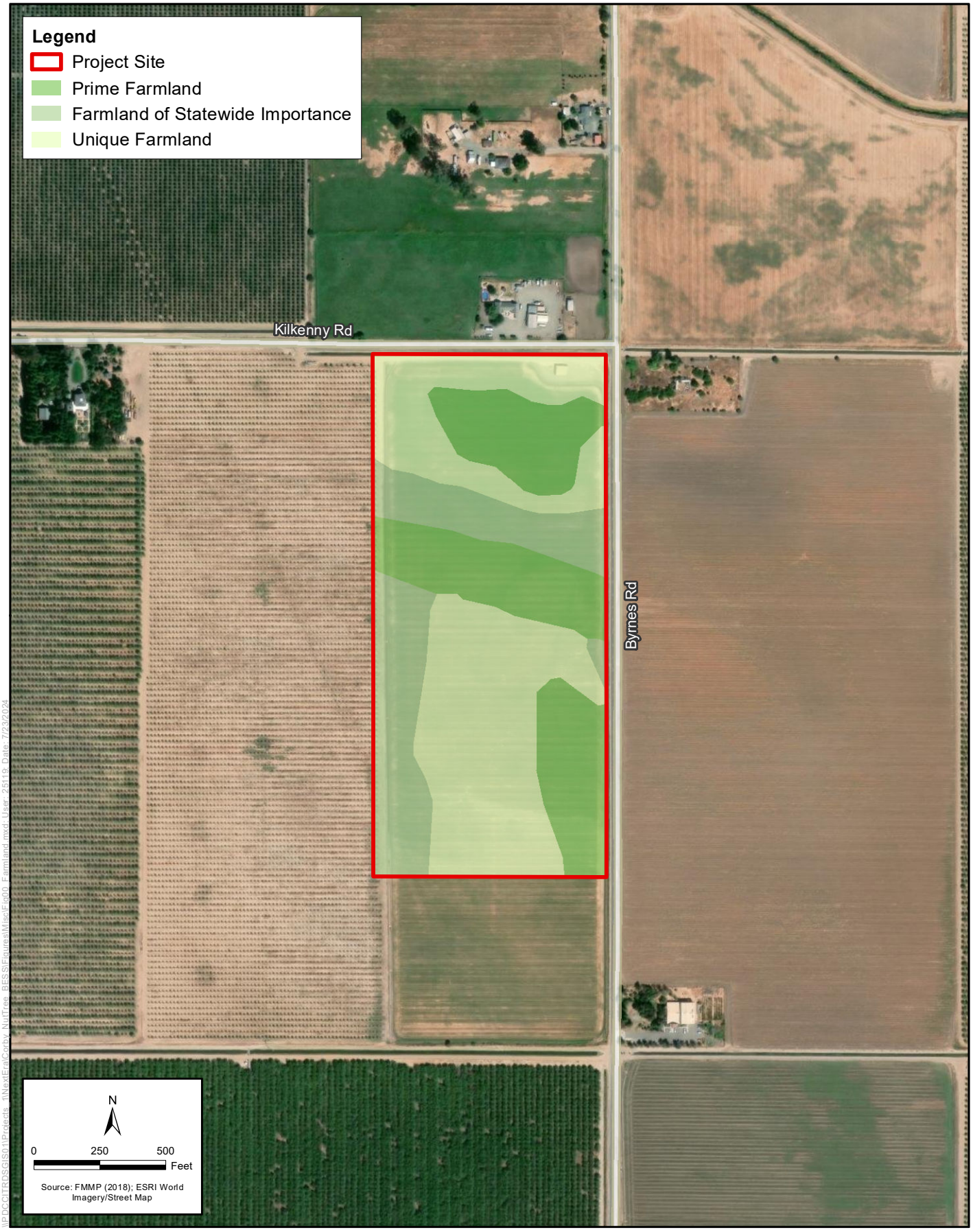

Figure 3
Farmland Mapping and Monitoring Program (FMMP) Map

Chapter 3
Solano County Policy

The Solano County General Plan Agriculture Element (Solano County 2008) is an overarching, comprehensive framing document that provides for the long-term protection of Solano County's agricultural resources, as well as for development within the County. In conformance with the state's General Plan requirements, the Solano County General Plan outlines policies, standards, and programs to guide day-to-day land use decisions, which directly affect the County's future.

The following policy in the agricultural chapter of the General Plan is applicable where a project may have impacts on agricultural lands.

AG.P-4: Require farmland conversion mitigation for either of the following actions:

a. A General Plan amendment that changes the designation of any land from an agricultural to a nonagricultural use or,

b. An application for a development permit that changes the use of the land from production agriculture to a nonagricultural use, regardless of the General Plan designation.

The following implementation regulation in the agricultural chapter of the General Plan is applicable where a project may have impacts on agricultural lands.

AG.1-1: Create and adopt a farmland conversion mitigation program and ordinance. Require compensation for loss of agricultural land. Establish appropriate mitigation ratios for the program or utilize a graduated mitigation mechanism. The mitigation ratio shall be a minimum of 1.5:1 (1.5 acres of farmland protected through mitigation for each acre of farmland converted). The program shall not present regulatory barriers to agritourism, agricultural services, and agricultural processing in regions and within land use designations where such uses are permitted and encouraged. The program shall also establish mitigation within the same agricultural region as the proposed development project, or within the Agricultural Reserve Overlay district, as a preferred strategy. The program shall incorporate a fee option, and shall provide an exemption for farmworker housing. Mitigation lands shall be of similar agricultural quality to the lands being converted.

Chapter 4
Proposed Mitigation and Conclusions

4.1 Proposed Mitigation

In consideration of the Project impacts to agricultural lands described above, as well as Solano County policies regarding mitigation for the loss of agricultural lands; approximately 60.5 acres of agricultural mitigation land will be needed for the Project (a 1.5:1 ratio of mitigation to impact). Solano County planners have indicated that the County has not yet established a "farmland conversion mitigation program and ordinance" as outlined in the General Plan. However, the basic parameters of the required mitigation are outlined in the County policy.

