

Notice and Agenda
Sonoma-Mendocino Economic Development District (SMEDD)
Board of Directors Meeting

Conference Line: (515) 604-9550, PIN: 123509#
June 17th, 2019 | 9:00 a.m.-10:00 a.m.

1) Call to Order at 9:05 am (Steve Sharpe)

2) Roll-call Board of Directors

Pam Chanter – Present; Steve Herron – Present; Robin Bartholow – Absent; Mike Nicholls - Present
Joe Webb – Present; Paul Castro – Present; Mary Anne Petrillo - Absent

3) Welcome and Introductions (Steve Sharpe)

The purpose of this meeting is to approve the submittal of an Economic Development Administration (EDA) Planning Grant application

4) Approval of Agenda

Motion by Mike Nicholls to approve the agenda; **Seconded** by Steve Herron;

Roll-call: Pam Chanter – Yes; Steve Herron – Yes; Mike Nicholls – Yes; Joe Webb – Yes; Paul Castro – Yes; **Motion carries**

5) Public Comment regarding items not on the agenda

None

6) Selection of Board Chair (Steve Sharpe)

John Kuhry of Mendocino County was the original Chair; with his resignation, we need to elect someone to conduct this meeting today and also decide if that person will continue to be the Chair of the Board.

Call for nominations:

Mike Nicholls proposed electing a person just for this meeting. When the board physically meets, there will be an election of new officers. Steve Sharpe nominated Mike Nicholls as the Chair for this meeting; Mike is willing to chair this meeting.

Roll-call: Pam Chanter – Yes; Steve Herron – Yes; Mike Nicholls – Yes; Joe Webb – Yes; Paul Castro – Yes

7) Review SMEDD Economic Development Administration (EDA) Planning Grant (Steve Sharpe)

The SMEDD staff is in the process of reapplying to the EDA for a Planning Grant to support the administration of the SMEDD for the years 2019-2022.

Description: The package consists of the planning program application and supplemental EDA forms and required attachments for a three year grant. The total grant request is for \$210,000 broken out at \$70,000 per year to administer the district. The grant application also requires a 100% match of \$210,000, that was split proportionally between the Economic Development and Financing Corporation (EDFC) and the Sonoma Economic Development Board. There are two types of match: Sonoma is doing in-kind of \$40,00 and EDFC has a hard cash match of \$30,000, per year.

Staffing: As the Fiscal Agent, Sonoma has 3 staff members: Currently Steve Sharpe is the Administrator, Calvin Sandeen is the Intern/Analyst and Rebekah Heinze is the Accountant. It will change in the future with Steve leaving and Calvin stepping into the Administrator role.

The Scope of Work is programmatic rather than specific projects. It focuses on implementation of the CEDS developed in 2016, working in harmony with Mendocino Co. But, it was developed before the 2017 fires, so that recovery has been included. The new scope includes SMEDD's original vision and goals with the addition of metrics that will allow us to measure success down the line and have a way to report to the EDA. The work program for each of the 3 years is repeated. We hope this is acceptable to the EDA.

8) SMEDD EDA Planning Grant Submission Request for Approval

As part of the resubmission, the EDA requires a formal vote from the SMEDD Board of Directors approving the grant submission. This agenda topic requires a voting action. Staff recommends that the Board approve and authorize this planning grant for the next 3 years that includes the scope of work, staffing plan and budget.

Discussion:

Mike Nicholls: When Calvin Sandeen steps into the Administrator position, what will happen to the excess funds or will another intern be hired?

Steve Sharpe: Sonoma will either appoint a fellow or hire another intern for the SMEDD work.

Paul Castro: Concerning the fire recovery work being undertaken by the counties, how could the new EDA funding be part of leveraging more recovery funds?

Steve Sharpe: At this point, we don't know but we can begin conversations with Heather Gurewitz (EDFC Executive Director) and Calvin Sandeen for next steps. SMEDD is still in its infancy. We are happy that EDFC/Mendocino is getting involved at a higher level, which creates more opportunities. Part of the responsibility of the district is to leverage other resources.

Call for motion:

Motion by Steve Herron to approve an application to the Economic Development Administration for a three year planning grant requesting \$210,000 to continue the administration of the Sonoma Mendocino Economic Development District for the years 2019-2022, including the scope of work, staffing plan and budget, with a 100% match from both counties.

Seconded by Pam Chanter

Roll-call: Pam Chanter – Aye; Steve Herron – Aye; Mike Nicholls – Aye; Joe Webb – Aye; Paul Castro – Aye; **Motion carries**

Comments

Mike Nicholls asked about replacement of board members who have resigned.

