

DOCKETED

Docket Number:	24-OPT-05
Project Title:	Corby Battery Energy Storage System Project
TN #:	270441
Document Title:	ROC Dixon Unified School District
Description:	ROC Dixon Unified School District
Filer:	Renee Longman
Organization:	California Energy Commission
Submitter Role:	Commission Staff
Submission Date:	6/9/2026 2:33:57 PM
Docketed Date:	6/9/2026



Siting, Transmission and Environmental Protection Division

FILE:

PROJECT TITLE: Corby BESS

Docket: 24-OPT-05

TECHNICAL AREA(s): Socioeconomics

Telephone

Email

Meeting Location:

NAME(s): Eileen Allen, CEC consultant staff

DATE: August 14 & September 30, 2025

TIME:

WITH: *Rose Morales, Dixon Unified School District*

SUBJECT: *Applicability of school developer fees*

COMMENTS: The Dixon Unified School District published a notice identifying Rose Morales of Dixon Unified as a contact for questions about Board Resolution 24-6718 that adopted a School Developer Fee. (See attached.) On August 14 2025, CEC consultant staff, Eileen Allen, called Rose Morales at Dixon Unified School District. Allen referred to the Corby project and Morales was previously unaware of it. Morales asked Allen about Solano County’s permitting process. Allen briefly explained the Energy Commission’s role, and the CEC’s Opt-In licensing process. Allen stated that the project was a proposed battery energy (electricity) storage facility with a proposed transmission line connection to the Pacific Gas & Electric Company’s Vaca-Dixon Substation.

Allen provided additional information about the project including that the project applicant is willing to pay any applicable school developer fees. However, applicant believes the school developer fees are not applicable to the project because it would not be a residential, commercial, or industrial facility, implying rather that it should be classified as a utility facility. Allen noted that there is often some overlap and ambiguity between industrial facilities and utility facilities. Morales stated that industrial facilities are generally required to pay a fee of 84 cents/per square foot.

Allen asked Morales how the school district would treat utility facilities with respect to the applicability of school developer fees. Morales responded that to her knowledge, the District has not faced this question before, and that they would have to study the proposed application.

Allen followed up on her August 14, 2025, phone conversation with Morales by emailing (See attached) Morales a link to the Energy Commission’s Corby project web page, and noted the key document in the Corby Docket Log, along with the document date, TN#, and Chapter (Public Services) and page number. In response, the Chief Business Official for the Dixon Unified School District, Joanne Ahola, responded to Allen by email on September 30, 2025, stating that, based on the project scope that was sent via email (See attached), the project would be waived from school developer fees.



<p>CC:</p>	<p>Signed:</p> <p><i>Eileen Allen</i></p> <p>Name: Eileen Allen</p>
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Developer Fees-

NEW RATES EFFECTIVE JUNE 17, 2024

In 1986, the California Legislature authorized school districts to levy school impact or developer fees on residential and commercial/industrial development for the purpose of funding the construction or reconstruction of school facilities. The basis of the school facilities legislation is the relationship between new development, and the impact on school districts to provide adequate school facilities for the student population new development generates. The authority for the District's assessment of developer fees is set forth in Education Code Section 17620, pursuant to Government Code 65995.

When you apply for a building permit within Solano County, you will receive the School District Fee Form in the Building Inspection Division packet. The Building Inspection department determines the square footage for the conditioned space. Garage and porch space are not subject to developer fees. DUSD does not charge developer fees on square footage 499 square feet or less.

The City of Dixon manages developer fees for building permits issued within the Dixon city limits.

DUSD Developer Fee Rates

- New Residential Construction & Additions: \$5.17 per sq. ft.
- Commercial/Industrial: \$0.84 per sq. ft.

Payment of Fees

In Person (By Appointment Only)

Contact Rose Morales at 707.693.6300 ext, 8049 or by email at rmorales@dixonusd.org

From: [Irene Kaufman](#)
To: [Eileen Allen](#); [Joanne Ahola](#)
Cc: [Rose Morales](#)
Subject: RE: REQUEST FOR DEVELOPER FEES BEING WAIVED
Date: Wednesday, September 3, 2025 1:22:00 PM
Attachments: [TN262632_20250409T105120_Application_Section_2_Project_Description_Redline.pdf](#)

Hi Joanne,

The project application states that the facilities include the BESS, substation, inverters, gen-tie line, communications line, groundwater well, water tank, and ancillary facilities. The operations and maintenance facility is described as follows:

The Project will include operations and maintenance (O&M) equipment that will be stored in up to eight conex storage containers, each approximately 10 feet by 20 feet in size placed in open areas within the fenced BESS yard. Operational staff will perform periodic inspections and maintenance as needed using the containers for storage of non-hazardous materials, equipment and other O&M work as needed.

There will be no permanent staff working at the project site; the BESS facility will be uncrewed and operations will be from an offsite control room. I have attached the application project description that was posted to the project docket if you would like to see more details. Please let us know if you have any other questions.