- Mitigation at a ratio of 1.5:1 (1.5 acres of farmland protected through mitigation for each acre of farmland converted).
- Mitigation within the same agricultural region[1] as the proposed development project.
- Mitigation lands of similar agricultural quality to the lands being converted.

If the Project is approved, the Applicant would secure at least 60.5 acres of agricultural mitigation meeting the criteria above. To assess the feasibility of this proposal, the Applicant and representatives from ICF met with Solano Land Trust (SLT), the primary entity securing agricultural land mitigation in Solano County, in October 2023. SLT has indicated that agricultural mitigation is feasible, and they currently help implement the City of Vacaville's agricultural mitigation program in the region. If the Project is approved, the Applicant would enter to into an Initial Screening Agreement with SLT and would advance through SLT's process ending in Acceptance and Execution of a mitigation agreement. Alternatively, if Solano County implements an agricultural mitigation program in the near future, or if other mitigation providers become available, the Applicant may elect to participate in those programs, if appropriate.

4.2 Conclusions

The project is expected to result in the conversion of agricultural land to a non-agricultural use. Mitigation for the loss of agricultural lands is proposed that would be consistent with Solano County General Plan policies. Initial review with a local land trust indicates that mitigation land is generally available and there is a well-defined process for completing the mitigation requirement.

[1] The Project is located within the Elmira/Maine Prairie agricultural region in the Solano County General Plan. https://www.solanocounty.com/civicax/filebank/blobdload.aspx?BlobID=6493

Chapter 5
References

California Department of Conservation. 2018. 2016-2018 California Farmland Conversion Report. Available at: https://www.conservation.ca.gov/dlrp/fmmp/Documents/fmmp/pubs/2016-2018/FCR/FCR_1618_Report.pdf. Accessed July 10, 2024.

Solano County. 2008. Solano County General Plan Agriculture Element. Solano County, CA. November 4, 2008. Available: https://www.solanocounty.com/civicax/filebank/blobdload.aspx?BlobID=6493.

APPENDIX 4.2-B: LAND EVALUATION AND SITE ASSESSMENT (LESA)

California Land Evaluation and Site Assessment for the Corby Battery Energy Storage System Project in Solano County, California

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ICF. 2024. *California Land Evaluation and Site Assessment for the Corby Battery Energy Storage System Solar Project in Solano County, California*. May. (ICF 104188.0.011.) Prepared by ICF, Sacramento, CA. Prepared for Corby Energy Storage, LLC, Juno Beach, FL.

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Acronyms and Abbreviations

AE-40	Exclusive Agricultural District, 40-acre minimum parcel size
BESS	battery energy storage system
CEQA	California Environmental Quality Act
Corby	Corby Energy Storage, LLC
DOC	California Department of Conservation
FMMP	Farmland Mapping and Monitoring Program
FPPA	Farmland Protection Policy Act
gen-tie line	generation tie line
I-80	Interstate 80
LCC	Land Capability Classification
LESA	Land Evaluation and Site Assessment
MW	megawatts
NRCS	Natural Resources Conservation Service
PG&E	Pacific Gas and Electric
Project or Proposed Project	Corby Battery Energy Storage System Project
U.S.C.	United States Code
USDA	U.S. Department of Agriculture
ZOI	Zone of Influence

Chapter 1
Project Setting

1.1 Purpose of the Assessment

The purpose of this California Land Evaluation and Site Assessment (LESA) is to provide agencies and decision makers with a succinct and technically developed optional methodology to use in ensuring that potentially significant impacts or effects on the environment, exclusively related to agricultural land conversions, are quantitatively considered in the environmental review process (Public Resources Code Section 21095), including in the California Environmental Quality Act (CEQA).

The California LESA Model was developed in 1997 after the 1981 Land Evaluation and Site Assessment Guidebook prepared for the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Model. The California LESA Model evaluates measures of soil resource quality, a given project's size, water resource availability, surrounding agricultural lands, and surrounding protected resource lands. In application to a specific project, the factors are rated, weighted, and combined, resulting in a single numeric score. The project score becomes the basis for determining a project's potential significance.

1.2 Introduction and Project Background

Corby Energy Storage, LLC (Corby) proposes to construct and operate the Corby Battery Energy Storage System Project (Project or Proposed Project). The Project would involve developing a battery energy storage system (BESS) facility on approximately 40 acres of agriculturally zoned, privately owned land in unincorporated Solano County, California (APN: 0141030090) to store 300 megawatts (MW) of energy. The Project would include the 300-MW BESS facility with an on-site substation, inverters, and other ancillary facilities such as fencing, roads, a supervisory control and a data-acquisition system, storage containers, and trailers. The Project would also include a 230-kilovolt overhead generation tie line (gen-tie line), which would extend approximately 1 mile to interconnect with the Pacific Gas and Electric (PG&E) Vaca-Dixon Substation.

The project site is in Solano County, approximately 0.85 mile east of I-80, Specifically, the project site is bounded by Kikenny Road to the north and Brynes Road to the east.

The project site is in Solano County, approximately 0.85 mile east of Interstate 80 (I-80) approximately 0.1 mile east of the City of Vacaville. It is bounded by Kilkenny Road to the north and Byres Road to the east. Surrounding land uses include agricultural land to the east south and west, and a rural residence to the north.

The project site is zoned Exclusive Agricultural District, 40-acre minimum parcel size (AE-40) and has been intermittently dry-farmed or lain fallow in recent years.

Figure 1 and Figure 2 show the Project's regional location and project site, respectively.