Steve Sharpe: All members are appointed by each of the Counties Board of Supervisors; Paul Castro was appointed to the vacant seat in Sonoma; The Mendocino Board of Supervisors are advertising for candidates for their open seats.

Next Meeting: Calvin Sandeen and Heather Gurewitz will schedule the next meeting, probably in August, that will be an in-person meeting. They will send out a call for agenda items.

9) Meeting Adjournment: Call for adjournment by Steve Herron

Roll-call: Roll-call: Pam Chanter – Aye; Steve Herron – Aye; Mike Nicholls – Aye; Joe Webb – Aye; Paul Castro – Aye

Meeting Adjourned AT 9:23 am

Certification of Minutes: These minutes were taken by Diann Simmons, EDFC and are certified as correct

Diann Simmons

Meeting Locations:

Sonoma County EDB

141 Stony Circle Ste. 110
Santa Rosa, CA 95401

Mendocino County EDFC

208 B. South Oak St.
Ukiah, CA 95482

Residence

4300 Cazadero Hwy
Cazadero, CA 95421

Residence

1646 Deer Run
Santa Rosa, CA 95405

Foursight Wines

14475 Highway 128,
Boonville, CA 95415

California Human Development

3835 N Freeway Blvd Ste. 140
Sacramento, CA 95834

West Business Development Center

345 N Franklin St,
Fort Bragg, CA 95437

Exchange Bank

545 4th Street,
Santa Rosa, CA 95401

Open Meetings: Except as expressly authorized under the Ralph M. Brown Act (the State's local agency open meeting law), all meetings of the SMEDD are open to attendance by interested members of the public.

Public Comments: The Chair will invite public comment for agenda items as they are taken up by the Board. If you wish to speak, you may do so upon receiving recognition by the Chair.

Public Appearances: Any member of the public may address the Board on a matter not listed on the agenda, as long as the subject matter is within the jurisdiction of the Board. If you wish to speak, you may do so upon recognition by the Board Chair. While members of the public are welcome to address the Board, under the Brown Act open meeting laws, Board members may not deliberate or take action on items not on the agenda. Speakers are limited to three minutes each, six minutes for a member of the public attending with a translator; available time for comments is determined by the Board Chair based on agenda scheduling demands and total number of speakers.



SCOPE OF WORK

JULY 1, 2019 – JUNE 30, 2020

SONOMA MENDOCINO ECONOMIC DEVELOPMENT DISTRICT

INNOVATE, SUSTAIN, AND COMPETE

During Sonoma Mendocino Economic Development District's (SMEDD) 2017-2019 grant and program cycle, the organization was able to accomplish many goals as a result of the Sonoma-Mendocino 2016 Comprehensive Economic Development Strategy. For example, Sonoma County created Strategic Sonoma which is a five-year economic development strategy for Sonoma County. The purpose of "Strategic Sonoma" is to bring the community together around a shared vision for Sonoma County, identify and prioritize Sonoma County's economic development issues and opportunities, and reevaluate the county's clusters of opportunity. The strategy and plan will focus the county's economic development efforts into areas that provide the greatest opportunity for the County.

Simultaneously, Mendocino County accomplished County has reinvigorated its economic development organization, Economic Development and Financing Corporation. EDFC is an economic development collaborative set up by the County of Mendocino and the 4 incorporated cities to coordinate economic development in the county. In 2018, the County designated EDFC as the liaison to the SMEDD and the SMEDD contracted with EDFC to coordinate SMEDD activities in Mendocino County. While Mendocino County activity lags behind Sonoma in implementing the SMEDD, this step was critical in moving SMEDD activities forward.

In January, 2019, EDFC hosted the Mendocino County Economic Summit: Charting the Path Forward. Nearly 150 professionals and stakeholders gathered to look at how different organizations are engaging in economic development activities, identify gaps, and determine what areas need to be addressed as we move forward.

EDFC also completed the Mendocino County Digital Infrastructure Plan 2019-2025 which was adopted by the Mendocino County Board of Supervisors on February 26, 2019 and the City of Fort Bragg on April 22, 2019. The City of Point Arena and the City of Willits are also looking to adopt the plan.

The SMEDD has agreed to continue its scope of work following the goals in the 2016 Sonoma-Mendocino CEDS Action Plan that still remain relevant throughout the region today, as well as including goals from the recent Strategic Sonoma Action Plan that contains the most recent data and overview of Sonoma County's economy which also parallel major commonalities applicable to Mendocino County,

including factors such as distress from the 2017 October wildfires. Mendocino County will continue building a short and long term strategies for economic development in the county.

