

Industrial | For Sale

3100 Thunder Valley Court | Lincoln, CA 95648

# ±43.72 Acre Covered Industrial/Data Center/Battery Storage Site

Existing Interconnect Access into CAISO Grid



## Contact Us:

Todd Sanfilippo, Lic 01045162  
Executive Vice President  
+1 916 847 3206  
todd.sanfilippo@cbre.com

Jon Wilcox, Lic 01385852  
Executive Vice President  
+1 916 599 0019  
jon.wilcox@colliers.com

CBRE



# Project Overview

3100 Thunder Valley Court, Lincoln, CA 95648, a 43.72 acre lot also known as Placer County Assessor’s Parcel 017-063-031 on which Rio Bravo Rocklin is operating an on-going energy business, principally consisting of an approximate 28 megawatt biomass-fired power generation facility and related equipment including but not limited to power generation equipment, an approximately 13,644 square foot Utility 115KV Sub-Station interconnection and transmission facility, fuel receiving and handling equipment, cooling towers and other related facilities.

Rio Bravo Rocklin (RBR) is located in Central California near the community of Rocklin. RBR is a approximately 28MW Gross (approx. 24.8MW net) MW biomass facility currently using 80% HHZ, 20% mix of Ag and Urban which would otherwise be diverted to landfills to generate renewable energy and energy products. The power and other products produced by RBR is now purchased by SCE.

In 2009 Rio Bravo Rocklin was named one of the top renewable power plants in North America by POWER magazine. This recognition from Power magazine features plants from across the country which performed at the top of their particular fuel type or class.

RBR is a partnership between subsidiaries of IHI Power Generation Corporation and North American Power Group. IPSC, an affiliate of IHI Power Generation Corporation, provides operations and maintenance services with RBR.

Technology:	CE/Lurgi Circulating Fluidized Bed Boiler, MHI turbine, Brush Electric Machines generator
Fuel Type:	Biomass: 80% HHZ, 20% Ag/Urban
In-Service Date:	May, 1989
Capacity:	28MW (Gross) (~24.8MW Net)
Output:	BioRAM contract with SCE
Ownership:	IHI Power Generation Corp. 50% North American Power Group (50%)
Operator:	IHI Power Services Corp.
Substation Size:	115KV



NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.



# Property Features

## Zoning:

**Grandfathered and protected Heavy Industry-Recently rezoned Entertainment/Mixed Use as Part of Sunset Area Plan.** The RB Rocklin site is a “grandfathered” heavy industrial (utility, public/private) use within what is now the Sunset Area Plan (“SAP”). RB Rocklin’s property was recently rezoned under the SAP to entertainment-mixed use, allowing its continued industrial use and also entertainment mixed use, also conforming it to the adjacent entertainment-casino complex. Under amendments to the SAP in December 2022, Entertainment-Mixed Use permissible activities have been expanded to include certain industrial and warehousing activities, industrial subdivisions, light manufacturing and assembly, research & development.

## Economic Incentives:

- Investment in renewable energy provides certain Investment and other Tax Credits.
- Investment in biomass-fired power generations qualifies for accelerated depreciation (5 year MACRS) under the Internal revenue Code.

## Connectivity:

### ATT fiber optic on site

RB Rocklin has ATT fiber optic internet connections for real-time data collection and exchange with the CAISO and its PPA customer

## Cooling:

### Approximately 15,000 tons of permitted existing water cooling on site

RB Rocklin’s cooling tower is a Tower Performance Inc. model #2c-558 which is a two-cell induced draft fan, counter flow design with a water flow Rate of 19,000 gpm. Each of the two cells of the tower has one fan, which can operate at two different speeds. The condenser cooling water is supplied by two 330 HP 17,725 gpm circulating pumps (one in standby). The cooling water to plant auxiliaries is supplied by two 57.5 HP 1,760 gpm pumps (one in standby). The tower is rated at 1.84 macfm air flow and water loading at 5.94 gpm/sq.ft. Overall, this gives the tower a cooling capacity of approximately 15,000 tons.

## Electrical Substation and Transmission:

Generation from the turbine on site at 13.8kV is ‘stepped up’ into 115kV voltage via a 62.5MVA step-up transformer. When the on-site turbine is not producing electricity, the process is reversed with 115kV electricity from the CAISO administered grid ‘stepped down’ from 115kV to 13.8kV or below for site use. RB Rocklin connects via its own dedicated 115kV tap to the CAISO administered PG&E Lincoln-Pleasant Grove 115kV transmission line at Pole 006/133.

