Fallon Two Rock Road Solar Farm Project

Agricultural Management Plan

Prepared for:
Renewable America LLC
4320 Stevens Creek Blvd, Suite 195
San Jose, CA 95129

Prepared By:
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Agricultural Management Plan

Ferro Ranch – 260 Acres

Williamson Act Contract

and

Fallon Two Rock Rd Solar Farm Project - 4.5 Acres

Ferro Ranch-260 acres Project Site Location: 2120 Fallon–Two Rock Road, Petaluma, CA 94952		
Assessor Parcel Number	Site Address	Lot Size (Acres)
100-060-016	2120 Fallon–Two Rock Rd.	260 acres
Fallon Two Rock Rd Solar Farm within APN	2120 Fallon–Two Rock Rd.	4.50 Acres

Property Owner:

Ferro Family Associates LP

2318 Oakdale Road

Hillsborough, CA 94010

Applicant:

Fallon Two Rock Rd Solar Farm LLC

4320 Stevens Creek Blvd, Suite 195

San Jose, CA 95129

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Introduction

Renewable America LLC has contracted with Heather Golden dba Golden Ag Assistance, LLC (GAA) to prepare a comprehensive Agricultural Management Plan (AMP) for the Fallon – Two Rock Rd Solar Farm Project (Fallon Solar Farm-4.5 acres) located in an unincorporated area of Marin County, California. The AMP has been developed as part of the Conditional Use Permit (Use Permit) for review of the Fallon Solar Farm-4.5 acres project.
(See Appendix A and Appendix B for Project Location and Vicinity Figures and Parcel Map and Site Plan).

Background

Heather Golden, owner of GAA, is a consultant specializing in regulatory compliance including Water Quality, Organic, Food Safety and Sustainable Certification for the Agricultural Industry for over 10 years. She is an inspector for organic certification as an independent contractor with National Organic Program (NOP) accredited Agricultural Services Certified Organic, LLC and California Sustainable Winegrowers Alliance (CSWA)-Certified California Sustainable Winegrowing (CCSW) accredited inspector. Heather also sits on the Board of Directors of the Ag Land Trust in Monterey County, CA.

Purpose of Agricultural Management Plan

The AMP will include all aspects of the Ferro Ranch-260 acres and how the current management of the grazeland operation may be impacted. The purpose of this AMP is to determine whether the proposed Fallon Solar Farm-4.5 acres is consistent with Marin Countywide Plan (CWP) elements and the Zoning Ordinance. The proposed project is consistent CWP policy Ag-1.7 with non-agricultural land uses on agricultural lands to be ancillary to, and compatible with agricultural land uses, agricultural production, and the rural character of the area, and to enhance the economic viability of agricultural operations. The AMP is consistent with CWP Policy AG-1.8, which encourages private and public owners of lands that have traditionally been used for agriculture to

keep land in agricultural use by continuing existing agricultural uses, developing compatible new agricultural use, continuing existing agricultural uses, and/or leasing lands to agricultural operators.

The AMP describes the continued decades long grazing of livestock operation on the 260-acre parcel. The proposed Fallon Solar Farm-4.5 acres project will be installed on a relatively small area within the Ferro Ranch-260 acres that is mapped as Farmland of Local Importance within the California Important Farmland map encompassing the Fallon Solar Farm-4.5 acres and proposed project area.

Soil and Farmland Categories

The soil profile for the Fallon Solar Farm-4.5 acres includes "Farmland Class". The soil types in the project area are primarily 105-Butcher-Cole Complex 2 to 5 % slopes which is classified as Farmland Soil of Statewide Importance. Fallon Two Rock Rd Solar Farm LLC understands that 105-Butcher-Cole Complex 2 to 5 % is primarily important for farming activities. In the past, Ferro Ranch-260 acres has never been used for farming, but only for grazing, therefore this soil type and the solar project do not impact or restrict any farming activities in the area. The second soil type is 198 & 199-Tomales-Steinbeck Loams 5 to 15% and 15 to 30% slopes, both classified as Not Prime Farmland. (1) The following guideline from the California Department of Conservation describes the Farmland Classes. (See Appendix C for Soil Composition)
For environmental review purposes under CEQA, the categories of Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Grazing Land constitute "agricultural land" (Public Resources Code Section 21060.1). The remaining categories are used for reporting changes in land use as required for FMMP's biennial farmland conversion report.

- Prime Farmland (P)

Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

- Farmland of Statewide Importance (S)

Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Unique Farmland (U)

Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated but may include no irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

- Farmland of Local Importance (L)

Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee. In some counties, Confined Animal Agriculture facilities are part of Farmland of Local Importance (PDF), but they are shown separately.

- Grazing Land (G)

Land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities. (2)

The Williamson Act

The Williamson Act, also known as the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.

The Department of Conservation assists all levels of government and landowners in the interpretation of the Williamson Act related government code. The Department also researches, publishes, and disseminates information regarding the policies, purposes, procedures, and administration of the Williamson Act according to government code. Participating counties and cities are required to establish their own rules and regulations regarding implementation of the Act

within their jurisdiction. These rules include, but are not limited to, enrollment guidelines, acreage minimums, enforcement procedures, allowable uses, and compatible uses.

