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Comment Received From: Luke Burson
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Project Impact on Insurance and Property Values

The proposed Compass Energy Storage Project in San Juan Capistrano has zero public, zero community, zero elected officials, and zero first responders support. The only support is from the project developer, their paid consultants, and labor unions whose only priority is work for their members. Most would think that without any support the project would be denied. Unfortunately in California, things do not always work that way. The purpose of this request is to ensure critical financial realities that will occur to the local community are researched and documented in the CEQA DRAFT EIR.

The CEQA EIR process is complicated for individuals like me to understand. I am formally requesting that the California Energy Commission which is identified as the CEQA "Lead Agency" determines where within the EIR the following areas of financial concern need to be identified and responded to as part of the Draft EIR.

#1 - If this proposal is approved what is the financial impact on residents and businesses in terms of 1) fire insurance premium increases, and 2) fire insurance cancellation? These are cold realities and will have a direct impact if this proposed project proceeds. I am expanding this request to include formal responses to this issue by the California Dept of Insurance plus opinions from Allstate, State Farm, Farmers, AAA, Mercury, Geico, Progressive, and Nationwide. The expectation is all of these sources would offer documentation on the subject and an opinion.

#2 - If this proposal is approved what is the financial impact on residential property values and business property values? Will they take a sudden drop? Will they stay suppressed compared to other similar South OC properties? I am expecting this request to include a formal response from the California Dept of Real Estate, California Association of Realtors, and Orange County Realtors. The expectation is all of these resources would offer documentation on the subject and offer an opinion.

I am hopeful that logic and common sense will prevail but unfortunately, I do not have confidence either will. The impact on insurance and property values will happen. The EIR needs to be expanded to fully address these two critical areas and be included in the evaluation process to approve or deny this proposal. If logic and common sense prevail then this proposal will be denied.

Luke Burson
Laguna Niguel (home is within 1 mile of the site)
Resident since 1988