PG&E has confirmed that they will be relocating the RB Rocklin 115kV ‘tap’ poles and transmission line wires in early 2026 to accommodate Placer Parkway construction. PGE has informed RB Rocklin that new 115kV (715AAC) lines will be installed with larger capacity. PG&E’s Lincoln-Pleasant Grove 115kV lines to which the RB Rocklin tap connects, will so far remain as they currently are (4/0 AAC). According to PG&E, 715AAC lines normally operate at an amperage rating of 631 summer, 972 winter with a continuous thermal rating of ~203MW, while 4/0 AAC lines normally operate at 297 summer/433 winter, with a lesser thermal rating. Planned buildout of the Sunset Area according to the SAP is reasonably expected to require PG&E to expand and enlarge its transmission capacity.

## Principal Site Improvements:

### ~28MW onsite generation capability; 62.5MW existing grid receipt/deliverability

RB Rocklin has an electrical substation on site, fee title to which is held by RB Rocklin. The substation principally consists of a transformer, protective relays and switchgear, revenue metering and real-time communication equipment.

The property has existing interconnect access into the CAISO grid. Providing millions of dollars of savings, along with cutting years off of application and permitting time for user needing grid access.

## Natural Gas Supply:

Natural gas is supplied to the site via a PG&E estimated 4-inch gas pipeline “tap” for the sole use of RB Rocklin (GCUST 8201). <https://www.pge.com/en/about/pge-systems/gas-systems.html#tabs-fc6b80548f-item-727cbee02b-tab>. The tap is approximately 1,300 feet in length and enters the RB Rocklin site from the west at the northern side of the RB Rocklin site. The western end of the tap connects into a PG&E 16 inch main gas line (L-123), which runs in a North-South direction and is part of PG&E’s main California gas “backbone” system <https://www.pge.com/pipeline/en/about-cgt/system-maps/statemap.html>. According to PG&E, a 4-inch gas line should have a Maximum Allowable Operating Pressure (“MAOP”) of approximately 650 psig.

# Property Features

## Water & Wastewater Discharge:

Placer County Water Agency supplies RB Rocklin with water and together with the City of Roseville handles wastewater discharge from RB Rocklin pursuant to a typical municipal usage fee arrangement.

## Site Security:

### Fencing and Cameras in Place

The entire ~44-acre site is fenced to prevent entry, except through a gated entry accessed off Athens Ave via Thunder Valley Court (a dead-end road).

## Power Purchase Agreement for Principal Products:

**Current Power Purchase Agreement:** RB Rocklin entered into a Renewable Power Purchase Agreement and riders (“PPA”) with Southern California Edison Company (“SCE”) in October 2016, as later amended, for a period to currently end December 31, 2027. The current PPA was the result of a successful bid into a solicitation required by the Governor and California Public Utilities Commission to meet the on-going emergency created by wildfire and wildfire potential from forest management and the unprecedented volume of dead or dying trees within California forested and treed areas. The PPA calls for the sales of all electrical energy generated by the facility during the term, net of Station Use; all Green Attributes (Portfolio Category 1); Resource Adequacy Benefits; Capacity Attributes; and Ancillary Services, collectively to be paid for in the form of a combined rate (\$/MwHr) based upon the metered energy delivered into the CAISO grid.

The PPA carries two \$/MwHr payment rates to be determined and paid monthly. One (higher) rate is paid if generation during a calendar month was based upon using at least 80% HHZ fuel. A second (lower) rate is paid if generation delivered during a calendar month is created by means which fall below the 80% HHZ fuel target, and in such cases no use of HHZ fuel is required whatsoever for that calendar month. Rates are adjusted upward annually.

## Biomass Equipment Configuration:

The unit was built using new equipment. The facility is principally comprised of a Combustion Engineering/Lurgi Circulating Fluidized Bed (CFB) Boiler with a 27.87Mw (gross) Mitsubishi Steam Turbine Generator (“STG”) Unit. The CFB uses natural gas for startup/shutdown and flame stabilization and biomass for steady state operations. This single generator unit produces electricity at 13.8kV and is stepped-up to 115kV by the main transformer for export into the CAISO administered, PG&E owned transmission system. As the transmission interconnection is above 60kV, the station is part of the North American Electric Reliability Corporation (NERC) grid and meets NERC requirements.

## New PPA:

California Assembly Bill 2750, signed into law by Governor Newsom in late 2024, requires California Public Utilities Commission regulated entities, including SCE, to extend the term of the current PPA at RB Rocklin (and other facilities operating under the same type of HHZ PPA’s) for a term of up to 15 years from the end of the current agreement. Similar earlier legislation resulted in the current 2027 term. The CPUC has extended the deadline for RB Rocklin and SCE to come to a mutual agreement to February 28, 2026. RB Rocklin and SCE continue discussion, with an SCE offer outstanding, subject to RB Rocklin’s acceptance.