The Williamson Act contract limits use of the land to agricultural and "compatible" uses.

Each city or county adopts its own rules on what uses are compatible, subject to the following minimum requirements:

A compatible use must satisfy three criteria:

1. it must "not significantly compromise the long-term productive agricultural capability" of any land under contract.
2. it must "not significantly displace or impair current or reasonably foreseeable agricultural operations" on any land under contract unless it is for a related activity such as processing or shipping.
3. it must "not result in the significant removal of adjacent contracted land."

To build solar or wind facilities on a site covered by a Williamson Act contract, a landowner must be sure the facility is designed to be "compatible" (able to exist or occur together without conflict) with agricultural use, as defined by the statute and contract.

The Fallon Solar Farm-4.5 acres facility will be covering approximately 4.5 acres or 1.8 % of the grazeland property in one designated area. Criteria one (1) is met according to the landowner. There are management projects (two grazing contracts) in place to benefit the current agricultural land use. Criteria two (2) and three (3) are met accordingly and none of the current or reasonably foreseeable agricultural operations are impaired. There are native varieties of vegetation that will be maintained under the solar facility that will require periodic supervised sheep grazing which adds to the biodiversity of this project. The ground surrounding the facility will be open to grazing by cattle or sheep. The vegetation will be seeded with compatible beneficial vegetation if needed to increase food and habitat for several beneficial species, including pollinators. (3,4)

Property Description

The 2120 Fallon Two Rock Road property (260 acres) has been voluntarily contracted with the State of California Williamson Act continually since 1972. The contract runs with the land and is binding upon heirs, successors and assigns of the parties. The contract renews every 10 years, and another year is added to each end of contract. The current landowner purchased this property over

15 years ago and has kept the original tenants (2) who have continued to manage the grazing operation that has been in place since that time. The two grazing contracts are verbally renewed annually. According to the landowner, this arrangement will continue indefinitely. The proposed Fallon Solar Farm-4.5 acres project will be presented to co-exist with the agricultural activities on this property, including beneficial management plans that will add to its agricultural uses. There is no option included to remove any existing acreage from the grazeland operation or Williamson Act Contract.

Existing Structures and Agriculture Uses

The Ferro Ranch-260 acres includes a three-bedroom home built in approximately 1877 (remodeled). There are two century-old barns (a tractor barn and a hay barn), a newer sheep barn, and several smaller barns. This area is approximately 5 acres including the yard and driveway. Approximately 98 % of the acreage is currently used for farming, with sheep and cattle grazing on its gently rolling hills. Near the center of the property lies a large hill with a plateau that has a near 360-degree view of the surrounding countryside. This allows for effective monitoring of the graze land. There is a 10-gallon-per-minute well, located on the property at Latitude 38.27806, Longitude -122.86696. This Marin County property is zoned A60 Agriculture and Conservation. The combination of the grazing operation and the Fallon Solar Farm-4.5 acres project will co-exist with both agriculture and conservation pursuits.

Grazeland and Livestock

The Fallon Solar Farm-4.5 acres includes two types of mapped California Important Farmland, including Farmland of Local Importance and Grazing Land. Adjacent to the western and southwestern boundaries of the Fallon Solar Farm-4.5 acres are additional drainage areas that have been mapped as seasonal swales.

The Ferro Ranch-260 acres (formerly the Cerini Ranch) has been used continually as graze land for livestock (cattle and sheep) for several decades. With excellent stewardship, this property has been managed to be agriculturally sustainable currently and for future generations. No pesticides or herbicides are applied. All farming in the area is dry farming dependent on the rainy season. Water is at a premium in this area. No irrigation of graze land takes place at this site.

The cattle are run on approximately 200 acres and the sheep are run on approximately 50 acres adjacent to the proposed Fallon Solar Farm-4.5 acres. Much of the natural vegetation on graze land that the livestock consume cannot be digested by humans and many other animals. The tenants use a no-till drill seeder tool annually to plant grazeland grass seed to improve edible livestock vegetation. They use information from publicly broadcasted regional weather trends to schedule the seeding for best growing conditions. During calving season, the livestock is supplemented with dry feed (hay) to ensure optimal nutrition for the cows with calves. This is an industry standard practice that ensures that over grazing does not occur.

The efficient management practices of grazing land production sustain the landowners' income and improves environmental quality, according to The United States Department of Agriculture (USDA) Natural Resources Conservation Services (NRCS). Grazing improves the soil quality, and the terrain is better protected from the erosive forces of wind or water. The self-regenerative capacity of the land is improved. Sheep grazing can reduce the dominance of noxious weeds on grazelands and thereby promote greater biodiversity (Naturally, biodiversity is the variety of all living things in a given location).Livestock, cattle, and sheep grazing help remove and prevent the buildup of highly flammable vegetation and reduces the likelihood of wildfire and has been shown to be an effective fire protection management practice by limiting fuel and slowing forward progress of wildfires. This livestock grazing operation uses management practices working the ground in such a way as to produce an environmentally beneficial mix of plants using rotation methods (moving livestock to different areas on property).

