



NEVADA COUNTY
CALIFORNIA



Nevada County, California

A Natural Fit for Biomass
When Biomass Matters, Nevada County Delivers



Trisha Tollotson

Director - Community Dev. Agency.
Nevada County



Kimberly Parker

Program Manager - Ec. Dev. Office
Nevada County



Alex Keeble Toll

Director - Office of Emergency Services
Nevada County



Nevada County, CA

BDO Zone Rating: 'A'

- ✓ Rating Parameters: 98,600 bdt/yr of wood fiber at delivered price of \$75-\$100/bdt within 75-mile drive distance from Grass Valley, CA.
- ✓ Three times as much potentially available with higher risk.
- ✓ Minimal competition for available pulpwood and forest residuals.
- ✓ A strong community support for utilization of biomass from regional forest restoration and wildfire fuel removal activities.

View and download the Nevada County BDO Zone Rating [here](#).

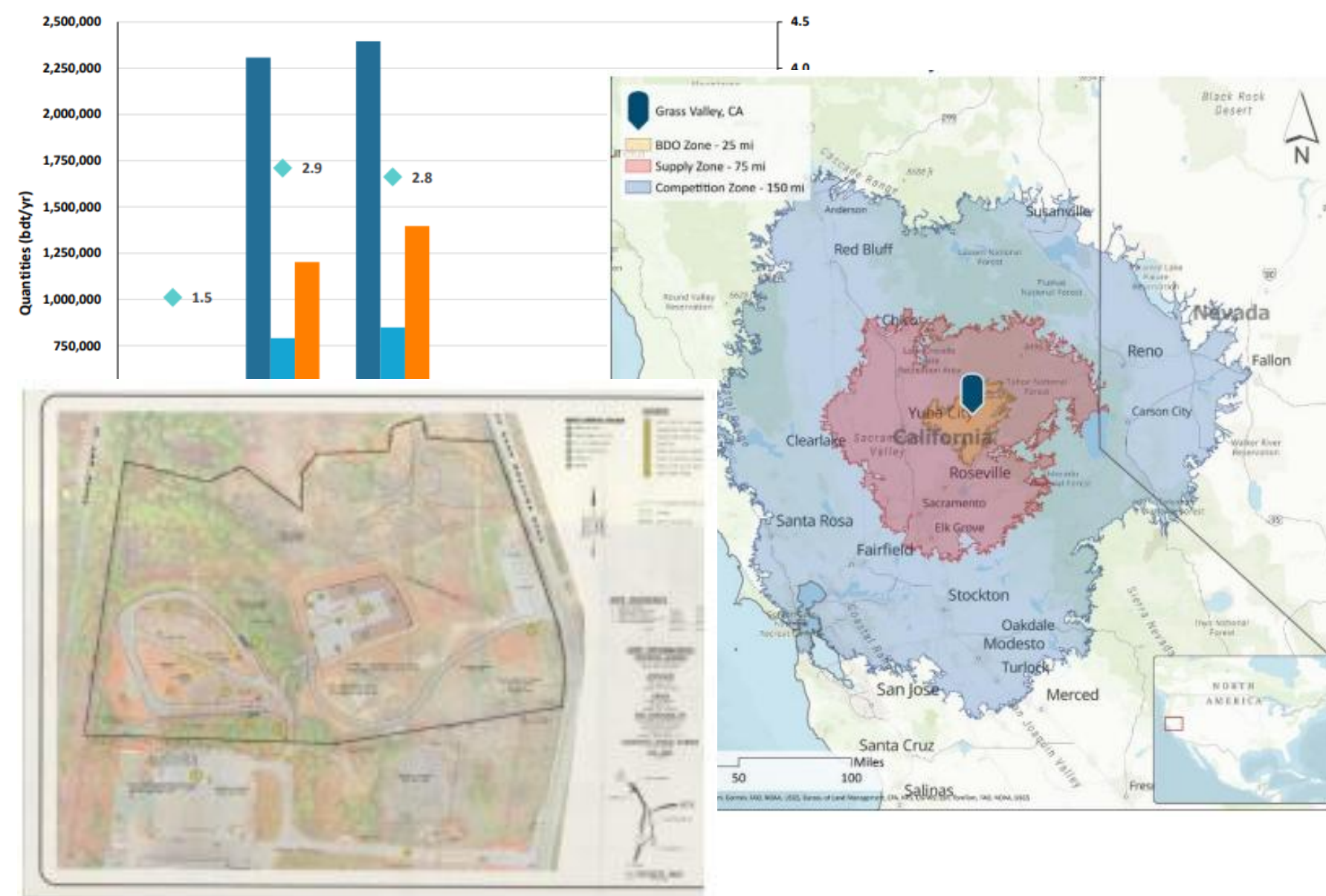
NEVADA COUNTY, CA
Biofuel Development Opportunity Zone