RB Rocklin also currently is evaluating proposals and pricing for a new PPA to commence January 2028 or sooner to follow the current PPA. Price assumptions are set forth in RB Rocklin financial forecasts, available separately.

The CAISO also maintains a day-to-day market for all products available for sale by RB Rocklin.

## Water Treatment:

RB Rocklin’s water treatment system consists of chemical storage totes and pumps for boiler and cooling tower water treatment. A reverse osmosis system is used to condition the make-up water for boiler use. Boiler treatment chemicals are delivered into the system and mixed bed d-ionizers utilizing a batch tank and Neptune pumps directly into the steam drum. Cooling water treatment is done by using totes and pumps controlled by an automated system provided by Aquatrac.

## Electrical Interconnection:

RB Rocklin has a Large Generator Interconnection Agreement among the California Independent System Operator (“CAISO”), PG&E and RB Rocklin for the sale and transmission of RB Rocklin’s energy and other products through the CAISO system.

**Electrical Interconnection and Electricity Transmission: Large Generator Interconnection Agreement allowing full deliverability of power throughout the CAISO administered electric grid; PG&E upgrading 115kV lines.** The Site is a party to a Large Generator Interconnection Agreement (“LGIA”) among Rio Bravo Rocklin, the California Independent System Operators (“CAISO”), and PG&E. The LGIA was entered into when RB Rocklin transitioned from its original PG&E Power Purchase Agreement (“PPA”) to its current PPA with Southern California Edison Company (“SCE”) in 2017. The LGIA allows RB Rocklin to connect into the CAISO (PG&E) transmission system and transmit or receive energy and related products into or out of the site, providing full Deliverability of energy related products throughout the CAISO administered grid system.



