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*Comment Received From: Marianne Goetze
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Opposition to Corby BESS Project site - Economic Harm, Property Value Loss & Market Stigma

Additional submitted attachment is included below.

Dear Commissioners,

My name is Marianne Goetze and I am a homeowner in Dixon California who has lived in Solano County for over 50 years. I am writing to oppose the Corby Battery Energy Storage System (BESS) Project based on its significant and unaccounted-for financial impacts to nearby homeowners, including property value diminution, market stigma, and long-term transactional risk. Beyond the clear safety, environmental, and health concerns associated with lithium-ion energy storage facilities, the Corby Project presents a substantial economic threat to families whose homes represent their primary financial asset. The project has failed to provide any credible analysis or mitigation strategy for these harms.

Over the past several years, catastrophic failures at large-scale BESS facilities in California, specifically Moss Landing and Otay Mesa, have generated broad public awareness and concern about the risks associated with industrial lithium-ion storage. This is not a matter of aesthetics but of perceived hazard, fear, and financial risk. That perception alone, when placed next to residential property, creates measurable market stigma and results in Diminution in Value (DIV). Real estate appraisers, lenders, and market analysts consistently recognize that properties located near high-risk or potentially hazardous infrastructure suffer long-term impairment, not because damage has occurred, but because buyers are unwilling to assume that risk or must be financially incentivized to do so.

The Corby Project's economic analysis is therefore incomplete because it fails to calculate or internalize the financial damage imposed on the surrounding homeowners who will suffer reduced property values through no fault of their own. If approved as currently proposed, the project effectively transfers a multimillion-dollar negative externality from the developer to the local community, amounting to an uncompensated loss of equity. This scenario is comparable to other high-risk utility or industrial land uses such as nuclear power plants, natural gas pipelines, and major hazardous materials facilities, all of which have well-documented effects on surrounding residential property valuation. The Moss Landing incident alone confirms that the public no longer perceives BESS technology as inherently safe, and perception is one of the strongest drivers of real estate valuation.

It must also be acknowledged that the future sale of homes in proximity to the Corby Project will be materially impacted due to mandatory property disclosure requirements. Homeowners would be legally obligated to inform all prospective buyers of the property's location next to a high-risk industrial energy storage facility. This will reduce the pool of prospective buyers, prolong listing durations, and require price reductions to complete sales. The long-term financial consequences are significant, permanent, and unavoidable once the project is built.

Given these concerns, I respectfully request that the Commission require an independent, pre-construction Diminution in Value appraisal study to quantify the predicted financial loss to nearby property owners. Additionally, the developer must be required to establish a legally binding financial compensation mechanism for affected homeowners prior to any project approval. The Corby Project, as currently cited, places private homeowners at irreversible financial risk while providing no direct benefit to them. I urge the Commission to protect residents' long-term financial stability and reject approval until property value impacts are fully analyzed, disclosed, and compensated.

Thank you,
Marianne Goetze - Solano County Property Owner