RATING GRADE: 'A'
Date of Issue: September 22, 2025

A
High Quality

Rating Parameters:

Category	Rated Quantity	Delivered Price	Supply Zone Size
Pulpwood	71,700 bdt/yr	\$75-\$95/bdt	75-mi drive distance
Forest Residues	26,900 bdt/yr	\$80-\$100/bdt	from Grass Valley, CA



Nevada County

A Natural fit for Biomass

When biomass matters, Nevada County delivers

Who We Are



Trisha Tillotson, P.E.
Agency Director
Community Development Agency



Kimberly Parker
Program Manager
Economic Development Office



Alex Keeble-Toll, M.A., MSc.
Director
Office of Emergency Services

Economic Development Strategies

Vision: We are dedicated to outstanding public service.

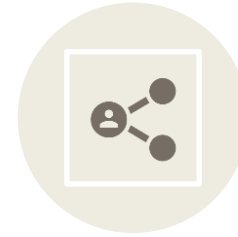
Mission: To work with the community to develop sound and innovative public policy, provide strong leadership and deliver excellent services in a fiscally responsible manner.



CULTIVATE
ECONOMIC
DIVERSIFICATION,
SUSTAINABILITY
AND EQUITY.



CONSTRUCT
INFRASTRUCTURE
AND FURTHER
PROJECTS AND
PLANS TO
SUPPORT
ECONOMIC
VITALITY.



SUPPORT
BUSINESS
ATTRACTION,
RETENTION, AND
GROWTH.



SUPPORT
POTENTIAL HIGH-
GROWTH SECTOR
DEVELOPMENT
(E.G., TOURISM,
CANNABIS,
AGRICULTURE).



ENGAGE IN
FUNDING AND
ADVOCACY
ACTIVITIES THAT
ADVANCE THE
COUNTY AND
COMMUNITY
ECONOMY.

Background on Nevada County



Background on Nevada County

Why Pursue a BDO Zone Rating?

Attract Investment: “A” rating signals low risk, reliable feedstock, and strong infrastructure for long-term biomass projects.

Forest Health & Wildfire Mitigation: Turns local waste wood from fuels reduction into resources reducing wildfire risk and protecting ecosystems.

Economic Diversification: Converts forest byproducts into biochar, biofuels, and high-value products creating jobs and strengthening the local economy.

Strong Local Partnerships: County, forest agencies, and community programs actively support biomass development.

Nevada County CA

- Nevada County's **612,900-acre landscape** is dominated by forest and wildfire-prone wildlands, with over half managed as national forest — part of a 2.4 million-acre Sierra Nevada restoration priority area.
- **Strategic feedstock location** — extensive mixed-conifer forests and active fuels reduction yield ongoing biomass material supply.
- Focused wildfire resilience funding and planning create **demand for long-term biomass utilization**.
- **Workforce** readiness includes generational families familiar with forestry, milling, and fuels reduction are already in place.



Nevada County: A great place to Live Work and Plan!



- **Benefit from** a business-friendly environment with strong local support networks.
- **Leverage** a skilled workforce in forestry, restoration, and natural resource industries.
- **Tap into** reliable biomass supply from local fuels reduction and restoration projects.
- **Experience** vibrant small-town culture and thriving arts and recreation.
- **Enjoy** incredible scenic Sierra foothills views and year-round outdoor lifestyle opportunities.

BDO Zone Assets Include



Strong community support for utilizing biomass from forest restoration and wildfire fuel removal efforts.

98,600 bdt/yr of woody biomass potentially available at low risk, with three times as much potentially available with higher risk profile.

Limited competitive pressure for Pulpwood due to the absence of pulp and paper mills.

An established industrial site in Grass Valley that is industrially zoned, publicly owned by Nevada County, potentially simplifying permitting and acquisition processes.