SONOMA-MENDOCINO ECONOMIC DEVELOPMENT DISTRICT CEDS

Vision Statement

Sonoma-Mendocino is a sustainable, inclusive, and diverse economy. The work program is focused on a share vision for both Sonoma and Mendocino Counties and will focus generally on the following common goals:

- Recover from the 2017 and 2018 fires.
- Build necessary housing.
- Educate and support our workforce.
- Diversify existing business clusters.
- Be a leader in environmentally sustainable practices.
- Improve mobility and access to services.

District Administration and Outreach

- Economic Development District Administration and Management
 - Apply for EDA Partnership Planning Grant Funding.
 - Meet with District Board of Directors to approve work program, budget, organization and scope of work.
- District Development and Outreach
 - Develop relationships with economic development agencies and stakeholders in Sonoma and Mendocino Counties.
 - Introduce and familiarize agencies with the SMEDD and it goals.
- District Priority Projects
 - Perform a new call for projects.
 - Director’s review proposed projects.

Performance Metrics

1. *Receive EDA grant award.*
2. *Calendar meetings of SMEDD Board of Directors*
3. *Calendar bi-weekly meeting with Sonoma and Mendocino SMEDD staff*
4. *SMEDD Board of Directors selects new priority projects.*

Economic Diversification Resilience – Fire Recovery

Goals: Work in Sonoma and Mendocino Counties to

- Complete debris removal and address environmental health and safety.
- Assist local businesses with capital programs and assistance
- Align SMEDD programs with recovery efforts and organizations
- Develop an active communication plan with other agencies around fire recovery.

- Expand the non-tourism/real estate share of regional GDP to bolster Sonoma-Mendocino’s resilience to economic downturns.
- Grow the region’s green economy –renewable energy, clean tech, and related enterprises –to become a national leader in sustainability.
- Develop an economic diversification guide that provides real-world opportunities for business development that either support existing industries or are synergistic with the sustainable goals for our counties.
- Enhance the availability of data and tools to assist with business start-up, expansion, and retention. (Mendocino, if funded by USDA)

Performance Metrics

1. *Number of homes rebuilt*
2. *Number of businesses assisted*
3. *Number of new businesses established*
4. *Value of SBA/Local Program loans*
5. *Number of Broadband Projects assisted*
6. *Publication of the economic diversification guide.*
7. *Receive USDA grant to develop business start-up, expansion and retention.*

Human Capital

Goals: Work with Sonoma and Mendocino Counties to:

- Exceed the US rate of population growth in the primary working age cohort (25-64) to achieve healthy and sustainable expansion of the Sonoma-Mendocino labor force.
- Raise the postsecondary completion rate for the 25-64 age cohort until Sonoma-Mendocino again exceeds the US rate.
- Close the postsecondary completion gap between Sonoma County and Mendocino County in the age 25-64 cohort.
- Continue to exceed the US average on the Kauffman Foundation’s core measures of entrepreneurial activity
- Work with Sonoma County to develop a Talent Alignment Council.
- Assist and support establishment of a construction skills center.
- Support development of industry sectors around Sonoma’s target clusters.
- Support scholarship offerings and provide support programs for students.
- Engage retirees as volunteers, mentors, educators and career coaches.
- Collaborate with Workforce Alliance of the North Bay
- Research feasibility of Community College (SRJC and College of Redwoods) offering a course/certificate in becoming a wireless internet service technician and/or other courses that support developing local internet connectivity and diversification of the economy

Performance Metrics

1. *Education attainment disparities*
2. *Student testing*
3. *High School graduation*

4. *Post-Secondary enrollment and awards*
5. *Labor force participation*
6. *Receive grant for construction skill center*
7. *Community college course offerings.*
8. *Retiree volunteer programs.*

Innovation and Entrepreneurship

Goals: Work in Sonoma and Mendocino Counties to Goals:

- Reduce the number of economically distressed communities in the region, as defined by EDA investment eligibility criteria.
- Close the gaps in earnings by race/ethnicity to ensure that all workers can compete for living wage jobs that make housing affordable.
- Achieve parity with US average earnings.
- Create and Ag Tech initiative
- Work with Sonoma and Mendocino Counties on business retention and expansion reports.
- Support and assist with the creation of a revolving loan fund on specific strategic objectives.
- Determine and market existing financial resources.
- Prepare businesses for the future on topics including new technologies, e-Commerce tools, upskilling existing workers to increase productivity.
- Participate in the California Association of Microenterprise Opportunity (CAME) Local Entrepreneurial Ecosystem Program