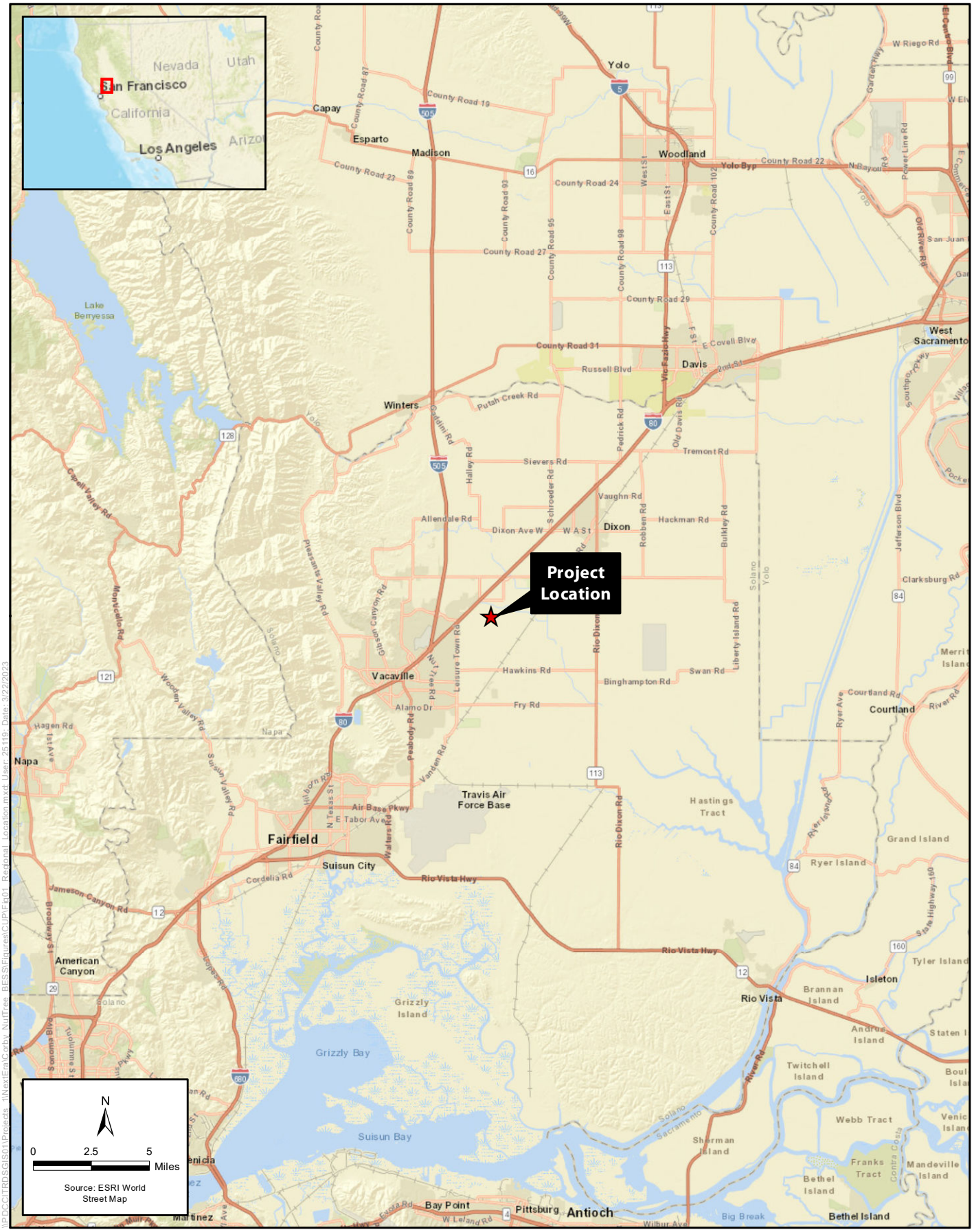

Figure 1
Regional Location

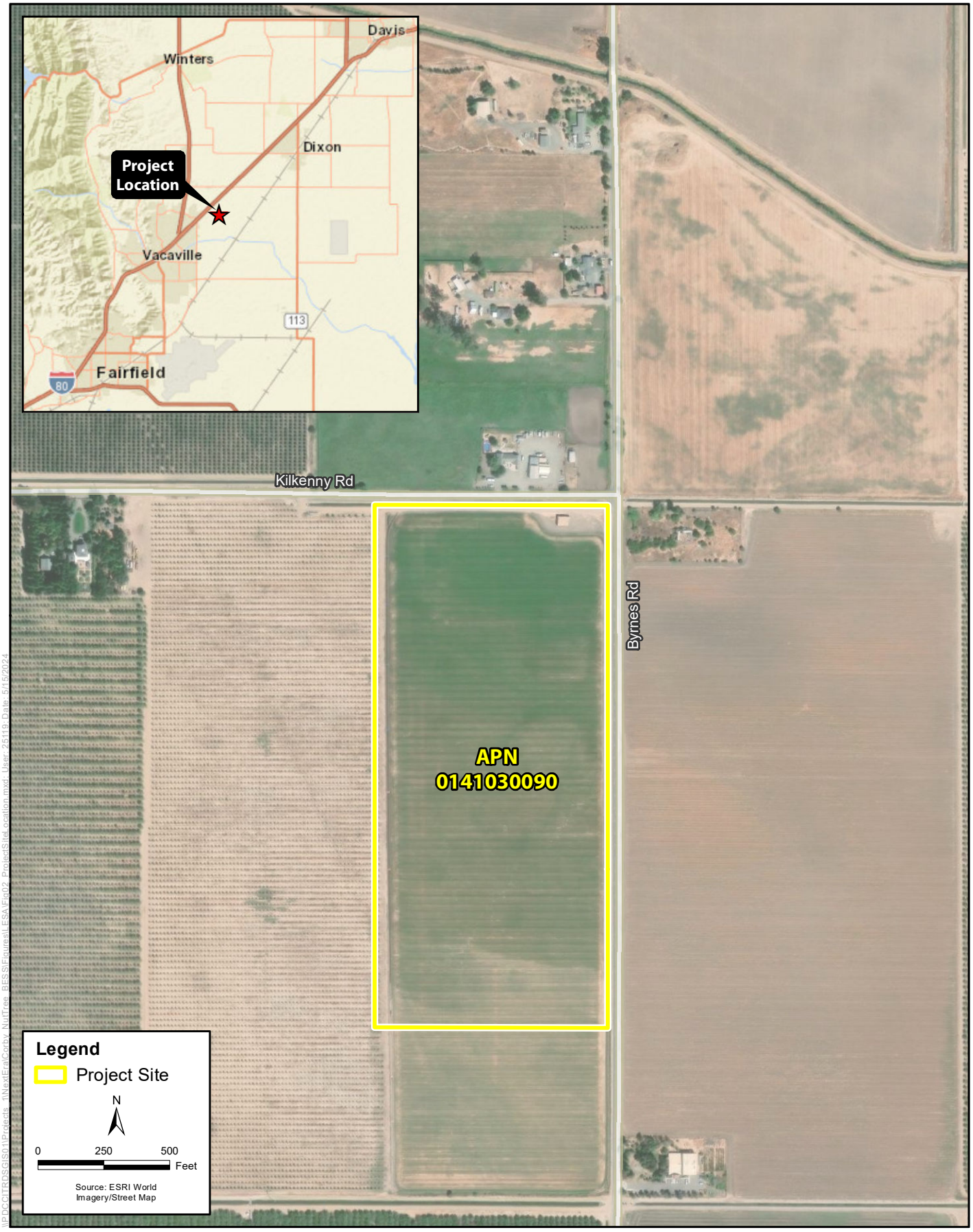

Figure 2
Project Site, Project Location

Chapter 2
Regulatory Setting

2.1 Federal

2.1.1 Farmland Protection Policy Act

The purpose of the Farmland Protection Policy Act (FPPA) (7 United States Code [U.S.C.] Section 4201) is to minimize the extent to which federal programs contribute to the unnecessary and irreversible conversion of farmland to nonagricultural uses. Further, the FPPA directs federal programs to be compatible with state and local policies for the protection of farmlands. The FPPA does not authorize the federal government to regulate the use of private or nonfederal land or, in any way, affect the property rights of owners of such land. Information regarding the FPPA is provided for background information in this agricultural technical report.

The FPPA is intended to minimize the impact federal programs have on the unnecessary and irreversible conversion of farmland to nonagricultural uses. It assures that, to the extent possible, federal programs are administered to be compatible with state, local units of government, and private programs and policies to protect farmland. Federal agencies are required to develop and review their policies and procedures to implement the FPPA every 2 years.

For the purpose of the FPPA, farmland includes prime farmland, unique farmland, and farmland of statewide or local importance, defined as follows in 7 U.S.C. Section 4201:

> Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, fiber, forage, oilseed, and other agricultural crops with minimum inputs of fuel, fertilizer, pesticides, and labor, and without intolerable soil erosion, as determined by the Secretary. Prime farmland includes land that possesses the above characteristics but is being used currently to produce livestock and timber. It does not include land already in or committed to urban development or water storage; unique farmland is land other than prime farmland that is used for production of specific high-value food and fiber crops, as determined by the Secretary. It has the special combination of soil quality, location, growing season, and moisture supply needed to economically produce sustained high quality or high yields of specific crops when treated and managed according to acceptable farming methods. Examples of such crops include citrus, tree nuts, olives, cranberries, fruits, and vegetables; and Farmland, other than prime or unique farmland, that is of statewide or local importance for the production of food, feed, fiber, forage, or oilseed crops, as determined by the appropriate State or unit of local government agency or agencies, and that the Secretary determines should be considered as farmland for the purposes of this chapter.

Projects are subject to the FPPA requirements if they may irreversibly convert farmland (directly or indirectly) to nonagricultural use and are completed by a federal agency or with assistance from a federal agency (NRCS 2020). Because the Project would not include federal involvement, the FPPA is not applicable.