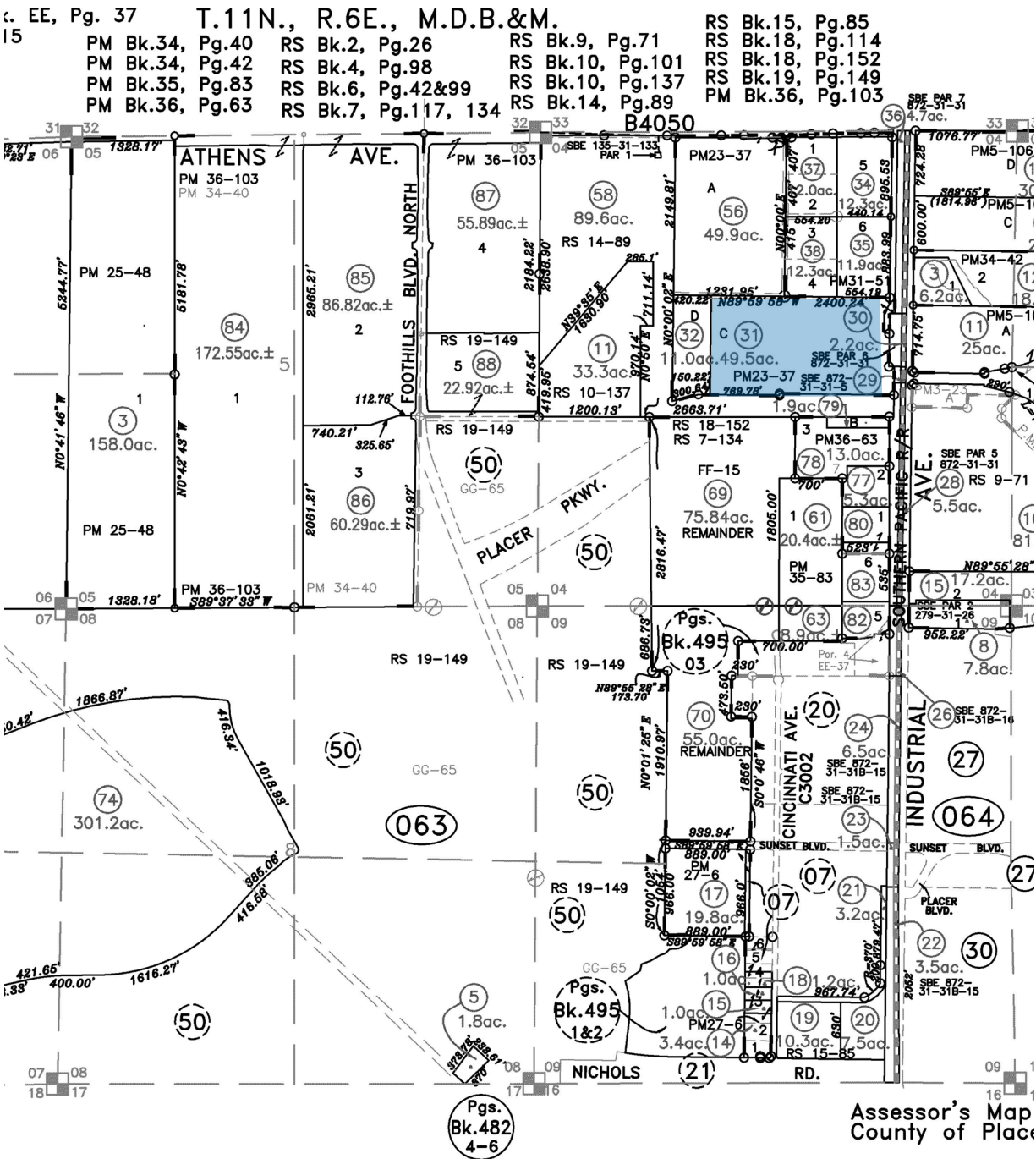
# Power Line Map



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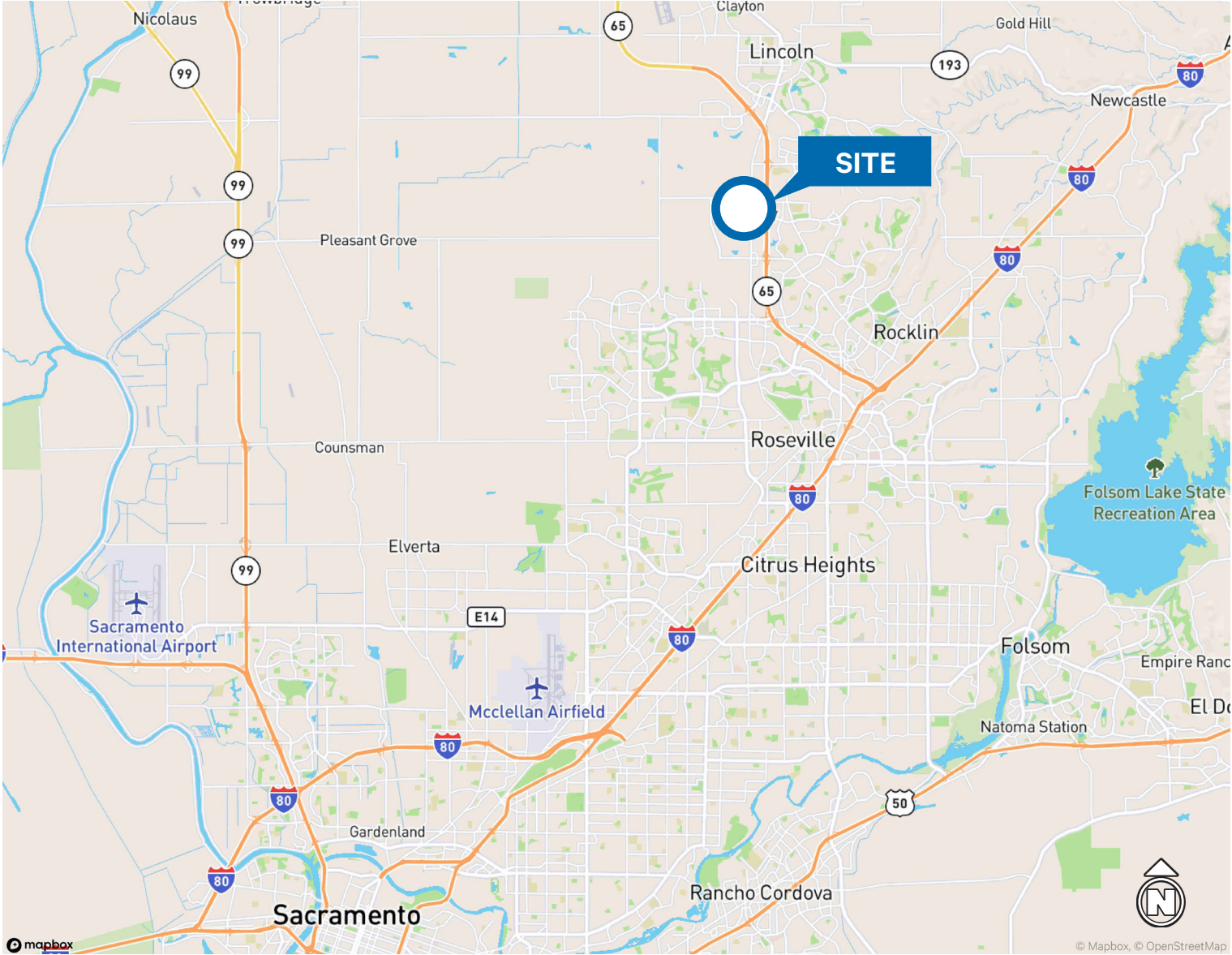
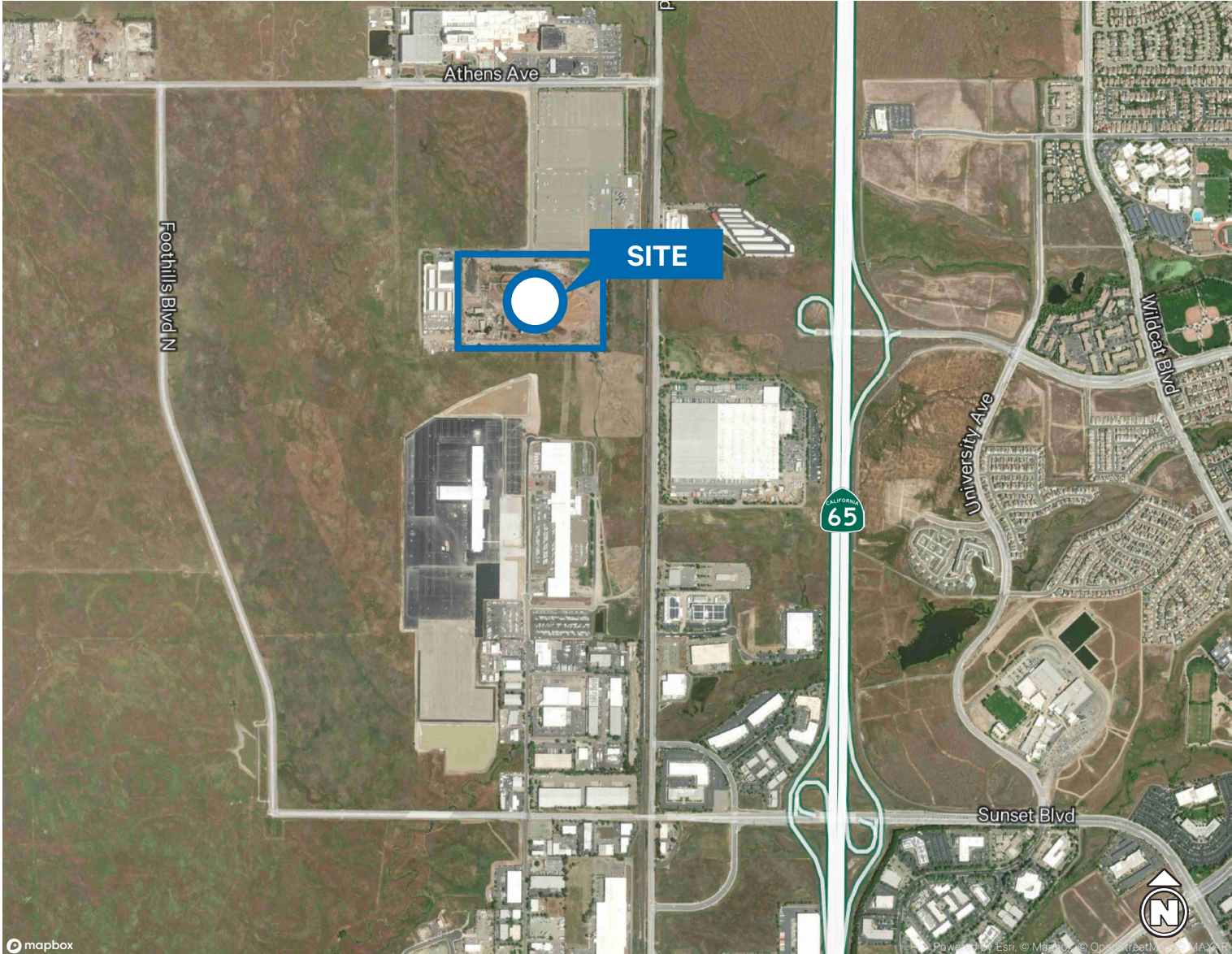


# Parcel Map





# Location Map





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Executive Vice President

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