BD OZ INITIATIVE

COUNTY OF Placer

'A' RATING

Placer County, California

Built for Biomass Business

Where forest resilience meets economic opportunity



Ava Westin

Economic/Workforce Development

Placer County



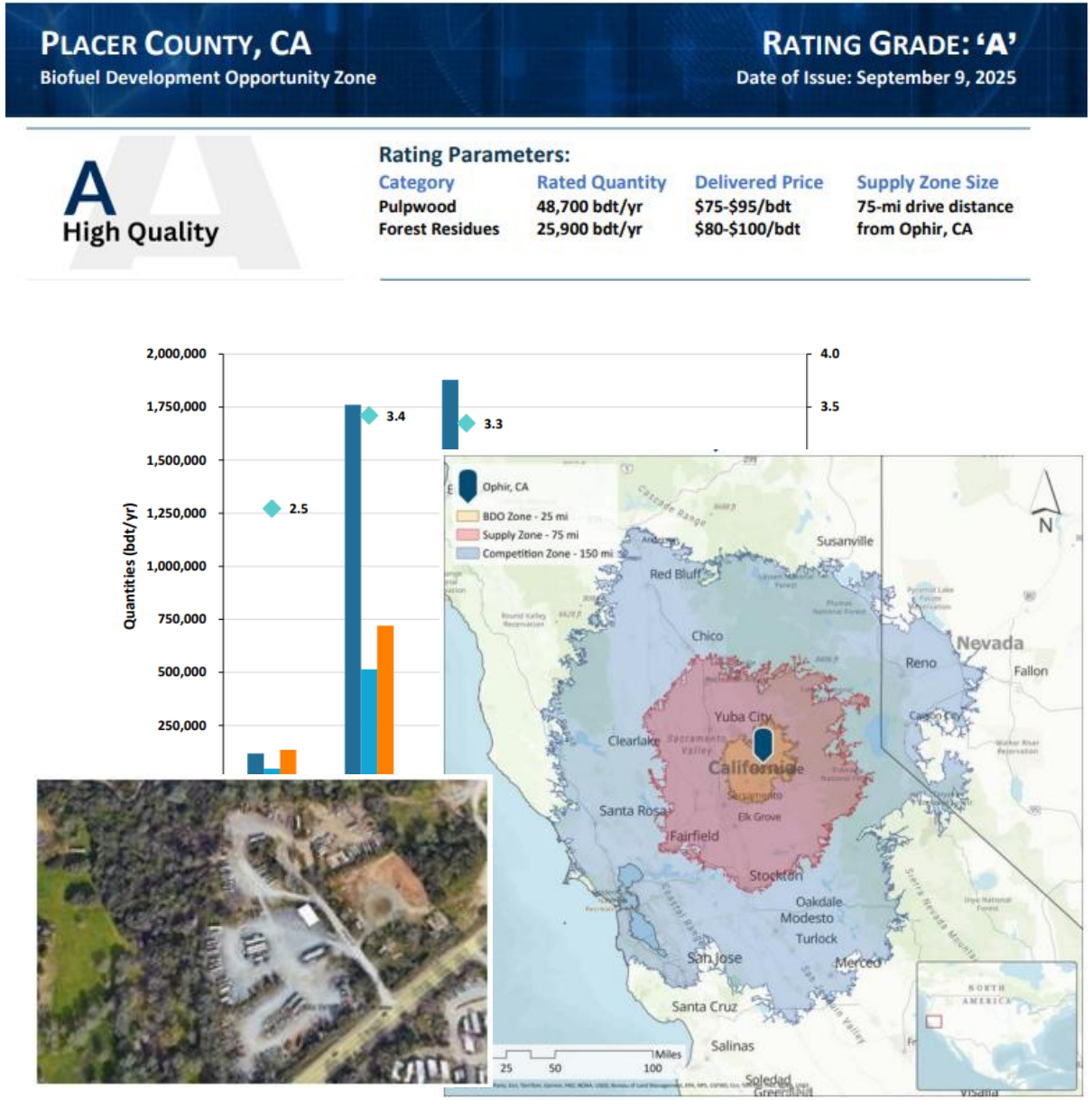
Gloria Sterns

Economic Development Director

Placer County

Placer County, CA
BDO Zone Rating: **'A'**

- ✓ Rating Parameters: 74,600 bdt/yr of wood fiber at delivered price of $75-$100/bdt within 75-mile drive distance from Ophir, CA.
- ✓ Three times as much potentially available with higher risk.
- ✓ Minimal competition for available pulpwood and forest residuals.
- ✓ A strong local support for utilization of biomass from regional forest restoration and wildfire fuel removal activities.



View and download the Placer County BDO Zone Rating **here**.

BD OZ | THE BIOFUEL DEVELOPMENT OPPORTUNITY ZONE INITIATIVE