Thank you,

Irene Kaufman
Environmental Planner
Aspen Environmental Group
(818) 451-8573

From: Eileen Allen <EAllen@aspeneq.com>
Sent: Tuesday, September 2, 2025 10:41 PM
To: Joanne Ahola <joanne.ahola@dixonusd.org>
Cc: Rose Morales <rmorales@dixonusd.org>; Irene Kaufman <IKaufman@aspeneq.com>
Subject: Re: REQUEST FOR DEVELOPER FEES BEING WAIVED

Hi Joanne,

Aspen Environmental is working with the Energy Commission on a multi-disciplinary California Environmental Quality Act (CEQA) review and analysis of the Corby project.

I'm out of the country right now. I've cc: my Aspen Environmental colleague, Irene Kaufman. Irene and I are working together on the review/analysis process.
Eileen Allen

Eileen Allen
Aspen Environmental Group
EAllen@aspeneg.com
916 628-1564
Sent from my iPhone

On Sep 2, 2025, at 11:36 PM, Joanne Ahola <joanne.ahola@dixonusd.org> wrote:

This is the first email you've received from this external sender.

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Hi Eileen,

Rose has sent me your email request for a developer fee waiver of the battery engery storage facility to be constructed. I am hoping to get a few questions answered to better understand if this project would be fully exempt from fees.

1. Does the project have enclosed occupiable buildings? (control rooms, offices, warehouses).
2. Are the facilities just pads, batteries, fencing, etc?

If there are occupiable buildings, this particular part of the facility would be subject to developer fees.

Thank you for any additional information you can provide.

Joanne

----- Forwarded message -----

From: **Eileen Allen** <EAllen@aspeneg.com>

Date: Thu, Aug 14, 2025 at 6:07 PM

Subject: RE: info on proposed Corby Battery Energy Storage facility in Solano County

To: rmorales@dixonusd.org <rmorales@dixonusd.org>

Rose, I apologize for my internet issues earlier today. If you go to the California Energy Commission's Docket Log on the right side of the Commission's Corby project webpage (see link to the webpage in my first email), you'll find the info we discussed on the phone in the following document:

Corby Docket Log document filing date: 11/4/24

Docket Log Transaction (TN) #: 259874

Name of Document: Corby Opt-In Application Volume 1, Part 3

Document chapter & page # for relevant school fees discussion: Public Services, p.4.15-3

The key paragraph in the Public Services section makes it sound somewhat less contradictory than I initially described to you on the phone this morning. However, the question of whether school fees would be applicable to this electricity storage project, which would clearly have a physical facility in Solano County, is still unclear.

The Energy Commission's permitting review process is in the beginning stages, since the applicant/developer is still providing info to make the document complete. The Energy Commission staff and its consultant, Aspen Environmental Group, are still in the preliminary stage of gathering information and evaluating potential environmental, socioeconomic, and engineering impacts of the proposed facility.

Let me know if you have any questions.

Eileen Allen

Eileen Allen

Aspen Environmental Group

916 628-1565

EAllen@aspeneg.com

From: Eileen Allen

Sent: Thursday, August 14, 2025 1:09 PM

To: rmorales@dixonusd.org

Subject: info on proposed Corby Battery Energy Storage facility in Solano County

Hi Rose,

Thanks for talking with me this morning. Here is info on the proposed Corby Battery Energy Storage facility, which has been designed to store electricity and then later transmit it to PG&E's Vaca-Dixon Substation.

California Energy Commission's webpage on the project:

<https://www.energy.ca.gov/powerplant/battery-storage-system/corby-battery-energy-storage-system-project>

I've had some trouble with the internet today, so I wasn't able to give you all of the info links I had in mind.

The Energy Commission webpage above will have an item on the right side of the screen called the Docket Log. This is the master file for all documents, public and agency letters, etc. received on the Corby project.

The Docket Log files are arranged by date and Transaction Number (TN).

The TNs with the contradictory information we discussed this morning regarding school development fees should be in TN 259874 and TN 263281.

If the internet in my home was working well, I would also be able to give you the dates for the Docket Log files, but it's still poor.

I hope this is helpful for you.

Please let me know if you have any questions. If so, I may be able to answer your questions if my home internet connection is better tomorrow.

Eileen Allen

Eileen Allen

Aspen Environmental Group (consultant to Calif. Energy Commission)

916 628-1565

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From: [Joanne Ahola](#)
To: [Eileen Allen](#)
Cc: [Rose Morales](#); [Irene Kaufman](#); [Renee@Energy Longman](#)
Subject: Re: Corby project ; contact with Dixon Unified School District re school development fees
Date: Tuesday, September 30, 2025 12:48:48 PM

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Hi Eileen,

Thank you for your follow-up. Based on the project scope you sent in email, the project would be waived from developer fees.

Thank you,

Joanne

On Tue, Sep 30, 2025 at 11:42 AM Eileen Allen <EAllen@aspeneq.com> wrote:

Good morning Rose and Joanne,

Irene Kaufman and I have summarized the phone conversation and email communication which we had with you in August and September 2025 regarding the proposed Corby Battery Energy Storage (BESS) Project.

Please review the attached Records of Conversation and the email pdf for accuracy, and let us know of any revisions or corrections that we should make.

The final step will be with the Energy Commission's Corby BESS Project Manager, Renee Longman, who will submit these items for posting in the Energy Commission's Corby BESS Docket Log.

Please let me know if you have any questions.

Eileen Allen

Eileen Allen

Aspen Environmental Group

916 628-1565

callen@aspeneq.com

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