2.2 State

2.2.1 California Department of Conservation

The California Department of Conservation (DOC) is the state agency that administers both the Farmland Mapping and Monitoring Program (FMMP) and the California Land Conservation Act, or more commonly known as the Williamson Act. The Important Farmland Mapping Program compiles information of the state's important farmlands, including tracking farmland proposed for development, and provides this information to state and local government agencies for use in planning and for decision makers and decision-making bodies. The FMMP Important Farmland Maps are based on a classification system that combines technical soil ratings and current land use. Important Farmland categories include Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, Grazing Land, Urban and Built-Up Land, and Other Land.

The FMMP's Important Farmland maps require that Prime Farmland meet the following criteria.

- Prime Farmland must have been used for the production of irrigated crops at some time during the two update cycles prior to the mapping date, which equates to 4 years. Therefore, the land must have been used for irrigated agricultural production at some point during a 4-year period prior to the most recent date of the Important Farmland Map date.
- The soil must meet the physical and chemical criteria for Prime Farmland or Farmland of Statewide Importance as determined by the USDA NRCS (DOC 2023a). NRCS compiles lists of the soils in each survey area that meet the quality criteria. The following factors are considered by NRCS in the qualification of a soil.
    - Water moisture regimes, available water capacity, and developed irrigation water supply
    - Soil temperature range
    - Acid–alkali balance
    - Water table
    - Soil sodium content
    - Flooding (uncontrolled runoff from natural precipitation)
    - Erodibility
    - Permeability rate
    - Rock-fragment content
    - Soil rooting depth

The soils information presented in this analysis is derived from statewide soils maps that have been prepared by both state and federal government entities. The DOC Division of Land Resource Protection and the NRCS both conduct regular and ongoing assessments of soil types and then prepare detailed soil maps. Once soils are mapped, they are grouped into the following categories that have specific definitions.

- **Prime Farmland.** In California, the FMMP maps all statewide farmlands. The FMMP's soils study area is contiguous with modern soil surveys developed by the USDA. The FMMP requires that any land designated as Prime Farmland must meet the following criteria related to land use and

soils. As such, farmland with the optimal combination of physical and chemical features to sustain long-term agriculture is described as Prime Farmland. The land has been determined to have the soil quality, growing season, and moisture supply needed to produce sustained high crop yields (DOC 2023b).

