

DOCKETED	
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Project Title:	Vaca Dixon Power Center Project
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Document Title:	Michael Geller Comments - Please see the attached comments requesting denial of the application for the Vaca-Dixon BESS Facility
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*Comment Received From: Michael Geller
Submitted On: 2/6/2026
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Please see the attached comments requesting denial of the application for the Vaca-Dixon BESS Facility

Additional submitted attachment is included below.

To: The California Energy Commission

From: Michael Geller

Date: February 6, 2026

My wife and I own the historic home at 5310 Kilkenny Road, approximately one third mile from the proposed Battery Energy Storage System proposed by the Vaca-Dixon Power Center. As such, we are some of the individuals most affected by your decision in this matter. We are asking you to deny the Middle River application for several reasons.

Our home was constructed in 1900 by renowned builder George H. Sharpe and represents one of the last of the Victorian homes and farmhouses Mr. Sharpe became famous for. Other prominent structures he built still standing today are in town, including the Frank H. Buck home, the William Henry Buck home, the Harbison House at the Nut Tree and the Carnegie Library.

We are in the process of applying for National Register of Historic Places status for our home. The VDPC project will cause substantial adverse change to the property and our home (on prime agricultural land) that once was part of the original 167 acres purchased by Anthony Kilkenny in 1875. After the death of Mr. Kilkenny in 1886, Catherine, his wife, went on to become a successful farmer and rancher and purchased several more adjacent and non-adjacent properties in the area putting a total of more than 1200 acres under Kilkenny family control. In fact, shortly before her death in 1921 she sold some of her property to PG&E to construct the Vaca-Dixon Substation. Most people don't know this, but at the time of its opening in October of 1922, it was the largest electrical substation in the world.

How ironic that we now find ourselves and our neighbors in a position of having to implore the California Energy Commission to deny the request of Middle River for the proposed BESS project at the corner of Willow and Kilkenny Road. The substantial adverse change proposed by this project will end the proud history this land and structure represent.

But there are even more important reasons for denying this application, most of which involve the safety hazards associated with lithium-ion batteries, threats to the environment and groundwater, non-conformance to land use identified for the area, and the list goes on. Others have touched on the many reasons this project does not make sense for anyone but Middle River, and I urge you to read each of those letters, as the residents in both the City of Vacaville and Solano County have spoken clearly on this matter. For now, I would like to focus your attention on an additional matter that seems to have fallen below the radar: The Transportation Impact Study prepared by Rincon Consultants for the applicant.

The applicant hired Rincon Consultants to measure the ambient traffic levels in the area and provide a report for the justification of this project. I, someone who has lived on Kilkenny Road for more than 35 years, can tell you that the roadways in our area will not handle the type of traffic involved in a project on this scale.

My first concern is the description of access to the proposed project site that pretty much ignores the route from Interstate 80/Leisure Town Road/Orange Drive/Walnut Road/Willow Road/Kilkenny Road. As a practical matter, most of the construction workers will come from the Vacaville/Fairfield/Vallejo area, as the Solano County-based trade unions have jurisdiction over the proposed project site. Any phone app (Google Maps, Waze, etc.) will guide individuals to the proposed project site along the aforementioned route. We know this because any time eastbound traffic on Interstate 80 backs up, each of the phone apps guide the impatient drivers over the pathway I just described. Further, and even more significant, that route is the quickest to food and coffee for workers on their lunch break.

The intersection of Orange Drive and Walnut Road is undersized, but not nearly as undersized as the intersection of Walnut Road and Willow Road. Willow Road is not of sufficient width to allow two vehicles of any size to get by each other at the posted speed limit without at least one vehicle leaving the paved surface of the road. Each time that happens, part of the asphalt is chiseled away from the roadway.

Kilkenny Road is even more of an issue. The area to the north where the prune orchard currently exists was re-graded prior to the planting of the orchard. The grading flows from north to south resulting in flooding of the road surface with as little as 1.5" of precipitation. Again, two vehicles cannot safely get by each other without at least one leaving the surface of the road. But in this case, you don't have to worry about the asphalt: there isn't any. In the rainy season, the west end of Kilkenny Road looks like something you would expect to see in a Third-World country.

These conditions are problems presented by the applicants' selection of this location of their proposed project and could result in damage and harm to individuals that use the roadways for their everyday needs.

We also find the applicant has failed to adequately assess the impact the construction and hauling activities will have on Weber Road and Byrnes Road in addition to Willow and Kilkenny, none of which is equipped to deal with the heavy modules containing the battery units. The modules will need to be unloaded on site by a crane of some type which we anticipate will be of significant size to be of concern in damaging the roadway even further upon its arrival(s) and departure(s) from the proposed project site.

Please deny the application for the project in this location. There are better places and better technologies for Battery Energy Storage Projects.

Sincerely,

Michael Geller

5310 Kilkenny Road

Vacaville, CA 95687