Built for Biomass Business: The Placer County Advantage

When You Think California, Think Placer



Ava Westin

Economic & Workforce Development Specialist

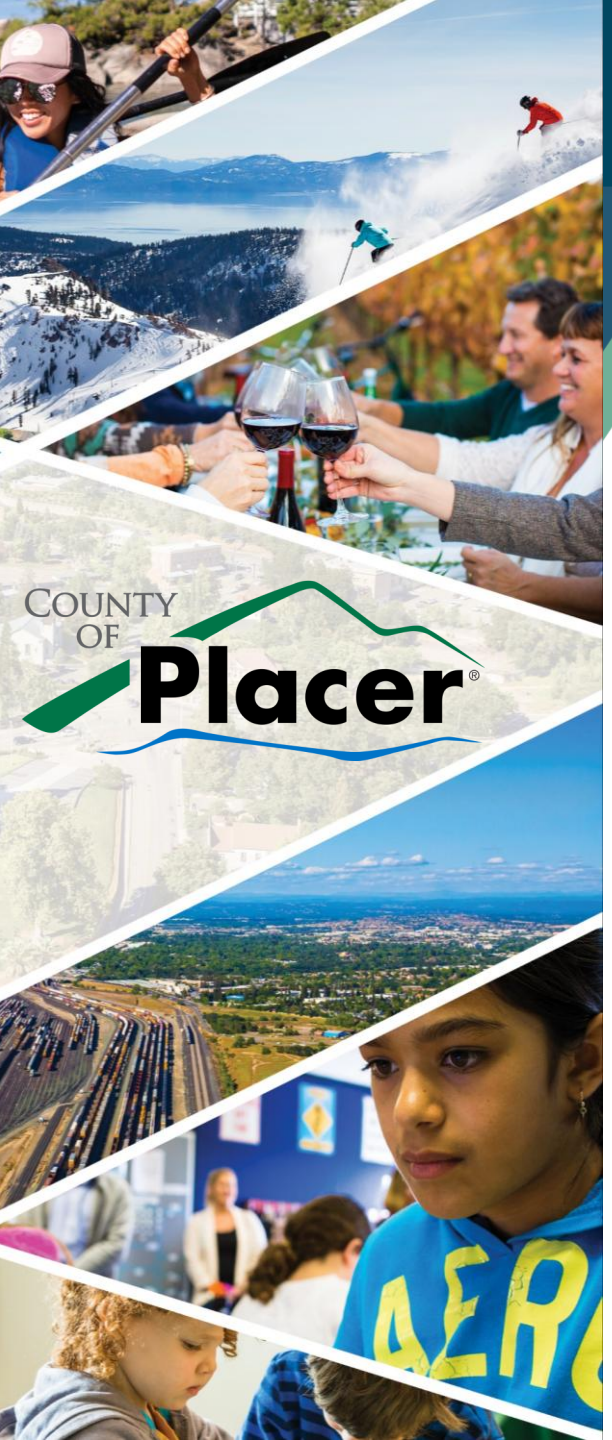
Placer County, California

Where forest resilience meets economic opportunity

- ✓ **2.4 million acres** of Sierra Nevada forest in the surrounding region — one of California's highest-risk and highest-priority wildfire landscapes
- ✓ **Gateway between Sacramento Valley and Lake Tahoe** — ideal positioning for biomass supply from foothill and high-elevation forests
- ✓ **Pro-business county** with streamlined permitting and established energy infrastructure
- ✓ Biomass facilities here don't just make business sense — they're **a critical part of the county's wildfire resilience strategy**, backed by state and federal funding