21.5 Acre industrial site in Grass Valley



- Industrially zoned, publicly owned by Nevada County the site already hosts a small biomass waste carbonizing operation, which may simplify permitting for complementary industries.
- The City of Grass Valley and Nevada County are known for their pro-business stance, further supporting industrial development, and the site is located within an Opportunity Zone, offering potential tax advantages.
- The site has good access to State Highway 49 and Interstate 80, which are well-maintained for year-round reliability.
- Water connections and high-speed internet are readily available.

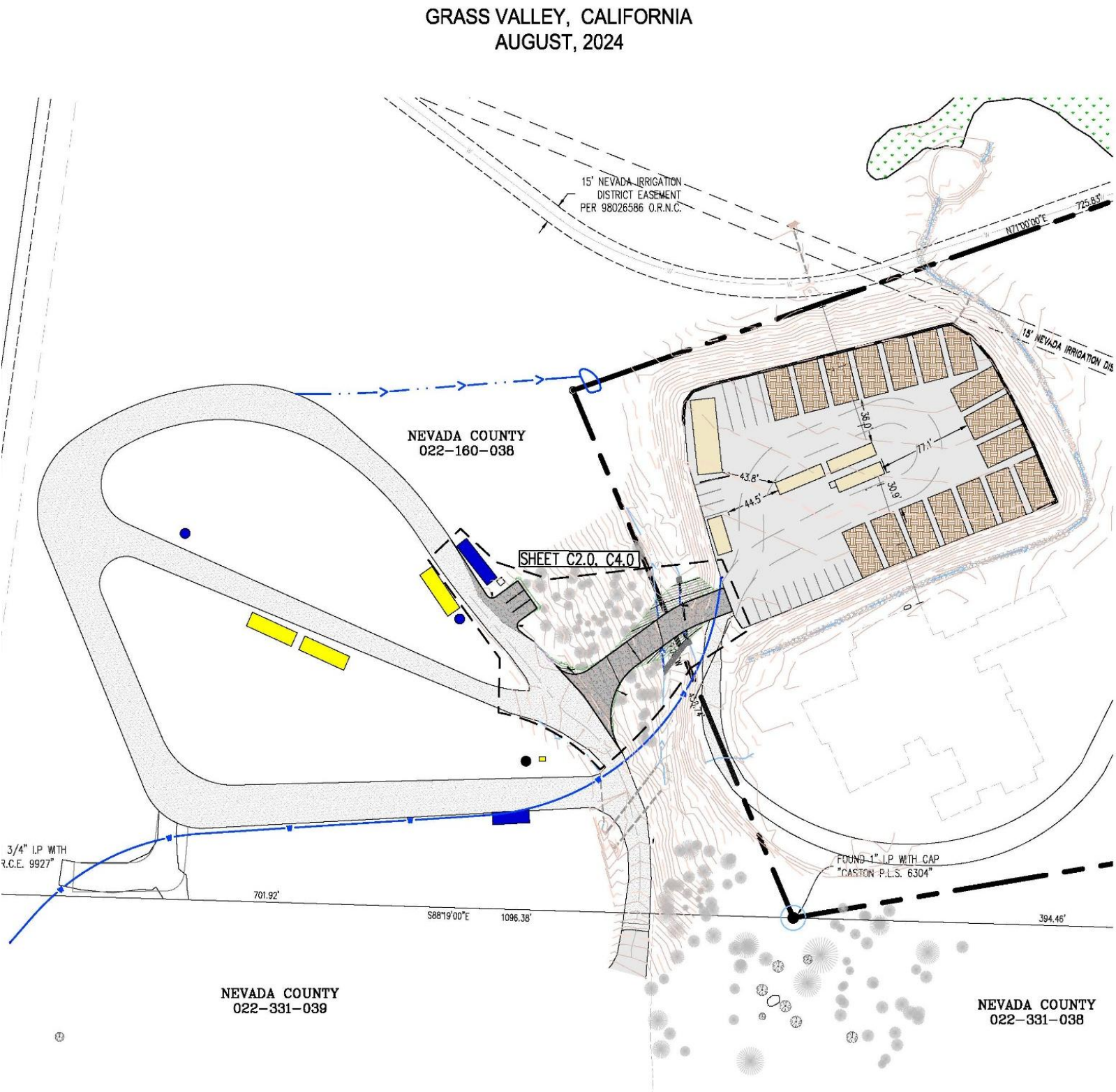
