BD OZ INITIATIVE

BIOFUEL DEVELOPMENT OPPORTUNITY ZONE INITIATIVE
'A' RATING

El Dorado County, California

A Region Primed for Biomass Utilization and Economic Opportunity



Greg Stanton

Principal Management Analyst

El Dorado County



Karen L. Garner

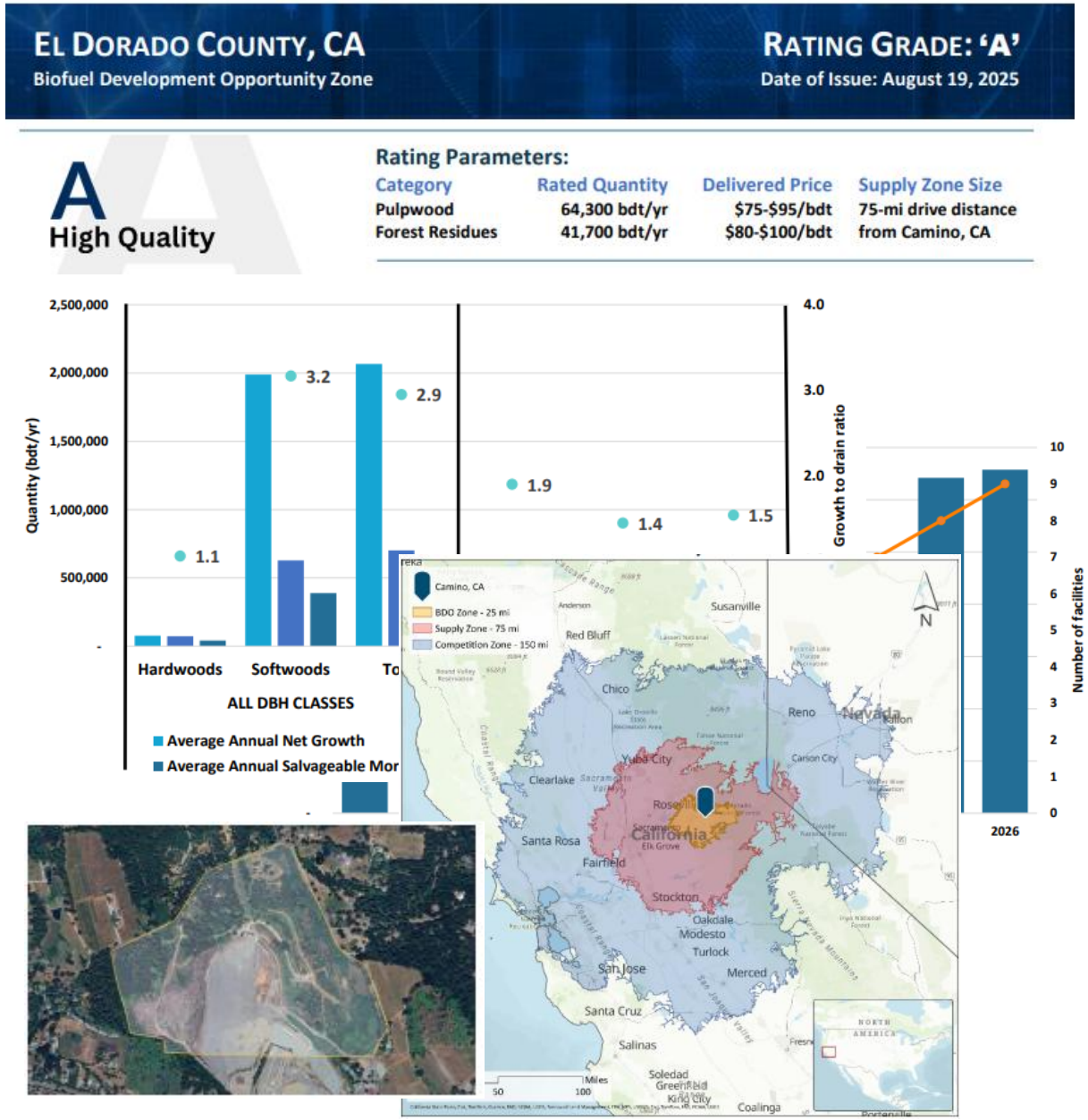
Director - Planning and Building

El Dorado County

El Dorado County, CA BDO Zone Rating: **'A'**

- ✓ Rating Parameters: 106,000 bdt/yr of wood fiber at delivered price of $75-$100/bdt within 75-mile drive distance from Camino, CA.
- ✓ Little to no competition for surplus pulpwood and forest residues.
- ✓ Extensive local experience implementing forest restoration and wildfire risk reduction programs.
- ✓ Logging, grinding, and transportation equipment capacity able to sustain the rated biomass quantities.