Performance Metrics

1. *Target Cluster Employment*
2. *Small business startups*
3. *Ag Tech pilot project*
4. *County Average Wage*
5. *Women and Minority Owned Businesses*
6. *E-Commerce sales*
7. *Capital Investments*
8. *Exports sales*

Inclusive Economic Development

Goals: Work in Sonoma and Mendocino Counties to

- Reduce the number of economically distressed communities in the region, as defined by EDA investment eligibility criteria.
- Close the gaps in earnings by race/ethnicity to ensure that all workers can compete for living wage jobs that make housing affordable.
- Achieve parity with US average earnings
- Support Access Sonoma Broadband and the Broadband Alliance of Mendocino County to close the digital divide.

- Collaborate with regional planning organizations to ensure leverage regional transportation networks and resources.
- Explore creative transportation and last mile solutions.
- Support development of a gap analysis of commercial real estate in Sonoma County.
- Direct outreach for programs and services to under-represented communities through collaborations with local community groups.
- Collaboration with Healthy Mendocino's Poverty Action Team and Career Point Workforce Partners
- Rural Outreach Programs targeting remote populations

Performance Metrics

1. *Statistics on economically distressed communities in the region.*
2. *Statistics earnings gaps*
3. *Building permits for affordable housing and units created*
4. *Commute times*
5. *Population served by public transit*
6. *Outreach programs to underrepresented and remote populations.*



RESTORING FOREST HEALTH BENEFITS ALL OF CALIFORNIA

Forest land plays a critical role in the health and resilience of communities and the environment. Here in California, our forests provide headwaters and natural water storage capacity, clean air, wildlife habitat, recreation, and employment opportunities for residents. These benefits have been increasingly jeopardized as strategic forest management has declined over many decades. The result is unhealthy and overgrown conditions which expose the trees to disease and insect infestation, and when combined with years of drought, expose communities, infrastructure, and forested land to heightened wildfire risk and the corresponding air quality issues associated with emissions, reduced and compromised water supplies, and the elimination of industry sectors and associated jobs and investment.

Tree mortality from years of drought, insect infestation and the continued degradation of the health of our overgrown forests have led to a series of devastating wildfires that have ravaged the state of California in recent years. Governmental agencies, environmental organizations, and scientific research all support forest restoration as being imperative to reversing the negative impacts of tree mortality and unhealthy forests we now face. Forest restoration will help to rebalance ecological function and result in a healthier and more resilient forest that produces strong trees, and clean air and water, as well as an enhanced wildlife habitat. Continued management of our forests with biomass removal and forest thinning will also provide opportunities to attract desired wood product-related investment and develop an innovative wood product industry sector creating employment opportunities for a generation to come.

To achieve these goals, forest restoration must be undertaken on a large scale. A dedicated partnership of committed public and private entities with related expertise and resources must be established. The partnership will be committed to the vision of environmental and economic success for our forests, communities, residents, and overall environment.

Golden State Finance Authority (GSFA) has identified an opportunity that will achieve these desired environmental and economic outcomes and begin the process of restoring our forests over time to a level that will allow our public safety institutions, the US Forest Service, California Natural Resources Agency, and CalFire to once again manage the health of California's forests with available resources. In addition to forest restoration, watershed enhancement, and numerous environmental benefits, this opportunity will revitalize the wood products industry in California resulting in investment and employment in rural California and overall economic gain for California as biomass-related goods are exported abroad.

PROPOSED PROJECT

GSFA is actively engaged in conversations with private investors, the U.S. Forest Service, and many others which could result in the removal of dying trees, low and no value biomass such as slash, small diameter trees, and additional overgrowth from California's forest floors. This biomass would then be converted to a pelletized fuel source and shipped to markets in Asia where the product meets requirements for aggressive feed-in-tariffs for forest residue as established under the Paris Climate Agreement. These tariffs are 20-year commitments which GSFA hopes to match with a 20-year Stewardship Agreement granted by the U.S. Forest Service to remove targeted low/no value forest biomass.