- **Farmland of Statewide Importance.** Farmland of Statewide Importance is similar to Prime Farmland and must also meet both the criteria described above regarding land use and soils. The difference between the two categories is that Farmland of Statewide Importance tolerates greater shortcomings of the soil, such as greater slopes or less ability to store moisture (DOC 2023b).
- **Unique Farmland.** Unique Farmland is categorized as having lesser-quality soils but is still used for the production of leading agricultural crops. This farmland is typically irrigated but can also include nonirrigated orchards or vineyards found in some climatic zones in the state. These lands must have been used for irrigated agricultural production at some time during the 4 years prior to the mapping date (DOC 2023b).
- **Farmland of Local Importance.** Lands that have been determined by local jurisdictional authorities such as county boards of supervisors or local advisory committees to have a specific importance to the local agricultural economy are considered Farmland of Local Importance (DOC 2023b).

The FMMP has three other categories of land: Grazing Land, Urban and Built-Up Land, and Other Land.

- **Grazing Land.** Grazing Land is land particularly suited to the grazing of livestock given existing vegetation. This particular designation was developed in concert with the California Cattlemen's Association, UC Cooperative Extension, and a host of other groups with an interest in grazing and livestock (DOC 2023b).
- **Urban and Built-Up Land.** This category refers to land that is occupied by structures with a building density of at least one unit to 1.5 acres or six structures to a 10-acre parcel. This category includes land uses such as residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment plants, water control structures, and other developed purposes (DOC 2023b).
- **Other Land.** All other lands that do not fall into the previous categories are subsumed into this category. Examples of these lands include low-density rural developments, brush, timber wetland, riparian areas not suitable for livestock grazing, confined livestock poultry or aquaculture facilities, strip mines, borrow pits, and water bodies smaller than 40 acres. In addition, vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land (DOC 2023b).

DOC developed the California LESA Model (Model). Embedded within the Model is the NRCS soils information upon which the FMMP is based. Hence, since the soils data are already included in the LESA Model and analysis, no further discussion is presented here except to state that there is prime soil on the site; therefore, the soil is mapped as Prime Farmland. Soils on the site are mapped by the FMMP as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Grazing Land, and Other Land.

2.2.2 California Land Conservation Act of 1965/Williamson Act

The California Land Conservation Act of 1965, better known as the Williamson Act, provides for reduced property taxation on agricultural land in exchange for a 10-year continuously rolling agreement. The purpose of the Williamson Act is the long-term conservation of agricultural and open-space lands. The act establishes a program in which to enroll land whereby the land is restricted to agricultural, open space, or recreational uses or uses deemed to be compatible with the agricultural land uses or compatible recreational uses as outlined in the act, in exchange for reduced property tax assessments.

The Williamson Act requires that each participating local government have a set of uniform rules for administering Williamson Act and Farmland Security Zone contracts within its jurisdiction. The county's rules[1] establish the basic requirements of all contracts and are incorporated as a part of each contract. To qualify for a Williamson Act contract, parcels must meet certain criteria such as zoning, minimum parcel size, availability of agricultural water, and minimum acreage (DOC 2023c). None of the project site is under a Williamson Act contract (Figure 4)

2.2.3 Farmland Security Zone Act

The Farmland Security Zone Act is similar to the Williamson Act and was passed by the California State Legislature in 1999 to ensure that long-term farmland preservation is part of public policy (Government Code sections 51296–51297.4). Farmland Security Zone Act contracts are sometimes referred to as Super Williamson Act contracts. Under the provisions of this act, a landowner already under a Williamson Act contract can apply for Farmland Security Zone status by entering into a contract with the county. Farmland Security Zone contracts must be for an initial term of at least 20 years. As with Williamson Act contracts, each year an additional year is automatically added to the contract term unless a notice of nonrenewal is given. In return for a further 35% reduction in the property tax value of land and growing improvements (in addition to Williamson Act tax benefits), the owner of the property promises not to develop the property into nonagricultural uses during the term of the contract. Farmland Security Zone contracts may also be canceled, but only upon finding that cancelation would both service the purposes of the Williamson Act, and that cancelation would be in the public interest (Government Code Section 51297). None of the project site is under a Farmland Security Zone contract.

2.3 County

2.3.1 Solano County General Plan

The Solano County General Plan Agriculture Element (Solano County 2008) is an overarching, comprehensive framing document that provides for the long-term protection of Solano County's agricultural resources, as well as for development within the county. In conformance with the state's General Plan requirements, the Solano County General Plan outlines policies, standards, and programs to guide day-to-day land use decisions, which directly affect the county's future.

[1] Full rules and procedures are available at https://www.solanocounty.com/civicax/filebank/blobdload.aspx?blobid=2492.

The following policy in the agricultural chapter of the General Plan is applicable where a project may have impacts on agricultural lands.

AG.P-4: Require farmland conversion mitigation for either of the following actions:

a. A General Plan amendment that changes the designation of any land from an agricultural to a nonagricultural use or,

b. An application for a development permit that changes the use of the land from production agriculture to a nonagricultural use, regardless of the General Plan designation.

The following implementation regulation in the agricultural chapter of the General Plan is applicable where a project may have impacts on agricultural lands.

AG.1-1: Create and adopt a farmland conversion mitigation program and ordinance. Require compensation for loss of agricultural land. Establish appropriate mitigation ratios for the program or utilize a graduated mitigation mechanism. The mitigation ratio shall be a minimum of 1.5:1 (1.5 acres of farmland protected through mitigation for each acre of farmland converted). The program shall not present regulatory barriers to agritourism, agricultural services, and agricultural processing in regions and within land use designations where such uses are permitted and encouraged. The program shall also establish mitigation within the same agricultural region as the proposed development project, or within the Agricultural Reserve Overlay district, as a preferred strategy. The program shall incorporate a fee option, and shall provide an exemption for farmworker housing. Mitigation lands shall be of similar agricultural quality to the lands being converted.