Stormwater runoff on healthy grazing land is slow, so more water permeates into the soil. There are stormwater drainages (seasonal swales) on this property that allow for greener grass into the summer months on lower lying areas, which is attractive to the livestock. The livestock tend to congregate in these areas in response to weather conditions. Healthy grazing lands are important habitats for a variety of large and small mammals, birds, and insects. Collectively, livestock grazing is considered a gain in grazing land health. (5)

Project Setting

The AMP includes a full coverage of the 260-acre property; see Appendix A for Fallon Solar Farm-4.5 acres Overview Figure. The proposed project will include a Renewable lease of 4.5 acres within the south – central section of the Ferro Ranch-260 acres (see Appendix B and C) The assessment

attached to this AMP related to agricultural resources is focused on the 4.5-acre project installation area and immediate surrounding environment.

The Fallon Solar Farm-4.5 acres is located along Fallon – Two Rock Road on the southern boundary and Huntley Road along the western boundary. Distances from the property lines: 110 feet from the southern front property line; 1,993 feet from the eastern side property line; 240 feet from the western side property line; 3,038 feet from the northern rear property lines. Site improvements for the proposed development, include a new access road, a 250 square foot electrical equipment pad, and a new chain link fence that would not exceed six feet in height surrounding the solar facility. There will be full access for livestock around the fenced project. In addition, the Fallon Solar Farm-4.5 acres site will not be graded or leveled, and no gravel will be distributed on the access road. The project will ensure minimal environmental impact to the solar site and surrounding grazeland. (10)

The Fallon Solar Farm-4.5 acres is a relatively small solar project, only 4.5 acres of the 260-acre Ranch will be impacted. New commercial solar photovoltaic facility will be ground mounted fixed-tilt arrays, maximum height of approximately seven feet, seven and a half inches above natural grade. With modern technology, the solar farms have an increased capacity, panels are more efficient with a south facing lay out. There will be a temporary interruption (2-4 months) for the project installation planned during the months of October to January 2021-2022. Pacific Gas & Electric Company hook up is scheduled for December 28, 2021 pending approval of the Fallon Solar Farm-4.5 acres.

Preservation of Agricultural Uses through Solar Grazing and Sheep

The Fallon Solar Farm-4.5 acres will maintain the preservation of all existing and future agriculture uses of the land. According to the American Solar Grazing Association, “Solar development and agricultural use can exist not only side-by-side, but increasingly are found together”.

- A farmer can add solar to their property from a land or rooftop array.
- Solar energy facilities can also collaborate with local farms to incorporate pollinator friendly plants onto their sites.
- Responsible solar development could improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy to local communities.

- Sheep used for vegetation management of solar sites and thus increase farm viability.

The term solar grazing refers to the practice of grazing livestock on solar farms. Sheep are the most common solar grazing animals, as they are the best-suited species. Sheep enjoy the shade of the solar panels on hot days, napping and grazing where humans would struggle to reach. They are resourceful foragers, walking to search for vegetation that might otherwise become a shady nuisance for the solar developer. For the safety of the existing solar arrays, goats, cows, pigs, and horses are not recommended. Ground mounted photovoltaics (PV) are expanding varying in size and number nationwide, and the most desirable sites for solar projects are often already in agricultural land. Benefits of solar grazing include:

- Solar grazing keeps farmland in farm production.
- Farm incomes are down, and solar grazing allows farmers to increase and diversify revenues without taking land out of food production.
- Solar grazing contributes dairy, meat, and wool to regional markets.
- Solar grazing reduces or eliminates the need for mowing at solar sites, reducing emissions and costs.
- With solar grazing, the vegetation at solar sites becomes a source of nutrition and a pasture for sheep. (6)

Recent studies in the United States are confirming that there is a benefit to combining sheep grazing and solar power production. Researchers have observed that overall return from grazing is actually no different in solar pastures and open pastures. The nutritional value of forage under the solar panels have been shown to increase. The sheep spend more time in the shaded areas which in turn benefits animal welfare and water consumption. Solar photovoltaics power production is added to agricultural land has the potential to increase electric energy generation by 20% in the United States. (7)

Neighbors and Community Impacts

The Solar Farm project has the potential to greatly benefit neighboring agricultural operations surrounding community as a whole. The solar energy is going fully through the grid and the energy generation can support neighbors and the community. There is resiliency potential to become a microgrid, which can be beneficial during natural disasters or power outages. The landowner also has solar panels installed on the property with energy storage.

Tree Removal-Invasive Species

The agricultural operation will also benefit from the complete removal of a minimum (7) aged visibly stressed Eucalyptus trees growing along the fence line adjacent to the solar project plot. The Eucalyptus tree is a non-native natural exfoliant and a messy tree and its removal will ultimately improve the affected soil condition and increasing suitable grazing opportunity. The trees and debris will be removed and disposed of properly off site.