Project Benefits

- Elimination of fuel source for wildfires, resulting in forest resiliency, reduced fire risk and improved air quality
- Restoration of natural watersheds and healthy forests resulting in clean water
- Wildlife habitat improvement
- Climate benefit from carbon sequestration
- Revitalization of wood product industry and wood product innovation in rural California resulting in jobs, investment, and improved economies
- Enhanced public safety for residents, visitors, communities and infrastructure

Project Strengths

- Product transportation from forests to Asian markets on mature logistics chain including California Ports and shipping routes to Asia
- California has substantial logistical and biomass advantages
- California has the highest resource concentration of low/no value forest biomass in the U.S. and untapped pellet production capabilities
- GSFA is a joint powers authority comprised of 56 California counties and over 250 California cities, many of which have been directly affected by recent wildfires and within which the majority of California's forests are located
- GSFA is a financing entity in California and has participated in several billion in financing to date
- GSFA will partner with investors, industry partners, and marketers
- Current markets from different regions of North America find the feed-in tariff commercially advantageous at 100-thousand metric tons per year. This project can achieve significantly more
- Given the large and increasing demand in Asia, the supply and demand are good matches while providing for a multitude of benefits for years to come

- The project plan calls for forest restoration for treated areas further enhancing the health of the forests

Remaining Challenges

With global growth in the pelletized fuel market averaging 14% per year over the last seven years, and Asian markets committed to aggressively reducing coal fired energy with renewable biomass fired energy, there is a tremendous opportunity for California produced pellets. Despite the high demand, there are still challenges that remain before This project can be successfully implemented. None of these challenges are insurmountable, but they must be addressed to ensure maximum benefit to both environmental and economic outcomes.

Permit Streamlining – The project will require the granting of permits from local, state, and federal agencies – all of which are important. The extent to which these reviews and approval processes can be coordinated between and among agencies and designated as ministerial to ensure timeliness, would bring clarity and efficiency to the permit process. Additionally, it is critical that permitting agencies assign dedicated leads to efficiently process permits and assist in strategically moving forest management projects and activities forward to ensure the supply chain is not disrupted.

Workforce Development – The project will require the mobilization and training of a workforce in an industry that has been largely dormant for a generation in areas of rural California that have not seen significant industry investment and job creation during the same time period. Federal, state, and local workforce recruitment, training, and educational resources will need to be identified and coordinated to meet employment demands.

NEPA/CEQA – To ensure compliance with NEPA and CEQA requirements, while ensuring consistent and timely access to the targeted low/no value biomass, large landscape studies and analysis are intended to be funded with private resources to reduce the burden on governmental resources. The analysis and studies will be performed by private contractors with oversight, final review, and sign-off by the appropriate oversight entity.

The creation of a vibrant wood product industry in California could lead to research and the establishment of new companies and innovation centers that explore alternative uses for California’s forest biomass along with the development of these markets. The opportunities to utilize this renewable resource in a way that sequesters carbon, adds value to California’s economy and lifestyle, and maintains healthy and safe forests and watersheds are being explored now and hold great promise for the future.

This project presents a timely and invaluable opportunity for California. Restoring the health and resiliency of our forests will positively impact the air we breathe and the water we drink; it will drive out insect infestation and disease and improve wildlife habitats while reinvigorating industry sectors that have been dormant and rural economies that will benefit from new investment and jobs. At the same time, we must do what we can to reduce the threat of wildfires and the environmental and economic tragedy they leave in their wake. This project will positively impact California's forests, local and state economies, and residents.

Healthy and resilient forests and watersheds will benefit the economy and environment of the entire state of California by reducing firefighting costs, decreasing the number of catastrophic fires, preserving recreation and tourism areas, and contributing to a safer and healthier environment while establishing new timber-related industries and innovations that result in new jobs, investment, and stronger, more resilient local economies.



GSNR Site Selection Worksheet

GSNR SITE SELECTION

January 23, 2020

The following worksheet provides information on the most critical factors and considerations in GSNR's pursuit to secure additional Facilities to locate and/or co-locate wood processing and innovation campuses throughout California's rural communities.

The information contained in this worksheet is intended to inform GSNR leadership and set out criteria to compare locations and conduct a comprehensive site and facilities search.

For purposes of assessing potential Facility sites throughout rural California communities, the following were considered the most important factors and considerations:

- Feedstock proximity and availability
 - Accessibility
 - Species
 - Volume
 - Forest ownership
- Facility infrastructure status
 - Power
 - Water/wastewater
 - Treatment/processing
 - Fire suppression
 - Storage
 - Accessibility (truck and rail)
 - Port(s)
- Logistics
 - Proximity to main trucking transportation/hubs
 - Railroad, including shortline
 - Distance to ports
 - Strategic advantages (?)
- Permitting
 - Streamlining and exemption/exception opportunities
 - Current status
 - AQMD/Title V
 - NEPA, CEQA (THP), existing relationships
 - Local champions (both public and private sector)
 - Existing
 - Zoning
- Other processing/bioenergy Facilities
- Property size, capacity and logistics
- Co-benefits to the surrounding community
- Workforce opportunities and development