Chapter 3
Land Evaluation and Site Assessment

The LESA Model (DOC 1997, 2011) is split into two parts: the Land Evaluation factors and the Site Assessment factors.

3.1 Scoring of Land Evaluation Factors

The California LESA Model includes two Land Evaluation factors that are separately rated: the Land Capability Classification and the Storie Index ratings.

- **Land Capability Classification**. The USDA Land Capability Classification (LCC) indicates the suitability of soils for most crops. Groupings are made according to the limitations of the soils when used to grow crops and the risk of damage to soils when they are used in agriculture. Soils are rated from Class I to Class VIII, with soils having the fewest limitations receiving the highest rating (Class I). Specific subclasses are also used to further characterize soils. An expanded explanation of the LCC is included in most soil surveys.
- **Storie Index**. The Storie Index provides a numeric rating (based on a 100-point scale) of the relative degree of suitability or value of a given soil for intensive agriculture. The rating is based on soil characteristics only. Four factors that represent the inherent characteristics and qualities of the soil are considered in the Storie Index rating: profile characteristics, texture of the surface layer, slope, and other factors (e.g., drainage, salinity).

Pursuant to the LESA Model, Table 3-1 summarizes the numeric conversions of Land Capability Classification Units, Table 3-2 lists the soils on the project site with associated acreages, and Figure 3 provides an overview of the soil types on the project site.

Table 3-1. Numeric Conversions of Land Capability Classification Units

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

LCC = Land Capability Classification

Table 3-2. Soils on the Project Site

Soil Symbol	Soil Name	Farmland Classification	Acreage	Storie Index	LCC
Cc	Capay clay, 0% slopes, MLRA 17 total	Prime Farmland	4.04	Grade 3	IIs
CeA	Clear Lake clay, 0–2% slopes, MLRA 17 total	Prime Farmland	3.83	Grade 3	IIs
SeA	San Ysidro sandy loam, 0–2% slopes	Non-Prime	18.42	Grade 3	IVs
SfA	San Ysidro sandy loam, thick surface, 0–2% slopes	Farmland of Statewide Importance	9.02	Grade 3	IIIs
Yr	Yolo loa, clay substratum	Prime Farmland	4.98	Grade 1	I
Total			**40.31**		

Source: USDA 1977

MLRA = Major Land Resource Area; LCC = Land Capability Class

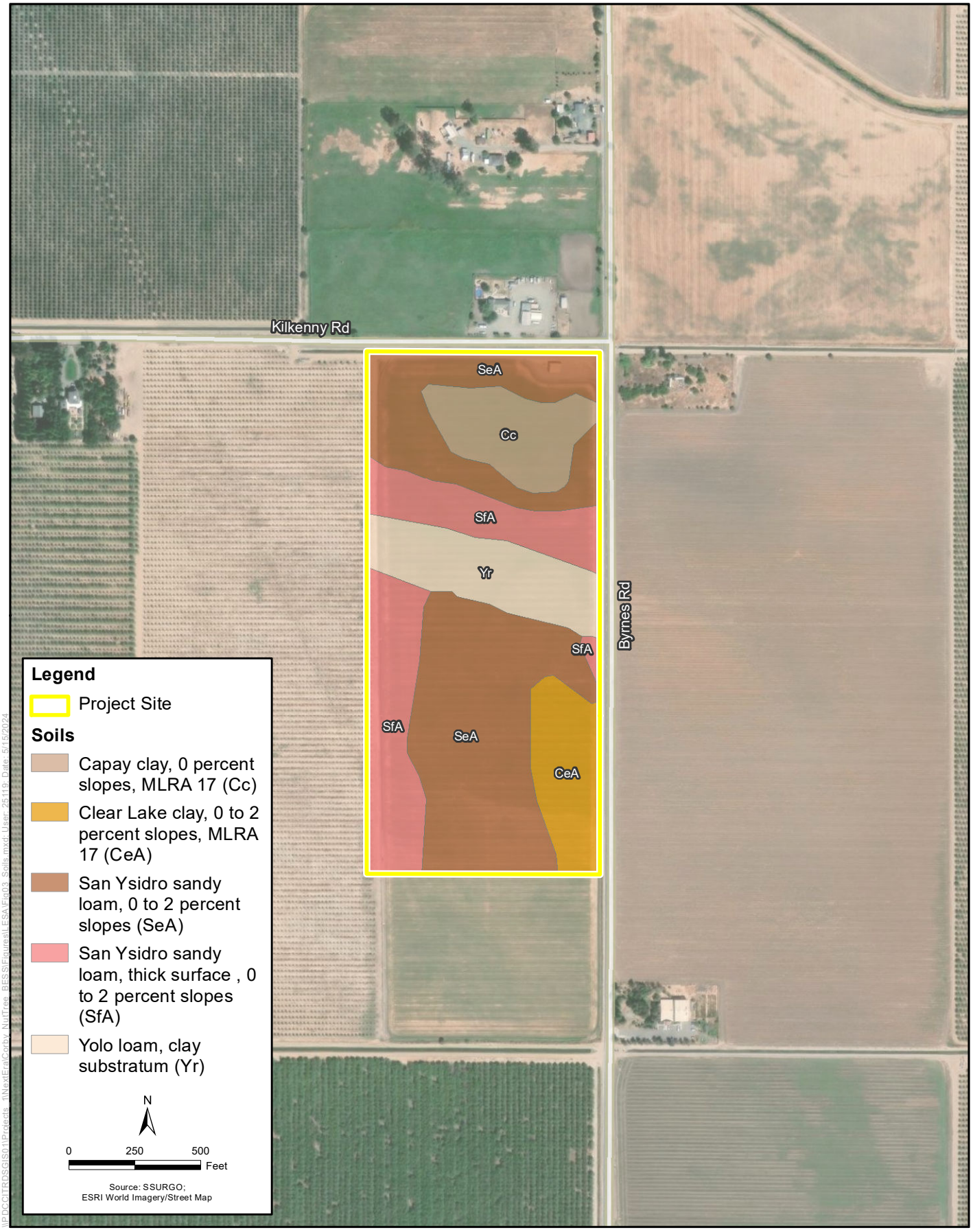

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Figure 3
Soils

Table 3-3 equates to Table 1A of the *California Agricultural Land Evaluation and Site Assessment Model Instruction Manual* (DOC 2011). The application of the Land Evaluation Tool results in an LCC score of 60.2 and a Storie Index score of 52.03.