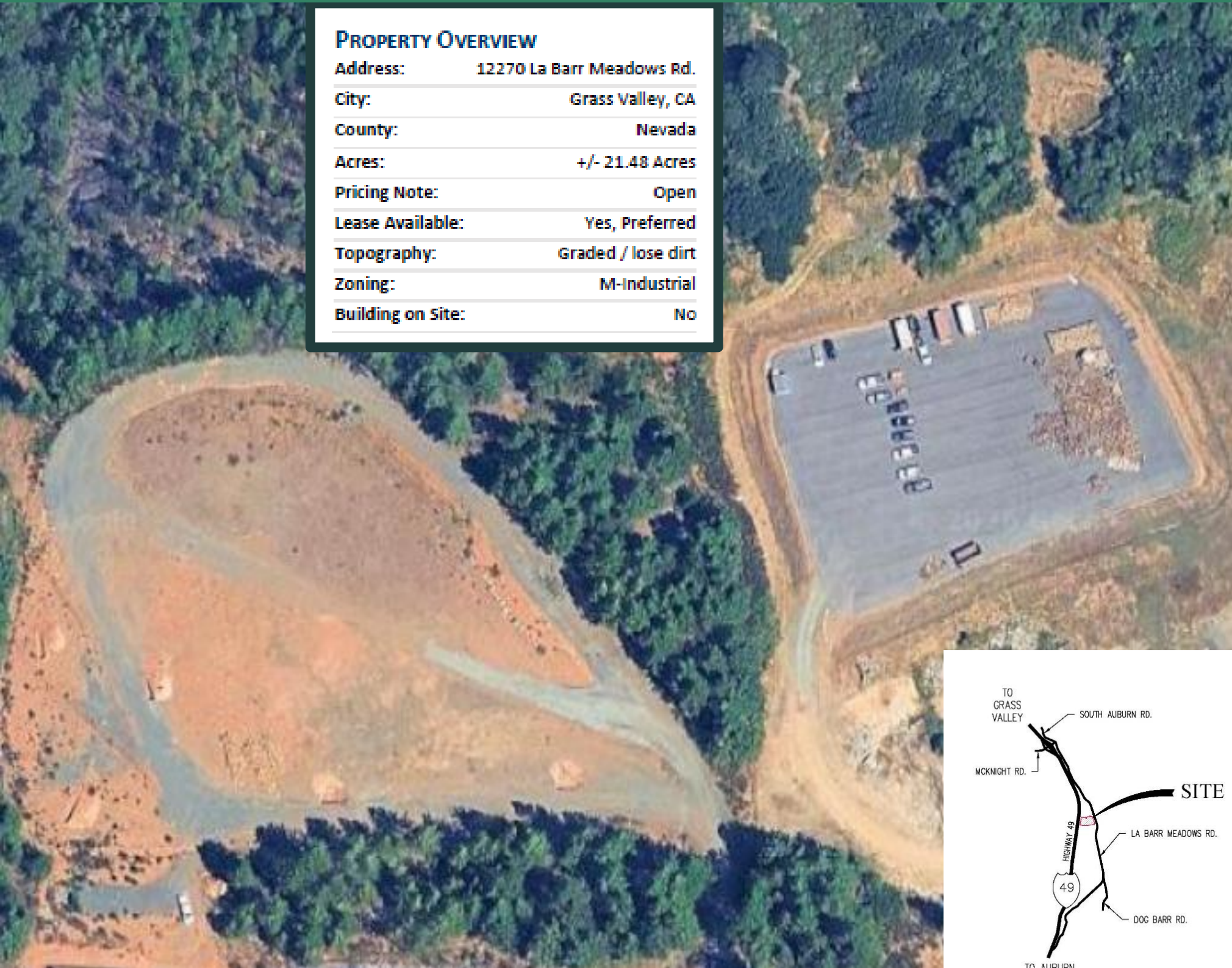
Site Profile continued

- The presence of a local hospital, comprehensive school system including vocational training in forestry, and public transportation further enhance the BDO Zone's social infrastructure.
- The area benefits from a stable labor market with a low unemployment rate and access to a broad talent pool due to its proximity to Sacramento, with various funding programs aimed at strengthening the forestry workforce.
- The region's adherence to sustainable forestry initiatives and environmental regulations also ensures low risk to soil, water, and wildlife, benefiting from wildfire fuel treatments.