View and download the El Dorado BDO Zone Rating **here**.



BD OZ | THE BIOFUEL DEVELOPMENT OPPORTUNITY ZONE INITIATIVE

El Dorado County, California

- Nestled within the six-county Sacramento Region, El Dorado County, including the cities of Placerville and South Lake Tahoe, spans 1,786 square miles from the eastern Sacramento Valley to the Sierra Nevada peaks and the world-renowned Lake Tahoe Basin.

- Just 30 minutes from the State Capital and a short 20-minute drive from **over a million acres** of national forest, the county offers abundant opportunities for relaxation, recreation and **biomass related economic opportunities**.

- The county has two municipal airports, is conveniently located less than an hour from Sacramento International Airport and bisected by Highway 50 with quick access to three interstate highways and rail freight lines. Additionally, we are only two hours from the San Francisco Bay Area.

- The BDO Zone analysis and rating has identified El Dorado County as being ideally positioned to launch a **bioeconomy** that combines workforce development, forest restoration, fuel reduction and biomass utilization.

Social Infrastructure and Workforce Assets

- El Dorado County is a part of the greater Sacramento Economic Region which includes the counties of El Dorado, Placer, Sacramento, Sutter, Yolo and Yuba
- The region is consistently one of the fastest-growing urban areas in California with steady year-over-year growth
- Integrated network of Universities and Community Colleges including UC Davis, UC Berkeley (Blodgett Forest), Sacramento State University, California Northstate University, Jessup University, and multiple Community Colleges within the region
- Regional workforce of approximately 1.2 million with a rapidly growing STEM population
- Workforce development partners include the Golden Sierra Job Training Agency and Greater Sacramento Economic Council (GSEC)