Eucalyptus globulus:

- Synonyms: Eucalyptus maidenii subsp. globulus (Labill.) J.B.Kirkp.
- Common names: blue gum; Tasmanian blue gum; blue gum eucalyptus; common eucalyptus; Southern blue gum; Victorian blue gum
- *Eucalyptus globulus* (Tasmanian blue gum) is a tree (family Myrtaceae) found throughout California but has primarily escaped to become invasive along the coast. It has effects on fire danger, native plants, and wildlife. Cal-IPC Rating: Limited [8]

Birds and Solar

Is photovoltaic energy safe for birds? As with most renewable energy sources, the benefits to birds by reducing carbon emissions outweigh other concerns, as long as the installations are built with care. As described on the Audubon website "The National Audubon Society protects birds and the places they need, today and tomorrow, throughout the Americas using science, advocacy, education, and on-the-ground conservation." Audubon strongly supports properly sited photovoltaic solar power which minimize and mitigate impacts to birds and their habitat. In all the deserved excitement about solar energy, it's important to remember that not all solar works the same way or has the same ecological benefit. That is why we only support and install photovoltaic solar, which is probably what you picture when you think of solar power. It consists of shiny black panels facing the sun, capturing light, and converting it into electricity. Fallon Two Rock Rd Solar Farm LLC clearly understands that the other form of solar energy -concentrated solar power (CSP)-is too dangerous for birds. As part of the AMP, there is the intention to consult with professionals such as The Hungry Owl Project in San Rafael, CA to install appropriate owl nesting boxes to increase biodiversity on the Ferro Ranch -260 acres. (9,11)

Decommissioning and Removal of the Solar Farm

This project is intended to be long term; however, Fallon Two Rock Rd Solar Farm LLC understands that there must be a well-thought plan for the end of contract. This Solar Farm will be using mono-silicone crystalline modules that are very easily recycled. In the event of decommissioning, Fallon Solar Farm-4.5 acres shall commence to decommission, dismantle and remove the Solar Facility and all other property of Tenant located on the Premises. The intention is to return the premises to its original condition as of the Effective Date to the extent reasonably practical (reasonable wear and tear, casualty and condemnation excepted), which shall include the removal of any underground improvements to the greater of (i) thirty-six (36) inches below the surface of the land or (ii) the depth (if any) required by Applicable Law, provided, however, Fallon Solar Farm-4.5 acres will not have to significantly alter the grade of the premises.

Conclusion

Of the 260 acres, the attached Biological Resource Assessment is based on the area mapped 40.43 total acres surrounding the Fallon Solar Farm-4.5 acres project site. The solar generation portion of the project area will utilize approximately 1.8% of the entire 260 acres. The project footprint maintains a 100-foot buffer from identified seasonal swale. The historical use of this agricultural graze land property will not be negatively impacted by the Fallon Solar Farm-4.5 acres. In fact, there are enhancements as part of the AMP to include seeding flowers and plants for pollinator attraction and grazing food vegetation varieties. Included are plans to install owl boxes to attract natural predators to aid in controlling vertebrate pests and the potential for honeybee hives to be placed in the area surrounding the solar site. Historically, livestock grazing within the Ferro Ranch-260 acres parcel occurs on a rotational basis whereby pasture areas are occupied for variable periods of time depending on number of animals, number of acres, weather, and vegetation conditions. This variable rotation has allowed for pasture rest periods to promote optimal vegetation quality management. Other than the many benefits, the solar project will not negatively impact the grazing activities. No land will be removed from the agricultural operation and its uses.

Resources

(1) UC Davis Soil Web
https://casoilresource.lawr.ucdavis.edu/soil_web/ssurgo.php?action=list_mapunits&areasymbol=ca665
(2) https://www.conservation.ca.gov/dlrp/fmmp/Pages/Important-Farmland-Categories.aspx
[SSM, USDA Handbook No. 18, October 1993]
https://www.nrcs.usda.gov/wps/portal/nrcs/detail/null/?cid=nrcs143_014052

(3) California Department of Conservation, Williamson Act Program.
https://www.conservation.ca.gov/dlrp/wa Important Farmland Categories

(4) Lexology, The Williamson Act: a growing obstacle for solar and wind development in California. Jeffer Mangels Butler & Mitchell LLP
https://www.lexology.com/library/detail.aspx?g=165482ec-cf8e-41f1-bbe9-18f49d8a4670

(5) The United States Department of Agriculture (USDA) Natural Resources Conservation Services (NRCS) Grazing Lands RCA Issue Brief #6 November 1995 Why are grazing lands important?
https://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/technical/?cid=nrcs143_014209

(6) American Solar Grazing Association-What is Solar Grazing? – Why Solar Grazing- Solar Multiuse Farming Practices Factsheet 2019 v3 Learn more at the SEIA website:
https://solargrazing.org/what-is-solar-grazing/# https://www.seia.org/research-resources/solar-multiuse-farming

(7) PV Magazine Agrivoltaics increases land productivity, improves animal welfare
https://www.pv-magazine.com/2021/04/30/agrivoltaics-increases-land-productivity-improves-animal-welfare/

(8) Cal IPC Eucalyptus Globulus
https://www.cal-ipc.org/plants/profile/eucalyptus-globulus-profile/

(9) Solar Power and Birds | Audubon
https://www.audubon.org/news/solar-power-and-birds