General Information

COMPANY INFORMATION	
Company Name	
President/CEO	
Project Manager and Title	
Address	
Property owner	
Asking price	
Telephone	
Email	
Fax	
Website	
FACILITY	
Operations	
Existing California operations	
Proposed California operation (wood products, bioenergy, etc.):	
Processing capacity (i.e. BDT, MBF, MW generation, cogen, etc.)	
Size, shape, topography, general description	
FEEDSTOCK	
Federal Land Proximity (up 100 miles from Facility) <ul style="list-style-type: none"> • Accessible for commercially viable purposes • Species • Volume 	
State Land Proximity (up to 100 miles from Facility)	

<ul style="list-style-type: none"> • Accessible for commercially viable purposes • Species • Volume 	
Private Industrial Landowners (up to 100 miles from Facility) <ul style="list-style-type: none"> • Accessible for commercially viable purposes • Species • Volume 	
Private Small Landowners (up to 100 miles from Facility) <ul style="list-style-type: none"> • Accessible for commercially viable purposes • Species • Volume 	
Tribal Lands (up to 100 miles) <ul style="list-style-type: none"> • Accessible for commercially viable purposes • Species • Volume 	
Plantations	
Categorical Exemptions/Exceptions	
High Hazard Zones	
Endangered/protected flora and fauna, watersheds, riparian habitat, cultural sites, conservation easements, etc.	
INFRASTRUCTURE	
Power source (utility, cogen, etc.)	
Water/wastewater status <ul style="list-style-type: none"> • Treatment/processing onsite • Fire suppression 	
Broadband/Telecomm	

Transportation routes (paved road) <ul style="list-style-type: none"> • Log yard capacity and access • Paved roads/surfaces 	
Processing equipment <ul style="list-style-type: none"> • Dryer • Chipper • Truck scale • Tipper • Conveyors 	
Existing buildings and related infrastructure <ul style="list-style-type: none"> • Storage room capacity • Current status 	
Port infrastructure <ul style="list-style-type: none"> • Rail • Conveyor • Bulk ship berths 	
LOGISTICS	
Proximity to main transportation thoroughfares	
Rail <ul style="list-style-type: none"> • Freight • Shortline and service 	
Distance to Ports <ul style="list-style-type: none"> • Existing port infrastructure 	
Feedstock access routes <ul style="list-style-type: none"> • Logging trucks • Chip vans • Existing roadway access 	
PERMITTING: Streamling and Exemptions/exceptions	
Current status <ul style="list-style-type: none"> • Conditional use permits • Zoning • ESA • Restrictions <ul style="list-style-type: none"> ○ Noise ○ Height ○ Odor ○ Wetlands ○ Cultural ○ Archaeological ○ Geotechnical/seismic ○ Historic ○ Other • Known environmental issues 	

Air Quality <ul style="list-style-type: none"> • AQMD • Title V • Existing permits 	
NEPA (feedstock proximity) <ul style="list-style-type: none"> • Programmatic • Landscape scale • Forest Supervisor relationship(s) • Categorical exemptions 	
CEQA/THP (feedstock proximity)	
WORKFORCE DEVELOPMENT	
Existing workforce	
Community Colleges	
WIBs, programs, etc.	
OTHER	
Clusters (residuals) <ul style="list-style-type: none"> • Other processing Facilities • Partnership opportunities 	
Co-benefits to surrounding communities	
Incentives	

Utility Requirements

ELECTRICITY	Immediate	Full Operation
Demand (kilowatts)		
Usage (average kilowatt hours per month)		
Desired service voltage		
Hours of operation (a.m./p.m.)		
Operating days per week		
Desired building amperage		

NATURAL GAS	Immediate	Full Operation
Therms per month		
Cubic feet per hour (in thousands)		
Pounds per square inch (PSI)		
WATER	Immediate	Full Operation
Gallons per day		
WASTE WATER	Immediate	Full Operation
Gallons per day		
Suspended solids (pounds per day)		
Biochemical oxygen demand (pounds per day)		
Other:		
COMMUNICATIONS	Yes	No
Fiber optics	<input type="checkbox"/>	<input type="checkbox"/>
Digital switching	<input type="checkbox"/>	<input type="checkbox"/>
High capacity T-1	<input type="checkbox"/>	<input type="checkbox"/>
Maximum distance to point of presence (POP):		
Other:		

Transportation Requirements

TRUCKING	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Acceptable distance to Interstate/Highway (miles)		
Number of trucks entering and leaving facility daily		
RAIL	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Onsite		
Carloads per week		
SHIPPING	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Preferred distance to deep-water port (miles)		



Competition from Other States/Nations

What other states or countries are being considered for your company's expansion?

