

BOS, 5/17/11; ref. UVAP

MY NAME is brian Corzilius and I am from Willits.

For the past 3 YEARS, I have worked to develop and find investors for a UTILITY-SCALE solar power facility at the MASONITE PROPERTY, under a negotiated option with DDR. The goal was the CREATION OF GOOD JOBS and some margin of ENERGY SECURITY for the region.

With the RESUMPTION of the UVAP discussions, and specifically, the so-called MASONITE OVERLAY, our option with DDR has DISAPPEARED.

It is our opinion that DDR is looking at the proposed ZONING OVERLAY as a ticket to MOVE AHEAD with their ORIGINAL PLANS.

The Masonite SITE is technically classified as a BROWNFIELD, and it will take CONSIDERABLE COST to prepare for NON-INDUSTRIAL, non-DDR usage (DDR currently wants well over \$7 Million).

INDUSTRIAL zoned properties are DIFFICULT TO CREATE OR REPLACE – we can't afford to lose a single acre for the future GOOD-PAYING JOBS they bring.

Regarding UVAP, of the 76 acres on this site, the roughly 8 acres BORDERING STATE STREET may be suitable for conversion to mixed use, such as a LIVE-WORK W/GREEN SPACE.

But the REST OF THE ACREAGE should stay remain INDUSTRIAL.

I would recommend the southeast portion containing the buildings be used as a BUSINESS INCUBATOR, possibly with a rail station adjacent.

And the roughly 60 acres that are CONCRETED set aside for a large scale solar facility developed for either ENERGY OFFSET of COUNTY FACILITIES (under AB2466) or for Ukiah Power.

The BOTTOM LINE: The Masonite property has strong potential to be a COMMUNITY ASSET. If we care about our ECONOMIC FUTURE, don't convert this, or any INDUSTRIAL or AGRICULTURAL lands. And let's STOP ALLOWING outside interests drive our planning and development.

THANK YOU