Life in Placer

One of the Fastest Growing Counties in the State

Routinely ranks in the **top 3 California counties for Quality of Life**

Ranks in **top 4 for Healthiest Counties in California**

K-12 and higher **education** rank among the **highest in the state.** Top 2 for career readiness

Cities and County are highly regarded as **safe places to live and raise families**

One of the most **business-friendly** locations in the state. Est. 12,000 business licenses

Policy-Backed, Locally-Rooted Supply

- ✓ **Policy-mandated supply:** SB 1383 legally mandates green waste diversion, creating a guaranteed feedstock stream — backed by robust state & federal grant funding that subsidizes biomass hauling
- ✓ **Strong local operator buy-in:** Licensed timber operators are actively seeking disposal outlets and ready to sign multi-year supply contracts — reducing counterparty risk from day one
- ✓ **Diverse, community-rooted feedstock:** National Forest restoration, private timberland, utility corridor clearing, community fire prevention programs, and post-fire salvage — sources with deep local support
- ✓ **A proven regional supply chain:** Existing biomass logistics demonstrate the market works — new facilities enter a supply-rich environment, not an unproven one





COUNTY OF Placer

NEWCASTLE, CA

10505 Ophir Road

WHY THIS SITE?

- ✓ M-Industrial zoning — commercial development ready
- ✓ All utilities at site (electric, gas, water, sewer, fiber)
- ✓ Close access to major freeway, local and international airport, and railroad
- ✓ PG&E substation adjacent — up to 15kV available
- ✓ Owned by Placer County Water Agency

Note: Deal pending

10-Acre Industrial Site

Graded, cleared, and fully utility-served — with an adjacent PG&E substation and freeway-close access

ELECTRIC

15kV

Available at site

PG&E · Substation adjacent
Potential behind-the-meter power via PCWA future unit

WATER & SEWER

1M gal

Per day capacity

PCWA · 12" water main
County of Placer · 6–12" sewer main

TRANSPORTATION

< 1 mi

To Interstate 80

UPRR rail: 4 miles
Auburn Airport: 6 miles
Sacramento Intl: 35 miles

GAS & FIBER

50 psi

Natural gas available

PG&E · 6" main
Expandable for industrial use
Frontier fiber + wireless

Contact: Tony Firenzi, Placer County Water Agency · tfirenzi@pcwa.net · 530-832-4965

FORESTHILL, CA

Industrial Parcels in Foresthill, CA

WHY THESE SITES?

- ✓ Industrial Park (INP) zoning — ready to permit
- ✓ All utilities already near the site (water, power, sewer)
- ✓ Easy truck & highway access on Foresthill Road
- ✓ Removed from schools & residential areas – simplifying permitting
- ✓ Electrical substation nearby with available capacity

Two Shovel-Ready Parcels

A former sawmill site with decades of industrial use — flat, disturbed, and ready for redevelopment

PARCEL A	PARCEL B
58.9 Acres	**11.96 Acres**
APN: 007-220-075	APN: 007-220-077
Plenty of room for facility, feedstock storage, and truck circulation	Adjacent to Parcel A — ideal for expansion or combined development

Combined: ~71 Acres • INP Zoned • No Rezoning Required

COLFAX, CA

8635 Fruitridge Road, off Iowa Hill Road with year-round truck access

WHY THIS SITE?