DRAFT



GSNR Site Selection Worksheet

GSNR SITE SELECTION

January 23, 2020

The following worksheet provides information on the most critical factors and considerations in GSNR's pursuit to secure additional Facilities to locate and/or co-locate wood processing and innovation campuses throughout California's rural communities.

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 - Storage
 - Accessibility (truck and rail)
 - Port(s)
- Logistics
 - Proximity to main trucking transportation/hubs
 - Railroad, including shortline
 - Distance to ports
 - Strategic advantages (?)
- Permitting
 - Streamlining and exemption/exception opportunities
 - Current status
 - AQMD/Title V
 - NEPA, CEQA (THP), existing relationships
 - Local champions (both public and private sector)
 - Existing
 - Zoning
- Other processing/bioenergy Facilities
- Property size, capacity and logistics
- Co-benefits to the surrounding community
- Workforce opportunities and development

General Information

COMPANY INFORMATION	
Company Name	Redwood Empire (Asti)
President/CEO	
Project Manager and Title	
Address	26800 Asti Rd, Cloverdale, CA 95425
Property owner	Pacific State Industries
Asking price	
Telephone	(707) 894-4241
Email	
Fax	
Website	https://redwoodempiresawmill.com/
FACILITY	
Operations	
Existing California operations	
Proposed California operation (wood products, bioenergy, etc.):	
Processing capacity (i.e. BDT, MBF, MW generation, cogen, etc.)	
Size, shape, topography, general description	
FEEDSTOCK	
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High Hazard Zones	
Endangered/protected flora and fauna, watersheds, riparian habitat, cultural sites, conservation easements, etc.	
INFRASTRUCTURE	
Power source (utility, cogen, etc.)	
Water/wastewater status <ul style="list-style-type: none"> • Treatment/processing onsite • Fire suppression 	
Broadband/Telecomm	

Transportation routes (paved road) <ul style="list-style-type: none"> • Log yard capacity and access • Paved roads/surfaces 	
Processing equipment <ul style="list-style-type: none"> • Dryer • Chipper • Truck scale • Tipper • Conveyors 	
Existing buildings and related infrastructure <ul style="list-style-type: none"> • Storage room capacity • Current status 	
Port infrastructure <ul style="list-style-type: none"> • Rail • Conveyor • Bulk ship berths 	
LOGISTICS	
Proximity to main transportation thoroughfares	
Rail <ul style="list-style-type: none"> • Freight • Shortline and service 	
Distance to Ports <ul style="list-style-type: none"> • Existing port infrastructure 	
Feedstock access routes <ul style="list-style-type: none"> • Logging trucks • Chip vans • Existing roadway access 	
PERMITTING: Streamling and Exemptions/exceptions	
Current status <ul style="list-style-type: none"> • Conditional use permits • Zoning • ESA • Restrictions <ul style="list-style-type: none"> ○ Noise ○ Height ○ Odor ○ Wetlands ○ Cultural ○ Archaeological ○ Geotechnical/seismic ○ Historic ○ Other • Known environmental issues 	

Air Quality <ul style="list-style-type: none"> • AQMD • Title V • Existing permits 	
NEPA (feedstock proximity) <ul style="list-style-type: none"> • Programmatic • Landscape scale • Forest Supervisor relationship(s) • Categorical exemptions 	
CEQA/THP (feedstock proximity)	
WORKFORCE DEVELOPMENT	
Existing workforce	
Community Colleges	
WIBs, programs, etc.	
OTHER	
Clusters (residuals) <ul style="list-style-type: none"> • Other processing Facilities • Partnership opportunities 	
Co-benefits to surrounding communities	
Incentives	

Utility Requirements

ELECTRICITY	Immediate	Full Operation
Demand (kilowatts)		
Usage (average kilowatt hours per month)		
Desired service voltage		
Hours of operation (a.m./p.m.)		
Operating days per week		
Desired building amperage		

NATURAL GAS	Immediate	Full Operation
Therms per month		
Cubic feet per hour (in thousands)		
Pounds per square inch (PSI)		
WATER	Immediate	Full Operation
Gallons per day		
WASTE WATER	Immediate	Full Operation
Gallons per day		
Suspended solids (pounds per day)		
Biochemical oxygen demand (pounds per day)		
Other:		
COMMUNICATIONS	Yes	No
Fiber optics	<input type="checkbox"/>	<input type="checkbox"/>
Digital switching	<input type="checkbox"/>	<input type="checkbox"/>
High capacity T-1	<input type="checkbox"/>	<input type="checkbox"/>
Maximum distance to point of presence (POP):		
Other:		

Transportation Requirements

TRUCKING	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Acceptable distance to Interstate/Highway (miles)		
Number of trucks entering and leaving facility daily		
RAIL	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Onsite		
Carloads per week		
SHIPPING	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Preferred distance to deep-water port (miles)		



Competition from Other States/Nations

What other states or countries are being considered for your company's expansion?