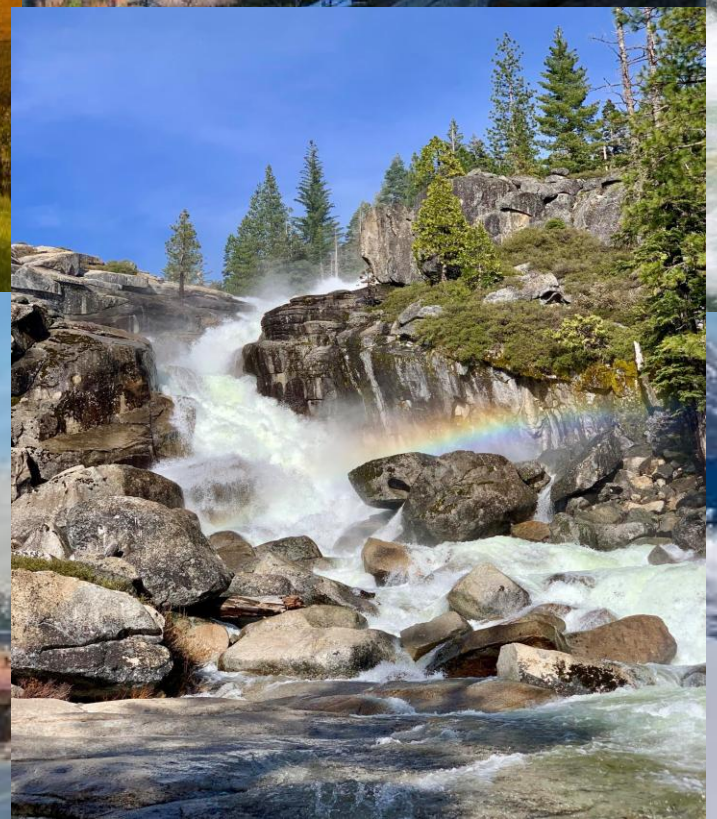

APPLE HILL
Growers








BEYOND LIMITS





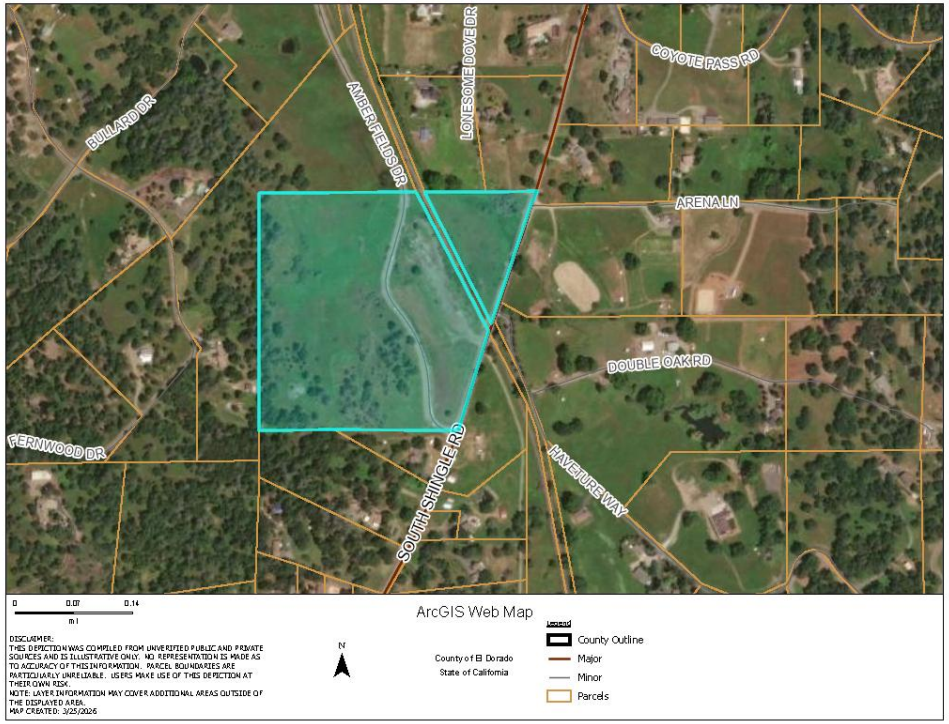


BDO Zone Rating Grade: 'A'

- ✓ **Rated for 106k bdt/yr** of pulpwood and forest residues feedstock with an additional 318k bdt/yr available within the BDO Zone
- ✓ Another 277k bdt/yr of clean urban wood waste and urban tree trimmings feedstock available
- ✓ Little to no competition for feedstock within the BDO Zone
- ✓ Extensive local and regional experience implementing forest restoration and wildfire risk reduction programs
- ✓ Logging, grinding and transportation equipment capacity able to sustain rated biomass quantities
- ✓ A strong vision to develop a county-wide and regional bioeconomy to utilize biomass from forest restoration and fire remediation activities

Biomass facilities here don't just make business sense — they're **a critical part of the county's wildfire resilience strategy**, supported by the Board of Supervisors' Strategic Plan and backed by state and federal funding

Former Vita Bark Plant, Shingle Springs, CA



- 5960 South Shingle Rd., Shingle Springs, CA, ~3.5 miles from US Hwy-50, ~38 miles to Downtown Sacramento
- 32.5 acres (2 parcels: 26.3 + 6.2 acres), industrial-zoned, vacant land
- Former wood processing site with rail-served history; multiple prepared building areas and flexible layout
- Infrastructure:
  - Electric: PG&E – 3-phase power surrounding site
  - Water: EID – limited service (6” mains); supplemental on-site artesian well + proposed 1M gallon pond
  - Wastewater: No sewer; onsite septic feasible (multiple approved locations)
  - Natural Gas: Propane (multiple suppliers)
  - Rail: Historic rail spur access on site

Barnett Business Park

- Industrial/Commercial area located right off US Highway 50 on Durock Rd between South Shingle Rd and Cameron Park Drive.
- Multiple undeveloped industrial parcels available ranging in size from ~3 to ~8 acres. Adjacent parcels available if greater than 8 acres are needed.
- Electric, water, sewer available at sites. Propane gas available through multiple suppliers.