(10) Greg Matuzak, Principal Biologist Greg Matuzak Environmental Consulting LLC
P.O. Box 2016 Nevada City, CA 95959 Email: gmatuzak@gmail.com

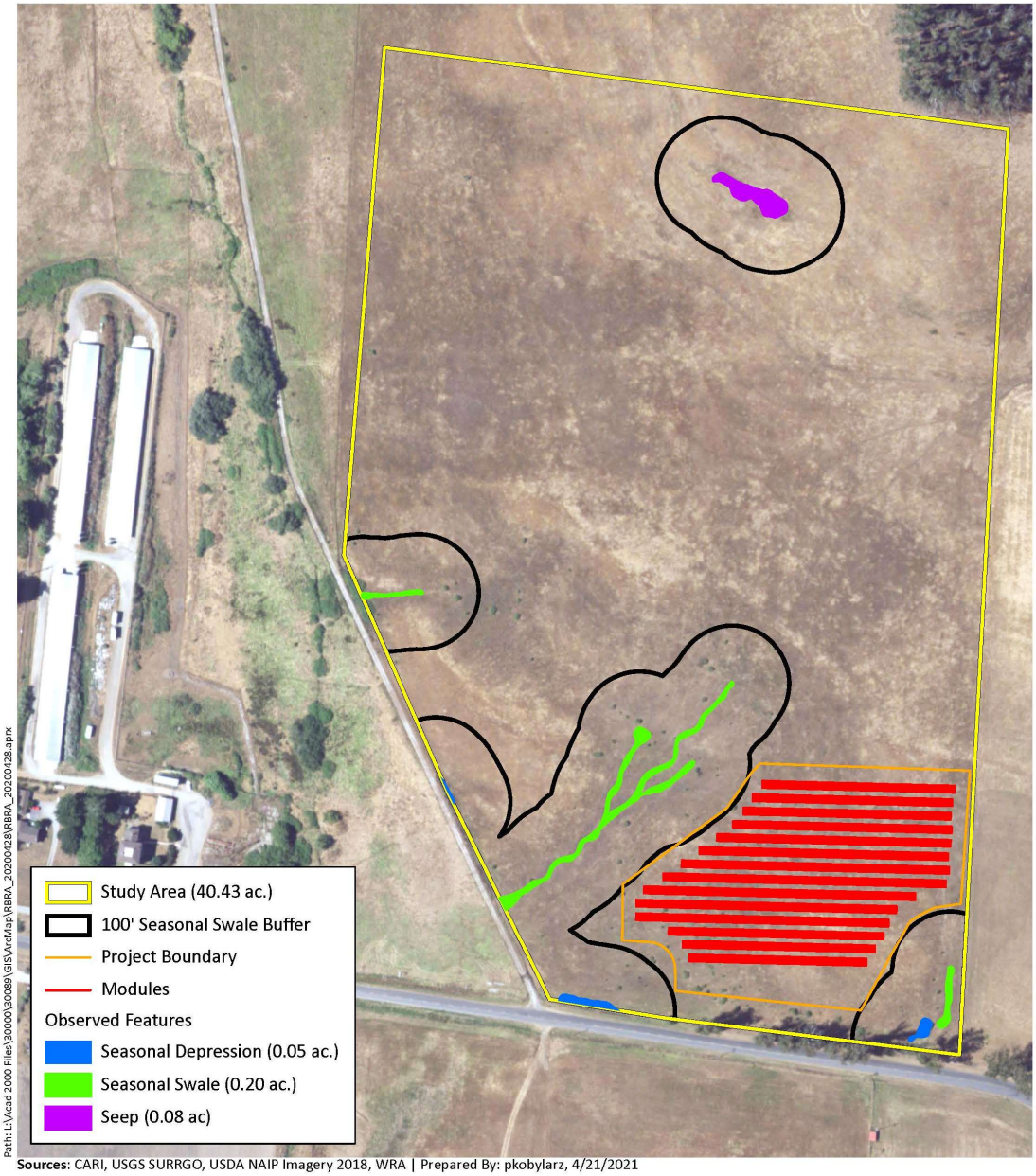
(11) Hungry Owl Project, https://www.hungryowls.org/about-hungry-owl-project