DRAFT



GSNR Site Selection Worksheet

GSNR SITE SELECTION

January 23, 2020

The following worksheet provides information on the most critical factors and considerations in GSNR's pursuit to secure additional Facilities to locate and/or co-locate wood processing and innovation campuses throughout California's rural communities.

The information contained in this worksheet is intended to inform GSNR leadership and set out criteria to compare locations and conduct a comprehensive site and facilities search.

For purposes of assessing potential Facility sites throughout rural California communities, the following were considered the most important factors and considerations:

- Feedstock proximity and availability
 - Accessibility
 - Species
 - Volume
 - Forest ownership
- Facility infrastructure status
 - Power
 - Water/wastewater
 - Treatment/processing
 - Fire suppression
 - Storage
 - Accessibility (truck and rail)
 - Port(s)
- Logistics
 - Proximity to main trucking transportation/hubs
 - Railroad, including shortline
 - Distance to ports
 - Strategic advantages (?)
- Permitting
 - Streamlining and exemption/exception opportunities
 - Current status
 - AQMD/Title V
 - NEPA, CEQA (THP), existing relationships
 - Local champions (both public and private sector)
 - Existing
 - Zoning
- Other processing/bioenergy Facilities
- Property size, capacity and logistics
- Co-benefits to the surrounding community
- Workforce opportunities and development

General Information

COMPANY INFORMATION	
Company Name	Redwood Empire (Cloverdale)
President/CEO	
Project Manager and Title	
Address	31401 McCray Rd, Cloverdale, CA 95425
Property owner	Pacific State Industries
Asking price	
Telephone	(707) 894-4242
Email	
Fax	
Website	https://redwoodempiresawmill.com/
FACILITY	
Operations	
Existing California operations	
Proposed California operation (wood products, bioenergy, etc.):	
Processing capacity (i.e. BDT, MBF, MW generation, cogen, etc.)	
Size, shape, topography, general description	
FEEDSTOCK	
Federal Land Proximity (up 100 miles from Facility) <ul style="list-style-type: none"> • Accessible for commercially viable purposes • Species • Volume 	
State Land Proximity (up to 100 miles from Facility)	

<ul style="list-style-type: none"> • Accessible for commercially viable purposes • Species • Volume 	
Private Industrial Landowners (up to 100 miles from Facility) <ul style="list-style-type: none"> • Accessible for commercially viable purposes • Species • Volume 	
Private Small Landowners (up to 100 miles from Facility) <ul style="list-style-type: none"> • Accessible for commercially viable purposes • Species • Volume 	
Tribal Lands (up to 100 miles) <ul style="list-style-type: none"> • Accessible for commercially viable purposes • Species • Volume 	
Plantations	
Categorical Exemptions/Exceptions	
High Hazard Zones	
Endangered/protected flora and fauna, watersheds, riparian habitat, cultural sites, conservation easements, etc.	
INFRASTRUCTURE	
Power source (utility, cogen, etc.)	
Water/wastewater status <ul style="list-style-type: none"> • Treatment/processing onsite • Fire suppression 	
Broadband/Telecomm	

Transportation routes (paved road) <ul style="list-style-type: none"> • Log yard capacity and access • Paved roads/surfaces 	
Processing equipment <ul style="list-style-type: none"> • Dryer • Chipper • Truck scale • Tipper • Conveyors 	
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LOGISTICS	
Proximity to main transportation thoroughfares	
Rail <ul style="list-style-type: none"> • Freight • Shortline and service 	
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Current status <ul style="list-style-type: none"> • Conditional use permits • Zoning • ESA • Restrictions <ul style="list-style-type: none"> ○ Noise ○ Height ○ Odor ○ Wetlands ○ Cultural ○ Archaeological ○ Geotechnical/seismic ○ Historic ○ Other • Known environmental issues 	

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Existing workforce	
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WIBs, programs, etc.	
OTHER	
Clusters (residuals) <ul style="list-style-type: none"> • Other processing Facilities • Partnership opportunities 	
Co-benefits to surrounding communities	
Incentives	

Utility Requirements

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Onsite		
Carloads per week		
SHIPPING	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Preferred distance to deep-water port (miles)		



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