Table 3-3. Land Capability Classification and Storie Index Scores

Soil Map Unit	Project Acres	Proportion of Project Area	LCC	LCC Rating	LCC Score	Storie Index	Storie Index Score
Capay clay, 0% slopes, MLRA 17 total	4.04	0.10	IIs	80	8	46	4.6
Clear Lake clay, 0–2% slopes, MLRA 17 total	3.83	0.09	IIs	80	7.2	54	4.86
San Ysidro sandy loam, 0–2% slopes	18.42	0.46	IVs	40	18.4	45	20.7
San Ysidro sandy loam, thick surface, 0–2% slopes	9.02	0.22	IIIs	60	13.2	49	10.78
Yolo loa, clay substratum	4.98	0.12	I	100	12	85	10.2
TOTALS	**40.31**	**1.0**	**N/A**	**N/A**	**58.8**	**N/A**	**51.14**

Source: USDA 1977

MLRA = Major Land Resource Area; LCC = Land Capability Classification

3.2 Scoring of Site Assessment Factors

The California LESA Model includes the following four Site Assessment factors that are rated separately.

- Project Size Rating
- Water Resources Availability Rating
- Surrounding Agricultural Land Use Rating
- Surrounding Protected Resource Land Rating

3.2.1 Project Size Rating

The LESA relies on the following Project Size Scoring rubric included in Table 3-4, which corresponds to Table 3 in the *Land Evaluation and Site Assessment Model Instruction Manual* (DOC 2011).

Table 3-4. Project Size Scoring

	LCC Class I or II Soils		LCC Class III Soils		LCC Class IV or Lower	
	Acres	**Score**	**Acres**	**Score**	**Acres**	**Score**
	80 or above	100	160 or above	100	320 or above	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
	Fewer than 10	0	20–39	30	Fewer than 40	0
			10–19	10		
			Fewer than 10	0		
TOTALS for the Project	**12.85**	**30**	**9.02**	**0**	**18.42**	**0**

Source: DOC 1997
LCC = Land Capability Classification

According to the Land Evaluation and Site Assessment Model Instruction Manual (DOC 2011),

> The inclusion of the measure of a project's size in the California Agricultural LESA Models is a recognition of the role that farm size plays in the viability of commercial agricultural operations. In general, larger farming operations can provide greater flexibility in farm management and marketing decisions. Certain economies of scale for equipment and infrastructure can also be more favorable for larger operations. In addition, larger operations tend to have greater impacts upon the local economy through direct employment, as well as impacts upon support industries (e.g., fertilizers, farm equipment, and shipping) and food processing industries.

As such, the application of this test to the Corby BESS Project results in a score of 30 based on the size of the Project.

3.2.2 Water Resources Availability Rating

The Water Resources Availability Rating is based on identifying the various water sources that may supply a given property, and then determining whether different restrictions in supply are likely to take place in years that are characterized as being periods of drought and nondrought. Table 3-5 corresponds to Table 4 in the *Land Evaluation and Site Assessment Model Instruction Manual* (DOC 2011).

Table 3-5. Water Resources Availability

Project Proportion	Water Source	Proportion of Project Area	Water Availability Score	Weighted Availability Score (CxD)
1	Irrigated	1.00	90	90
Total Water Resources Availability Score				**90**

3.2.3 Surrounding Agricultural Land Use Rating

Determination of the surrounding agricultural land use rating is based on the identification of a project's Zone of Influence (ZOI), which is defined as the land near a given project, both directly adjoining and within a defined distance away, that is likely to influence, and be influenced by, the agricultural land use of the subject Project site. Pages 23 and 24 of the California LESA Instruction Manual outline the process for calculating the ZOI in several steps. In summary, the steps involve locating the project site, extending out 0.25 mile on all sides, identifying all parcels within the 0.25 mile distance, and establishing the ZOI including the entire area of all parcels within that distance (i.e., parcels that are just "touched" but within the 0.25 mile distance are included in the ZOI in their entirety). The Project's ZOI is depicted in Figure 4.

The surrounding land uses include agriculture and rural residences. The ZOI for the Project includes 833.51 acres. Of 833.51 acres, there are 716.15 acres of what is considered "Important Farmland" pursuant to the FMMP; which consists of 253.82 acres of Prime Farmland, 256.32 acres of Farmland of Statewide Importance, and 205.74 acres of Unique Farmland. Based on the information provided in Table 3-6, the surrounding agricultural land use rating score for the Project is 90 points due to the high percentage (86%) of the ZOI in agricultural use.

Table 3-6. Surrounding Agricultural Land Use and Surrounding Protected Resource Land

Total Acres	Acres in Agriculture	Acres of Protected Resource Land	Percent in Agriculture	Percent Protected Land	Surrounding Agricultural Land Score	Surrounding Protected Resource Land Score
833.8	715.88	154.1	86%	28%	90	0

3.2.4 Surrounding Protected Resource Land Rating

The Surrounding Protected Resource Land Rating is an extension of the Surrounding Agricultural Land Rating and is scored in a similar manner. Protected resource lands are those lands with long-term use restrictions that are compatible with or supportive of agricultural uses of land. Within the ZOI, these include 230.85 acres of lands under Williamson Act contracts.

Based on the information provided in Table 3-6, the Surrounding Protected Resource Land Rating score for the Project is 0 points due to the low percentage (28%) of the ZOI being considered protected.