Appendix A

Project Vicinity and Location Figures

Appendix B

Parcel Map and Site Plan

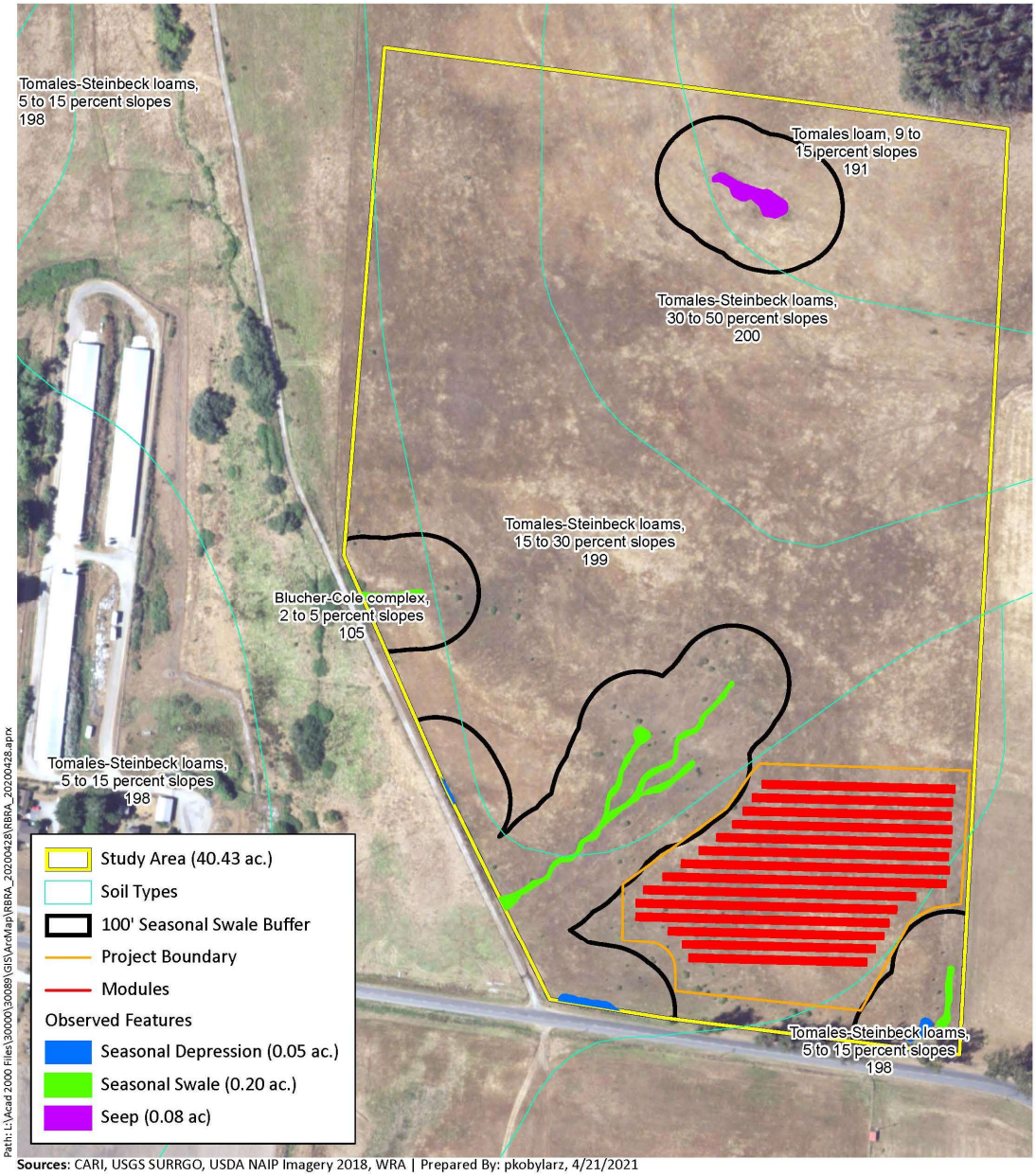


Sources: CARI, USGS SURRGO, USDA NAIP Imagery 2018, WRA | Prepared By: pkobylarz, 4/21/2021

Figure 3. Potential Sensitive Resources within the Study Area

Fallon Two Rock
Renewable America
Marin County, California

0 250 500 Feet N



Sources: CARI, USGS SURRGO, USDA NAIP Imagery 2018, WRA | Prepared By: pkobylarz, 4/21/2021

Figure 3. Potential Sensitive Resources within the Study Area

Fallon Two Rock
Renewable America
Marin County, California

0 250 500 Feet N

Appendix C

Soil Composition Information

Tomales-Steinbeck loams, 5 to 15 percent slopes (198)

▲ Map Unit Composition

50% - ***Tomales***
Geomorphic Position: *hills / Backslope*

30% - ***Steinbeck***
Geomorphic Position: *hills / Backslope*

2% - ***Rock outcrop***
Horizon data n/a

2% - ***Sobega***
Horizon data n/a | View Similar Data

2% - ***Slopes less than 5 percent***
Horizon data n/a

2% - ***Tocaloma***
Horizon data n/a

▲ Map Unit Data

Map Unit Key: *459490*

National Map Unit Symbol: *hf48*

Map Unit Type: *Complex* ?

Farmland Class: *Not prime farmland*

Available Water Storage (0-100cm): *15.03 cm*

Flood Frequency (Dominant Condition): *None*

Flood Frequency (Maximum): *None*

Ponding Frequency: *0*

Drainage Class (Dominant Condition): *Moderately well drained* ?

Drainage Class (Wettest Component): *Moderately well drained* ?

Proportion of Hydric Soils: *0%* ?

Min. Water Table Depth (Annual): *n/a*

Min. Water Table Depth (April-June): *n/a*

Min. Bedrock Depth: *119cm*

▲ Survey Metadata

Soil Survey Area: *CA041* ?

Scale: *1:24,000* ?

Published: *1979* ?

Last Export: *May 29 2020* ?

