

Mr. Chase McVeigh-Walker
Senior Siting Analyst
Oregon Department of Energy
550 Capitol Street NE
Salem, OR 97301

February 20, 2020

Subject: Madras Solar Energy Facility

Dear Mr. McVeigh-Walker,

Madras PV1, LLC, proposes to construct and operate the Madras Solar Energy Facility (Facility) on privately owned land in Jefferson County, Oregon. The proposed Facility will generate approximately 63 megawatts (MW) of renewable energy and will be located entirely on our property. The Facility will be located on tax lots 1013300000600 and 1013310000100 for which we have already agreed to an exclusive, long-term option to lease.

In Jefferson County, we own approximately 1,600 acres of agricultural land used primarily for grazing. What Madras PV1, LLC, refers to as the permanently disturbed area within the Facility site boundary represents a small portion, approximately 18 percent, of our total agricultural operations in Jefferson County.

We do not use the proposed Facility site for any type of agricultural enterprise or farming operation, including cattle grazing. The proposed Facility site is not currently, and has never been irrigated. No water right permits, certificates, points of diversion, or places of use are associated with the Facility site. Furthermore, no irrigation systems exist or are available to irrigate the land within the Facility site boundary so water would need to be hauled to the site. In addition, the site has poor rocky soils, which are not fit for effective agricultural use on nonirrigated land. Historically, the Facility site was used for dryland wheat prior to 1985. The site was under the U.S. Department of Agriculture's Conservation Reserve Program from approximately 1985 to 1995 and was seeded with crested wheat grass. Since 1995, the property has been used for pasture grazing only once and no cultivation or other farm practices have occurred on the tract within the past approximately 25 years. Because the proposed Facility site is not irrigated, has no easy connection to water, and has poor rocky soils, it has limited productivity and is not desirable to use even for cattle grazing.

We have worked with Madras PV1, LLC, to identify a Facility site that will not preclude or impair access to farm operations associated with adjacent landowners. Specifically, we do not anticipate any changes to farm operations occurring on surrounding lands as a result of construction or operation of the proposed Facility. Based on the lack of irrigation and water rights, we support the Facility site as a higher and better use of the land and as a means to concentrate renewable energy development away from more productive farmland.

Sincerely,



Darlene Binder
Binder, LLC
Bryce K. Bynder Trust