✓ Public/Quasi Public zoning – no rezone required, Conditional Use Permit

✓ Former landfill site reduces site prep complexity

✓ Close access to major freeway

✓ Located away from residential areas and schools (streamlined air permitting)

~16.5 Acre Site

Disturbed, relatively flat paved industrial site with strong suitability for biomass and other industrial redevelopment. Vacant land; previously closed landfill.

ELECTRIC

1.1MW

Feasible at site

Nearby Colfax substation with available capacity

WATER & SEWER

Water and wastewater available

TRANSPORTATION

< 1 mi

To Interstate 80

Direct truck access via Iowa Hill Road (year-round feedstock logistics) to Interstate 80

SETTING

Rural industrial location with strong permitting advantages and rare available grid capacity for small-scale generation

COLFAX, CA

23550 Grandview Avenue, off Iowa Hill Road with year-round truck access

WHY THIS SITE?

✓ Public/Quasi Public zoning – no rezone required, Conditional Use Permit

✓ Existing waste-water treatment site reduces site prep complexity

✓ Close access to major freeway

✓ Located away from residential areas and schools (streamlined air permitting)

~3.5 Acre Site

Disturbed, relatively flat industrial site with strong suitability for biomass and other industrial redevelopment. Vacant land; adjacent to operating waste water treatment site.

ELECTRIC

1.1MW

Feasible at site

Nearby Colfax substation with available capacity

WATER & SEWER

Water: On-site well
Wastewater: On-Site

TRANSPORTATION

< 1 mi

To Interstate 80

Direct truck access via Iowa Hill Road (year-round feedstock logistics) to Interstate 80

SETTING

Rural industrial location with strong permitting advantages and rare available grid capacity for small-scale generation

Social Infrastructure & Workforce Assets

A Large, Highly Educated Regional Workforce

- ✓ 335,600 Working-age adults (18+)
- ✓ 95.5% Employment rate
- ✓ 57% Hold a bachelor's degree or higher — vs. 36% national average

Educational Infrastructure Supporting Biomass Development

- ✓ **Sierra College** *(Career & Technical Education)* Welding, Energy Technology, Mechatronics, Advanced Manufacturing — direct pipeline for plant operators, technicians, and skilled trades
- ✓ **Sacramento State** Mechanical & Electrical Engineering, Environmental Studies, Construction Management — engineers, project managers, and compliance professionals
- ✓ **UC Davis** Home of the *California Biomass Collaborative* — the state's leading biomass research institution, plus Engineering and Environmental Technology programs

Three institutions. One integrated talent pipeline — from plant floor to project development

Local Incentives



- ✓ **Fast-tracked permitting process** through the Placer County Conservation Program
- ✓ **Placer County Recycling Market Development Zone** - The zone offers an incentive package that includes commercial fee estimates, expedited permit assistance, and international trade assistance
- ✓ **Placer County Business Advantage Network** - offers no-cost hiring assistance, wage reimbursement, free job postings through regional job board (Placer Job Network), interview space and more
- ✓ **Golden Sierra Job Training Agency** - offers no-cost hiring assistance, candidate screening and interviews, wage reimbursement and layoff assistance
- ✓ Access to a **diversely skilled workforce due to leading educational institutions in the region** to include Sierra College, Sacramento State University, and the University of California, Davis. UC Davis is home to the California Biomass Collaborative which provides tools and resources to support the development of biomass facilities in California
- ✓ **Placer Business Resource Center** - offers free one-on-one advising to connect prospective businesses with key resources to start, grow and succeed in Placer County
- ✓ **Data and reports** through the Placer County Office of Economic Development

PCCP
PLACER COUNTY CONSERVATION PROGRAM

Placer
BUSINESS RESOURCE CENTER

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

IBank
California Infrastructure and Economic Development Bank

CALIFORNIA COMPETES TAX CREDIT

EMPLOYMENT TRAINING PANEL
CA ETP

Thank you!

When You Think California, Think Placer



COUNTY OF Placer®

Contact Us:
econdev@placer.ca.gov
(530) 889-4016

Ava Westin
Economic & Workforce Development Specialist