Blucher-Cole complex, 2 to 5 percent slopes (105)

▲ Map Unit Composition

40% - ***Blucher***
Geomorphic Position: *basin floors / Backslope alluvial fans / Backslope*

30% - ***Cole***
Geomorphic Position: *alluvial fans / Backslope*

10% - ***Unnamed***
Horizon data n/a

10% - ***Clear Lake***
Geomorphic Position: *depressions / Backslope*
Horizon data n/a | View Similar Data

10% - ***Cortina***
Horizon data n/a | View Similar Data

▲ Map Unit Data

Map Unit Key: *459397*

National Map Unit Symbol: *hf18*

Map Unit Type: *Complex* ?

Farmland Class: *Farmland of statewide importance*

Available Water Storage (0-100cm): *16.27 cm*

Flood Frequency (Dominant Condition): *Occasional*

Flood Frequency (Maximum): *Occasional*

Ponding Frequency: *0*

Drainage Class (Dominant Condition): *Somewhat poorly drained* ?

Drainage Class (Wettest Component): *Somewhat poorly drained* ?

Proportion of Hydric Soils: *80%* ?

Min. Water Table Depth (Annual): *n/a*

Min. Bedrock Depth: *n/a*

▲ Survey Metadata

Soil Survey Area: *CA041* ?

Scale: *1:24,000* ?

Published: *1979* ?

Last Export: *May 29 2020* ?

