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Community Financial Benefit vs Direct Financial Devastation

Additional submitted attachment is included below.

November 14, 2025

California Energy Commission

RE: Community Financial Benefit/Direct Financial Devastation to the Surrounding Community

Dear Commissioners and CEC Staff,

While the safety and wellbeing of my family, animals and neighbors are my number one concern and top priority, I'd be remiss if I didn't point out the following:

It appears that Next Era has checked an item off their checklist – Community Financial Benefit Agreement(s). I'd love to be happy about that, but honestly and maybe selfishly, I just can't.

I'm thrilled for the recipients that will receive a small short-term financial benefit, while Next Era reaps huge financial reward **AND in the meantime my neighbors and I face long term severe financial devastation**, should this Corby project be approved.

There are so many factors that will compile and create the financial demise of the home/property owners surrounding the Corby project at Kilkenny Road & Byrnes Road in Vacaville. A quick google search helped me sum it up nicely:

Property Value Decrease and Difficulty Selling

- **Lower Home Value:** Proximity to a hazardous facility, even without an accident, is associated with significantly lower home values due to perceived risks and reduced desirability. Studies indicate a decrease of 2%–4% for homes within 1 km of a single industrial facility.
- **Significant Drops After an Incident:** An accident resulting in offsite injuries, property damage, or evacuations can cause a 5% to 8% decrease in the value of homes within several kilometers, with the negative impact potentially persisting for many years.
- **Weakened Demand:** Potential buyers are often wary of properties near such facilities, leading to a smaller pool of interested buyers and making the home difficult to sell, even at a discount.
- **Disclosure Laws:** Home sellers in many areas, such as California, are required to disclose if their property is within a certain proximity to a toxic chemical facility, which formalizes the potential risks and further impacts marketability.

Increased Insurance Costs and Coverage Issues

- **Higher Premiums:** Homes in high-risk areas carry higher insurance premiums because insurers view them as more likely to file claims.
- **Difficulty Obtaining Standard Insurance:** Insurers may stop renewing policies or refuse to offer coverage in areas deemed too risky, forcing homeowners to seek costly stand-alone policies or resort to state-mandated high-risk pools.
- **Mortgage Requirements:** Since most mortgage lenders require homeowners insurance, an inability to obtain affordable coverage can jeopardize the homeowner's loan and even lead to foreclosure.

Other Potential Financial Losses

- **Cleanup and Remediation Costs:** If an accident causes contamination (air, water, or soil), the homeowner might face cleanup costs not fully covered by insurance, or the land itself may become less valuable if it is too damaged.
- **Health and Well-being Impacts:** Chronic exposure to pollutants can lead to health problems, potentially resulting in significant medical bills and a reduced quality of life for residents.
- **Legal Action:** Homeowners may face legal issues if they fail to disclose known hazards when selling their property.
- **Reliance on Assistance:** After a major incident, homeowners may have to rely on scarce government assistance or charitable organizations for rebuilding and recovery efforts.

This, this right here...THIS is what we face. And all of this for storage of energy that will be sold to San Francisco & Marin County. No benefit to our community. RISK vs. REWARD – severely unbalanced.

Does this make any sense to you? How would you feel if the biggest investment in your life was diminished to nothing, all for the profit of an out of state company like Next Era? I implore you to put yourselves in our shoes. Don't allow this to happen to hard working people who have spent their lives to build a home and a future for themselves and their children.

I respectfully and most sincerely ask that you deny this application for the Corby project and demand they place their facility away from risk to our residents.

Thank you for your time and consideration,
Deanna "Dee" Cole
5405 Kilkenny Road, Vacaville, CA 95687
Keep Vacaville Safe