

DOCKETED

Docket Number:	24-OPT-05
Project Title:	Corby Battery Energy Storage System Project
TN #:	266020
Document Title:	OPPOSITION TO SITING OF CORBY BESS Comments - OPPOSITION TO SITING OF CORBY BESS
Description:	N/A
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Organization:	Bouzos Orchard's Inc.
Submitter Role:	Public
Submission Date:	9/11/2025 7:56:27 PM
Docketed Date:	9/11/2025

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SEPTEMBER 11, 2025

California Energy Commission
715 P Street
Sacramento, CA 95814

RE: Concerns Regarding Proposed Battery Energy Storage System (BESS) Facility Near Residential Growth Areas in Vacaville Docket 24-OPT-05 Corby Energy Storage System

Dear Commissioners,

I am writing to express strong concerns about the proposed Battery Energy Storage System (BESS) facility under review, due to its proximity to major residential development projects currently underway or planned in the City of Vacaville.

At present, there are **16 active Development Agreements** in place near the proposed BESS location — **several of which are located just over a mile from the site**. These agreements represent long-term commitments by the City of Vacaville and development partners to build out **thousands of residential units**, including **apartments and other high-density housing types** that will accommodate a growing and diverse population.

Many of these development agreements have been in place for **over 20 years**, the result of extensive planning, environmental analysis, and public engagement. They are integral to the City's broader growth strategy and long-range land use planning framework.

All of these projects align with **Vacaville's General Plan**, last updated in 2015, which establishes a clear vision for community growth through two designated expansion areas:

- **The East of Leisure Town Road (ELTR) Growth Area:** 1,317 acres (669 acres within city limits and 648 in unincorporated county)
- **The Northeast Growth Area:** 1,400 acres (611 acres within city limits and 789 in unincorporated county)

Both areas fall entirely within the **City's Urban Growth Boundary**, and annexation of the remaining unincorporated portions is anticipated following Specific Plan approvals by the City Council. The areas are currently designated as "**Urban Reserve**" in the General Plan — indicating they are intended for future urban development, including a mix of low-, medium-, and high-density housing types.

Importantly, **one of the boundaries of these growth areas lies immediately adjacent to the proposed BESS facility**. This presents significant concerns about the compatibility of the BESS facility with nearby planned residential communities, especially considering the inclusion of **high-density housing** and **multi-family apartment complexes**, which will place future residents in close proximity to this industrial-scale energy infrastructure.

Placing a large-scale BESS facility so near to future neighborhoods — some of which are already in the pre-construction or entitlement stages — could undermine the City's carefully coordinated development efforts, introduce unnecessary risks, and generate long-term conflict between incompatible land uses.

I strongly urge the Commission to fully consider these established development agreements and the broader context of the City's General Plan in its evaluation. These residential developments are not speculative; they are real, long-planned, and essential to meeting regional housing goals.

Thank you for your attention to this matter and your commitment to responsible energy and land use planning.

Sincerely,

Harilaos Bouzos / Susanna Bouzos