Physical Infrastructure Assets

PROPERTY OVERVIEW	
Address:	12270 La Barr Meadows Rd.
City:	Grass Valley, CA
County:	Nevada
Acres:	+/- 21.48 Acres
Pricing Note:	Open
Lease Available:	Yes, Preferred
Topography:	Graded / lose dirt
Zoning:	M-Industrial
Building on Site:	No



Social Infrastructure and Workforce Assets



Highly Educated Workforce

- 84,500 Working-age adults (18+)
- 95.3% Employment rate (as of December 2025)
- 48% Hold a bachelor's degree or higher vs. 36% national average

Educational Infrastructure Supporting Biomass Development

- **Sierra College (Nevada County Campus)**
 - Career & Technical Education (CTE): Programs in Welding, Mechatronics, Advanced Manufacturing, and Construction Fundamentals.
 - Workforce Solutions: Provides customized training for local manufacturers and industrial operators, serving as the primary pipeline for skilled technicians and plant floor personnel.
- **UC Davis & California Biomass Collaborative**
 - Research & Innovation: As the state's primary biomass research institution, UC Davis supports local initiatives through technical expertise and research partnerships, specifically connecting to Nevada County's forest health projects.

State Incentives



CA I-Bank – [Click Here](#)

- Industrial development bonds, small business loan guarantees (1–750 employees), and tax-exempt financing for manufacturing facilities/equipment



I-Bank Climate Catalyst Program – [Click Here](#)

- Financing instruments to bridge gaps for advanced technologies, including biomass management

California Competes Tax Credit – [Click Here](#)

- Incentives for job creation & investment, evaluated annually by the Governor's Office

CalBIS/GO-Biz – [Click Here](#)

- Incentive navigation, site selection, agency connections, and permit assistance



Economic Development Rate (GO-Biz) – [Click Here](#)

- Utility discounts for high-energy-load businesses in California



Work Opportunity Tax Credit (WOTC) – [Click Here](#)

- Federal tax credit up to \$9,600 for hiring individuals from qualifying target groups



Sales Tax Exemption (CDTFA) – [Click Here](#)

- Partial exemption on qualifying machinery/equipment for manufacturers, R&D, and power generators



Sales & Use Tax Exclusion (CAEATFA) – [Click Here](#)

- Full exclusion for advanced manufacturers and alternative source/recycled feedstock manufacturers



Employment Training Panel (ETP) – [Click Here](#)

- Funding to employers for workforce skills upgrades



STEP Export Grant – [Click Here](#)

- Grant funding for CA small businesses expanding into foreign markets



Local Incentives



Nevada County Economic Development Office - [Click Here](#)

- Acts as a central navigator for local government, helping businesses navigate site selection, infrastructure needs, and the local regulatory environment. Connects companies to state, regional and state resources.



Alliance for Workforce Development (AFWD) - [Click Here](#)

- Offers no-cost recruitment, candidate screening, a Business Service Center for interviews, and on the job training reimbursements.



Economic Resource Council - [Click Here](#)

- Acts as a single point of contact to fast-track site selection, navigate local permitting, and connect projects to regional capital and workforce assets.



Sierra Small Business Development Center (SBDC) - [Click Here](#)

- Provides free, one-on-one professional consulting to help biomass and tech startups secure financing, develop business plans, and navigate state/federal grant applications. Connects local businesses with SBA-approved lenders and alternative funding sources specifically for rural economic development.



Forest Biomass Transportation Incentive (FBTI) - [Click Here](#)

- Direct Reimbursement: Managed through the My Sierra Woods program, this provides financial reimbursement to landowners and businesses for the costs associated with transporting woody biomass to renewable energy (BioRAM) facilities.



Recycling Market Development Zone (RMDZ) - [Click Here](#)

- Nevada County participates in this state-local partnership offering low-interest loans (up to \$2 million or 75% of project costs), technical assistance, and free product marketing for businesses that divert waste from landfills to manufacture new products.



Contact Us

Resilience lives here

Nevada County Economic Development Office

www.gonevadacounty.com