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Additional submitted attachment is included below.

From: [Dale Kraai](#)
To: [Energy - Docket Optical System](#)
Subject: Docket number 24OPT-02 regarding proposed Compass Energy Storage Project in San Juan Capistrano
Date: Wednesday, June 4, 2025 12:29:13 PM

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My name is Dale Kraai.

I respectfully request that the California Energy Commission deny Compass Energy's application to build and operate a Lithium Battery Storage Facility on property currently owned by Saddleback Church in the city of San Juan Capistrano, California.

I am President of Laguna Heights Community Association, the HOA whose 2069 homes are located on the ridge directly above the proposed Lithium Battery Storage Facility and in the valley on the southern side of this ridge. Many of our homes are only a quarter mile (1500 feet) from the proposed facility.

We are not opposed to Lithium Battery Storage Facilities; we oppose locating these incredibly dangerous storage facilities within neighborhoods. The proposed storage facility poses a number of unreasonable threats to the cities of south Orange County.

The ridge adjacent to the proposed storage facility is covered with highly flammable coastal sage scrub. A fire in the open-space adjacent to the proposed battery facility would undoubtedly race to the top of the ridge and, within minutes, ignite fires in our community.

On March 24 of this year – that is a little over 10 weeks ago, Cal Fire released its updated fire map of the state. The proposed lithium storage facility is located within a High Fire Hazard Zone. It is flanked on two sides by homes and businesses located in Very High Fire Hazard Zones. Almost all of the homes in our HOA are within a designated Very High Fire Hazard Zone, the state's highest risk category.

Not only is our HOA community flanked on three sides by open-space, but an open-space canyon slices deep into our community. For the first time, the new state fire map has placed most of our homes within the state's highest fire hazard zone.

For years, our HOA has worked to minimize the risk fire poses to our community. We have worked closely with our local fire officials to identify and rank-order the areas with vegetation posing the greatest fire threats to our community. Year after year, we systematically address these treats. This year, we are expending half a million dollars to renovate just one slope. The old vegetation has been removed; 57 mature trees are being felled; low-growing under-story vegetation will be planted and a new sprinkling system will be installed.

Our efforts have been recognized nationally ... our HOA is designated a FireWise Community.

Several years ago, our board of directors met with representatives of Compass Energy. They explained that the Saddleback Church site was selected because this location allows Compass Energy to connect with the grid for the smallest or minimum investment. Other sites require additional, costly infrastructure! Thus, the proposed site affords the greatest possible profits. This is, of course, good business.

Unfortunately, as Compass Energy reduces its costs, the financial costs are shifted to our community. Will our fire insurance double or triple? Should our fire insurance policies be

canceled, the value of our homes will undoubtedly take a significant hit. Residents who cannot secure fire insurance will be forced to either pay off the balance of their mortgage or sell their home at a time many others are forced to sell. Homes will only be available to cash buyers.

For years, our board has recognized fire as the primary risk to our HOA community and we have invested heavily to reduce this risk. If the battery storage facility is licensed, fire will become a significantly greater burden for our community.

If the proposed facility experiences a runaway fire, the cities of San Juan Capistrano, Laguna Niguel, Dana Point, San Clemente, Mission Viejo and Laguna Beach will also be threatened with (a) toxic plumes, (b) the nightmare of a massive evacuation, (c), worse yet, an order to shelter-in-place, (e) lifethreatening health issues. Furthermore, there is also the threat of (d) environmental damage if heavy metals cover our lands and ocean floor.

When one drives through Orange County, it seems like the entire county is already developed. Frankly, south county has massive tracks of undeveloped lands. In addition to significant tracts of private property, the Irvine Ranch has 62.5 square miles (40 thousand acres) of undeveloped land. The vast majority of Camp Pendleton's 195+ square miles (125 thousand acres) is undeveloped open-space. The northern third of the Cleveland National Forest is located in Orange County; that is, approximately 240 square miles (153,600 acres) of undeveloped land.

On May 29, the California Energy Commission held a public forum in San Juan Capistrano to explain the permitting process; to afford Compass Energy an opportunity to explain its plans and present supporting expert witnesses; and to hear the opinions of government officials and local residents.

At the May 29th meeting, San Juan Capistrano Mayor Troy Bourne reported that, initially, the city enthusiastically welcomed Compass Energy plan to build a BLISS in San Juan Capistrano, and, in fact, identified several sites for this purpose. Compass Energy has been unwilling to consider any site other than a Saddleback Church parcel near the city's northern edge.

According to Mayor Bourne, this parcel "appears" to be a plum site for development. Over the years, many projects have been proposed and significant sums have been expended in attempts to develop the site. Mayor Bourne pointed out that the reason it is not developed is because it is undevelopable. Due to Orange County dumping riprap in the creek to protect the eroding rail line, the creek now nibbles and undermines the proposed site for the battery storage facility. Furthermore, the ridge above the proposed site is unstable and landslide prone.

While Crystal Cathedral and Saddleback Church paid for and received reports documenting these issues and concluding that these problems are unsurmountable, it is my understanding that Compass Energy failed to identify these problems and mitigating strategies in its application for the proposed BLESS.

Who can disagree with Compass Energy selecting a site that requires the smallest infrastructure build out? Who can disagree with their attempt to maximize their profits?

Frankly, the company is, in fact, unwilling to be a good neighbor. It has not been willing to consider locating the project anywhere in the city where additional infrastructure is needed. To keep its investment to the absolute minimum, it seeks to build on an unstable site, adjacent to thousands of nearby residents – exposing its neighbors to a potential catastrophic fire, toxic flumes, a chaotic evacuation, possibly a shelter-in-place order, escalating fire insurance costs, the loss of fire insurance, significant property value losses, loss of mortgages, potential fire sales. A runaway fire would also sever both Interstate 5 and the primary rail line connecting Los Angeles with San Diego. Minimize Compass Energy's costs; maximize profits; SHIFT

real costs to the neighbors – the thousands living nearby.

The Saddleback Church site will allow maximum profits for Compass Energy. On the other hand, building the storage facility at the Saddleback Church site is a terrible burden for the cities of south Orange County. Please do not issue Compass Energy a permit to build and operate a Lithium Storage Facility in this location. It is the wrong site.

Respectfully,

Dale L. Kraai