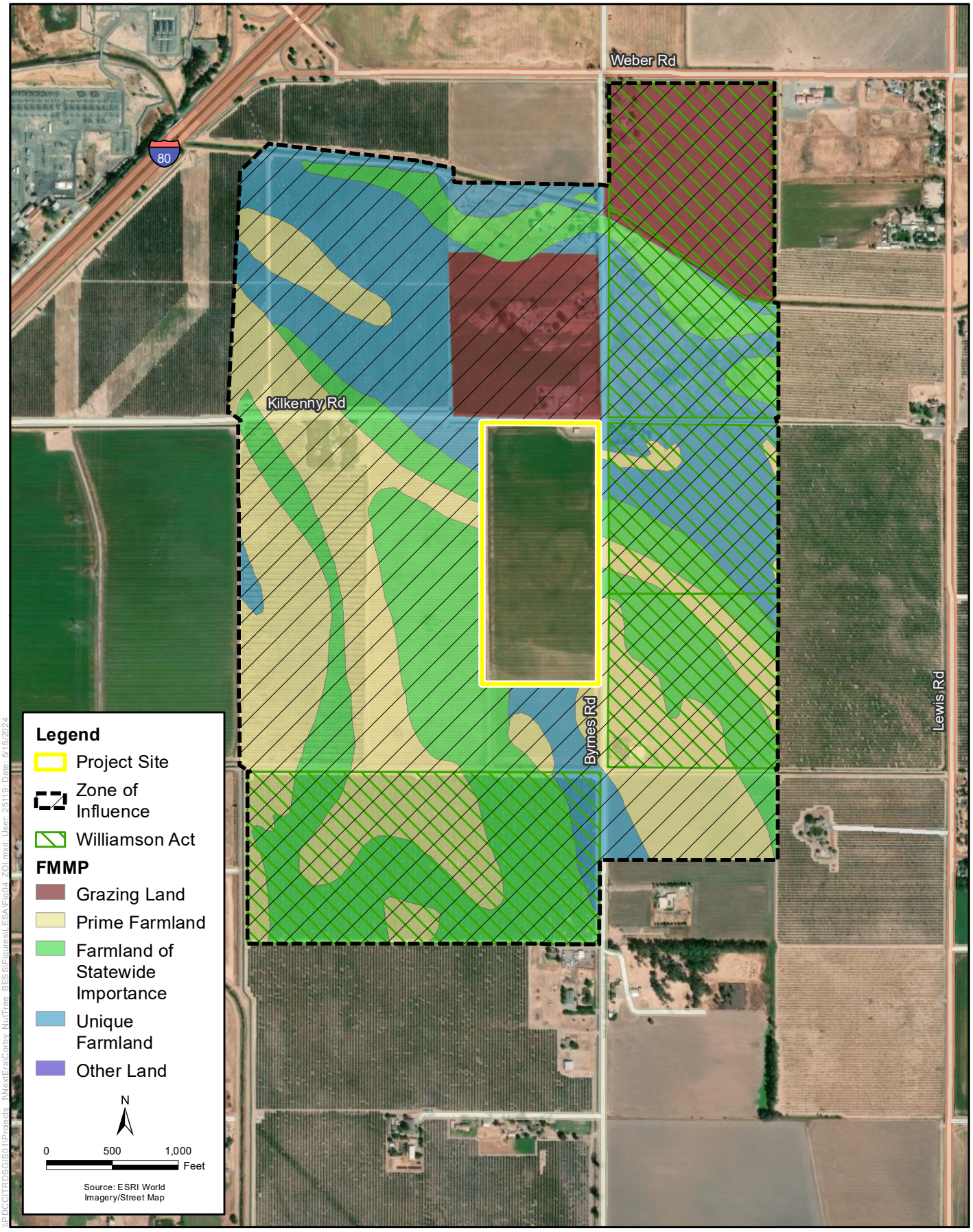

Figure 4
Zone of Influence (ZOI)

3.2.5 Final LESA Score

Table 3-7 presents the Final LESA score sheet, and corresponds to Table 8, in the *Land Evaluation and Site Assessment Model Instruction Manual* (DOC 2011).

Table 3-7. Final LESA Score Sheet

	Factor Scores	Factor Weight	Weighted Factor Scores
Land Evaluation Factors			
Land Capability Classification	58.8	0.25	14.7
Storie Index	51.14	0.25	12.79
Land Evaluation Subtotal		*0.50*	*27.49*
Site Assessment Factors			
Project Size	30	0.15	4.5
Water Resource Availability	90	0.15	13.5
Surrounding Agricultural Land	90	0.15	13.5
Protected Resource Land	0	0.05	0
Site Assessment Total		*0.5*	*31.5*
Final LESA Score			**58.99**

According to the *Land Evaluation and Site Assessment Model Instruction Manual* (DOC 2011), the California LESA Model is weighted so that 50% of the total LESA score of a given project is derived from the Land Evaluation factors, and 50% from the Site Assessment factors. Individual factor weights are listed in Table 3-8, with the sum of the factor weights required to equal 100%. A single LESA score is generated for a given project after all of the individual Land Evaluation and Site Assessment factors have been scored and weighted.

Table 3-8. California LESA Model Scoring Thresholds

Total LESA Score (points)	Scoring Decision
0–39	Not Considered Significant
40–59	Considered Significant only if the LESA subscores are each greater than or equal to 20 points
60–79	Considered Significant unless either the LE or the SA subscore is less than 20 points
80–100	Considered Significant

LE = Land Evaluation; SA = Site Assessment

The total LESA score is 58.99. Because the Land Evaluation subscores are both greater than or equal to 20 points, per the scoring thresholds, the Project's score is considered significant under the LESA Model scoring thresholds. Solano County is the lead agency for the Project under CEQA and will make significance findings as appropriate considering local policies, regulations and considering any farmland mitigation that is required.

Chapter 4
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