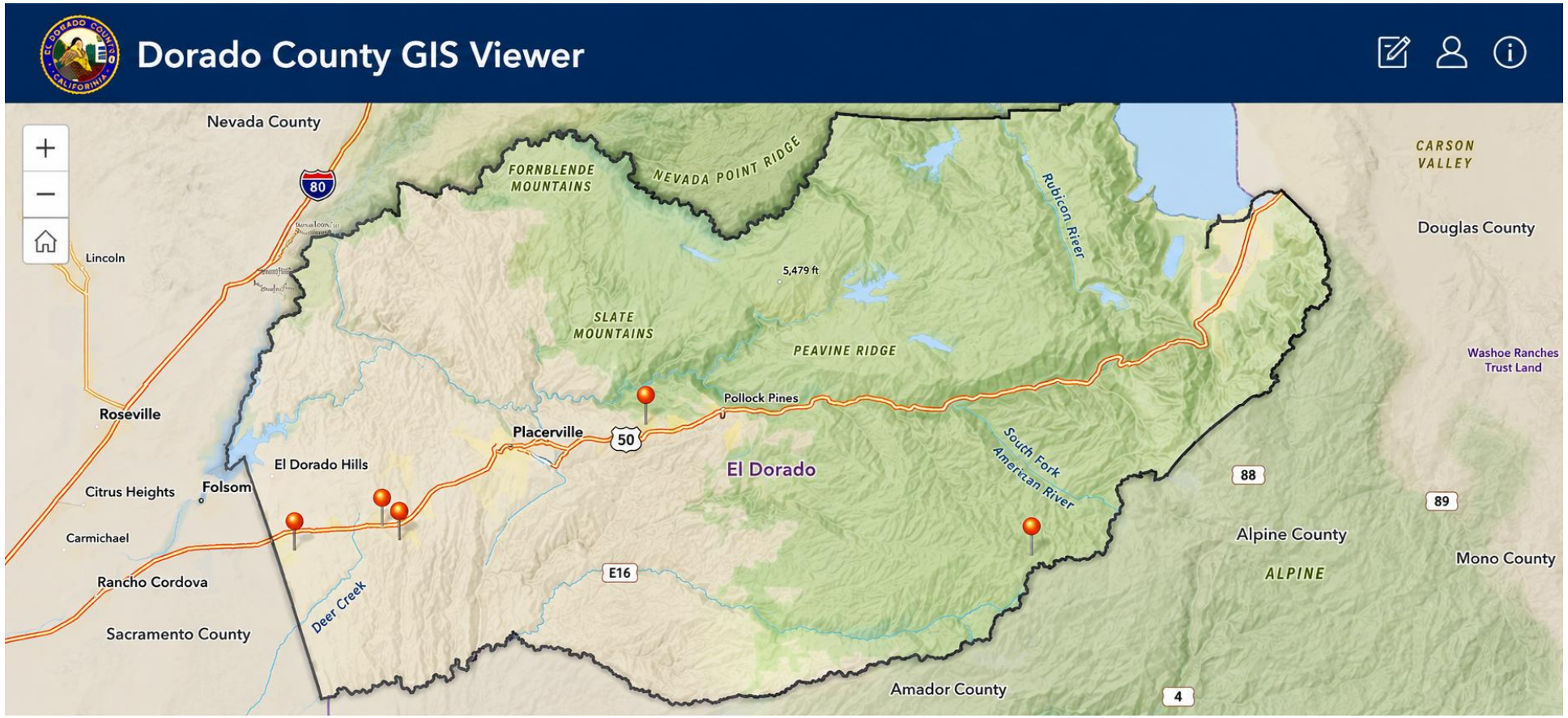
El Dorado Hills Business Park

- Located south of U.S. Highway 50 on the west side of Latrobe Road, the 900 acre El Dorado Hills Business Park is home to more than 200 companies.

- The park is fully improved with all streets, curbs, gutters and utilities complete to each of the available parcels, which range in size from 2 to 87 acres. The entire Business Park is zoned Research & Development, which allows flexible combinations of office, tech, warehouse and industrial development.

*Other site locations available, including within the Lake Tahoe Basin.

Site Locations



Local Incentives

- ✓ Sales Tax Rebate/Reduction
- ✓ Property Tax Rebate/Reduction
- ✓ Technical Assistance for Local Startups and Entrepreneurs
- ✓ Permit Process Assistance
  - Priority Permit Processing
  - One-Stop Permit Pre-Meeting
- ✓ Deferral/Reduction of Permit or Impact Fees
- ✓ Small Business and Micro-Enterprise Assistance
- ✓ Workforce Development Assistance

  The County may provide the following workforce development services to businesses, resulting in both direct and indirect cost-savings to a business:
  - Recruitment and Hiring
  - On-the-Job Training (OJT) Assistance
  - Employment Training Panel – ETP (Customized Training)
  - Work Opportunity Tax Credit(WOTC)

State Incentives



- ✓ **CA I-Bank** – Industrial development bonds, small business loan guarantees (1–750 employees), and tax-exempt financing for manufacturing facilities/equipment
- ✓ I-Bank **Climate Catalyst Program** – Financing instruments to bridge gaps for advanced technologies, including biomass management
- ✓ **California Competes Tax Credit** – Incentives for job creation & investment, evaluated annually by the Governor's Office
- ✓ **Work Opportunity Tax Credit (WOTC)** – Federal tax credit up to $9,600 for hiring individuals from qualifying target groups
- ✓ **Sales Tax Exemption (CDTFA)** – Partial exemption on qualifying machinery/equipment for manufacturers, R&D, and power generators
- ✓ **Sales & Use Tax Exclusion (CAEATFA)** – Full exclusion for advanced manufacturers and alternative source/recycled feedstock manufacturers
- ✓ **Employment Training Panel (ETP)** – Funding to employers for workforce skills upgrades
- ✓ **Economic Development Rate (GO-Biz)** – Utility discounts for high-energy-load businesses in California
- ✓ **CalBIS/GO-Biz** – Incentive navigation, site selection, agency connections, and permit assistance
- ✓ **STEP Export Grant** – Grant funding for CA small businesses expanding into foreign markets

Thank You

For additional information, please contact Tara Stout at
tara.stout@edcgov.us or
530-621-5401