Appendix D

Photos

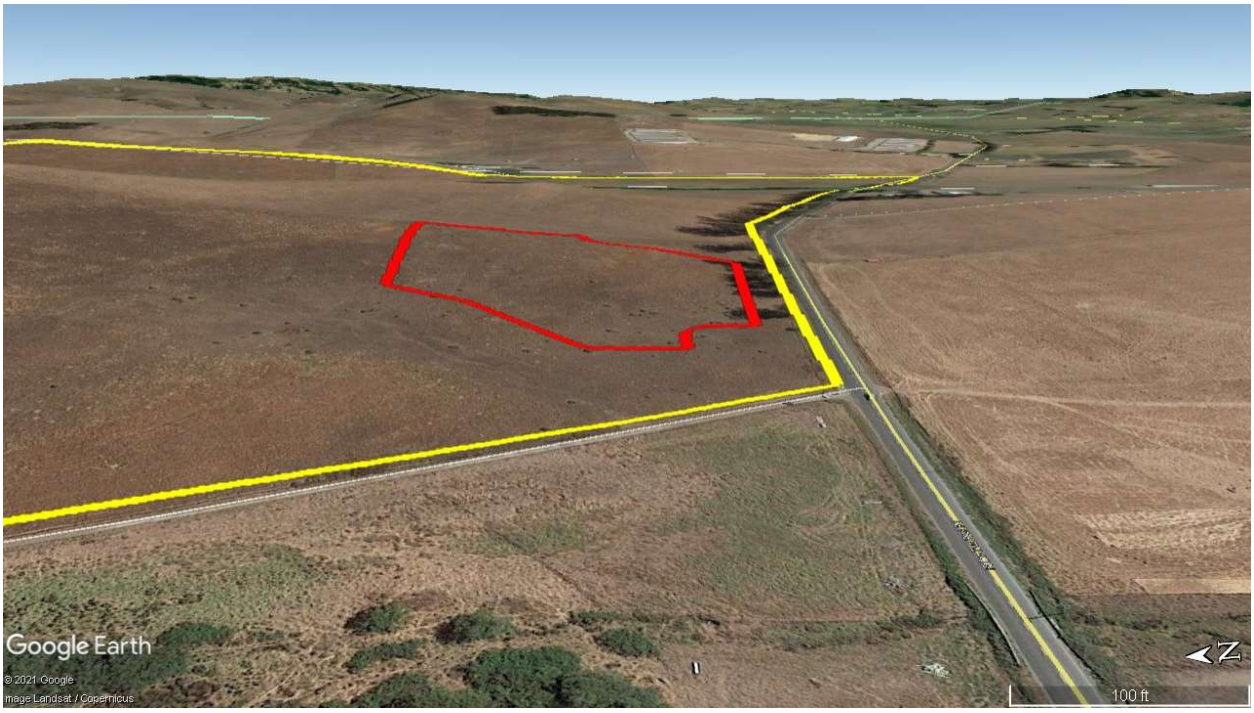

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Image Landsat / Copernicus
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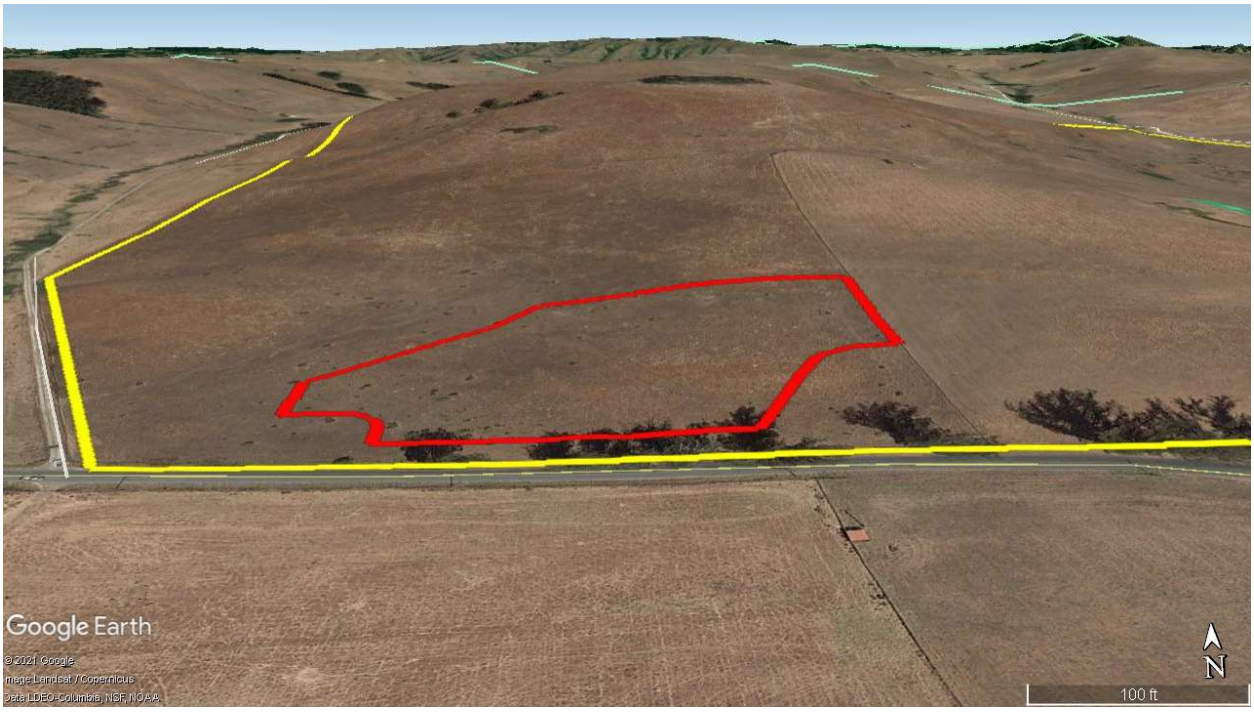
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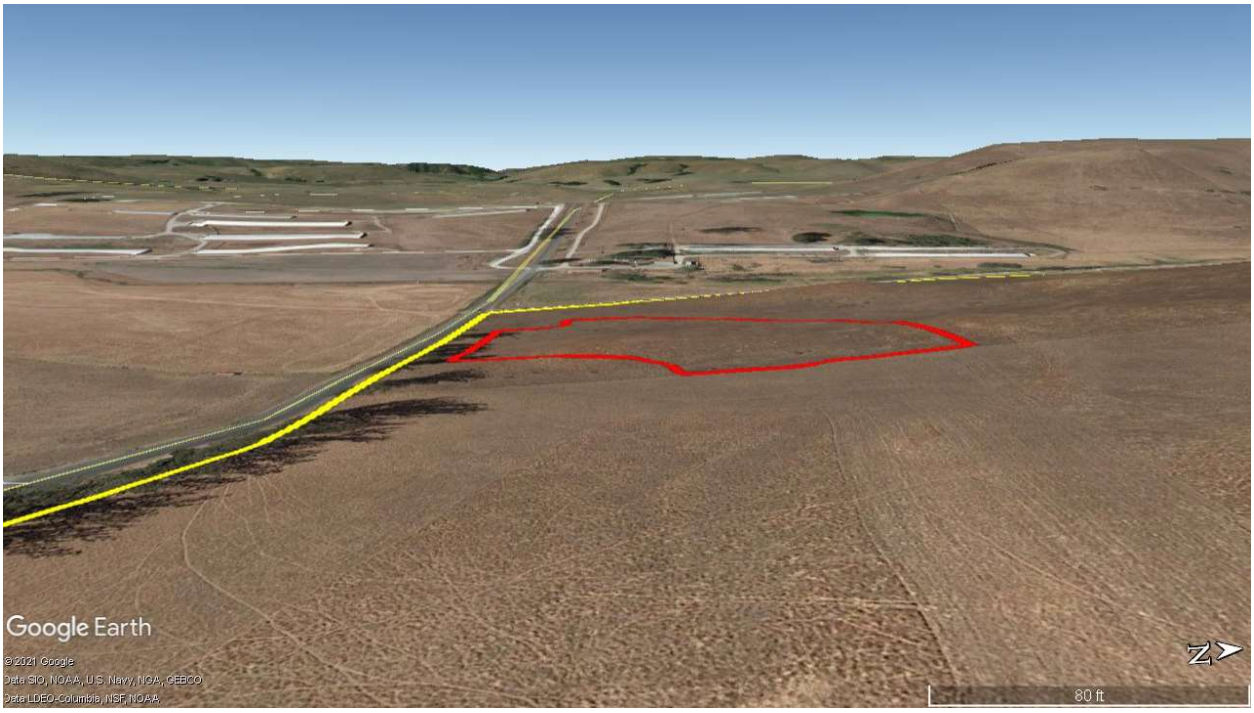
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Data LDEO-Columbia, NSF, NOAA
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