

From: [Larry Swartz](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item # 75
Date: Monday, September 25, 2023 11:20:38 AM

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Please make sure this gets a SOAR vote before finalizing any project.

Than k you

Sincerely,

Larry
805-987-1210

"Pay attention to the cracks because that's where the light gets in"...L. Cohen

From: [Margaret Kirnig](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75 Battery storage
Date: Monday, September 25, 2023 11:13:27 AM

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I am a SOAR supporter SOAR is still legal and a vote of the people is required before this agricultural land is changed to a commercial use like Battery storage

Please observe.

Margaret Frances Kirnig - retired age 92 DOB 16 Feb.1931 Address: 2135 Humboldt Ave, Davis, Ca 95616

From: diane@balibarongtours.com
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Monday, September 25, 2023 11:07:44 AM

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Dear Board of Supervisors,

A SOAR vote is required before a decision can be made on the proposed battery storage facilities on agricultural land. It is overstepping your authority to vote on this issue without hearing from the voters. Please postpone your vote until a SOAR vote has been taken.

Sincerely,

Diane Embree
805.484.9393
diane@balibarongtours.com

From: [Myra Totten](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Monday, September 25, 2023 10:40:04 AM

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Good morning,

I am asking that the normal process to change the County's General Plan to allow battery storage facilities on SOAR-protected land be kept. That means that the Board of Supervisors review and certify an Environmental Impact Report, vote on the project and if they find it worthy of approval, submit it to the voters for their approval.

This makes for a more transparent process and provides a solid base of information for citizens to make their decision.

Thank you in advance for following the normal process.

Myra



Wellhead Electric Company, Inc.

650 Bercut Drive Suite C
Sacramento, CA 95811

September 25, 2023

Clerk of the Board of Supervisors
800 South Victoria Avenue
Ventura, CA 93009

RE: Item No. 75: Public Comment

**Planning Division Assessment to Identify Suitable Lands and Priority Areas
for the Development of Renewable Energy Generation and Storage Projects
(PL23-0075)**

Honorable Ventura County Supervisors:

Wellhead Electric Company, Inc. (Wellhead) is a privately held 40-year-old California-based developer and operator of innovative power generation and energy storage facilities with over 500 MW of power generation and energy storage locations throughout the State.

Wellhead supports the County's efforts to identify suitable locations for renewable and energy storage facilities with continued support for agricultural and retention of open space. Suitable locations are those with good access to the electric transmission which have available capacity and are not just suitable but also viable.

The County's "GIS overlay" approach does not include information about which transmission and distribution lines have available capacity. In general, but not universally, the electric transmission and distribution lines have very limited capacity and the County's assessment represents an inaccurate statement of the viable Megawatts (MW's) and locations. A good example of a transmission line with significant available capacity would be the SCE 230 kV transmission lines crossing the Bailard Landfill as discussed more below.

In general, Wellhead supports the assessment approach and findings and offers the following comments and suggestions for your consideration.

Comment 1: The SCE 230kV transmission lines between the SCE Santa Clara substation in Ventura city and the decommissioned Mandalay Generation Station in Oxnard are de-energized with capacity for substantial interconnection without the need for new tie-in transmission lines if storage is located under or adjacent to these specific, existing transmission lines. The assessment methodology does not recognize

this unique opportunity and, instead, uses a “0-6 miles” (Assessment Appendix ‘A’ page 20) to assign ‘1’ point. Storage opportunities along this unique transmission corridor are undervalued by the assessment scoring.

Suggestion 1: Adjust the energy storage GIS evaluation scoring methodology to add an additional ‘2’ points to the geographic areas immediately under and along the Santa Clara Substation to Mandalay SCE transmission lines.

Comment 2: In general, the assessment treats solar, wind, and storage projects as a primary use replacing current land uses instead of recognizing co-location opportunities such that solar, wind, and storage projects could be accessory uses under certain development standards and conditions. Wind farms and solar ‘trees’ may be developed within orchards and row crops and feasible utility-scale battery storage units can be placed within orchards and farms on as few as 10 acres leaving most AG and OS parcels unchanged. The added revenue to AG operators would help maintain the industry, serve as readily available on-site back-up energy, and lead to the use of electric-powered farm equipment and vehicles that are charged from the accessory energy uses. And, as accessory uses to the continuing AG and OS uses, the portion of a zoning code amendment would not require SOAR voter approval.

Suggestion 2: Direct staff to include the three uses as Accessory Uses in OS and AG zoning with appropriate development standards (size, location, fire control, visual, etc.) and move an Accessory Use zoning code amendment forward in advance of the proposed code amendments that require a SOAR vote.

Comment 3: The staff report discussion of CUPA sites (page 24) does not specifically list “closed landfill.” Wellhead is working with the Ventura Regional Sanitation District (VRSD) to assess the feasibility of an energy storage project within the SCE 220-foot wide 230 kV and 66 kV transmission and distribution lines ROW that crosses the closed Bailard Landfill located west of Victoria Avenue and south of the Santa Clara River. This site clearly has additional regulatory issues with the RMA’s Environmental Health Division and CalRecycle at the State level. This location could be a “win-win” that provides revenue to the VRSD and brings substantial energy storage on-line as early as 2025 that directly benefits public safety in the west county area.

Suggestion 3: Direct County Executive Officer Savet Johnson to notice County staff in various departments to prioritize working with the VRSD and Wellhead as we jointly explore project feasibility that involves with Fire Department, RMA, Public Works Watershed Management, and other offices in the coming months.

Wellhead looks forward to working with County staff and the VRSD to develop an energy storage facility that will greatly enhance public safety by providing energy storage in close proximity to public safety facilities such as water pumps, fire stations, and hospitals.

Sincerely,

DocuSigned by:

E5F237AC88EC4DC...

Harold Dittmer

President

Wellhead Electric Company, Inc
Sacramento, CA

From: [THE MARE.](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Saturday, September 23, 2023 11:09:59 PM

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You Board Members had better do your job(s)

From: [Richard Gillis](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Monday, September 25, 2023 11:56:20 AM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Please honor SOAR and vote NO on battery facilities near Moorpark. Bad bad bad for the environment.
R. Gillis
Camarillo, CA
8052319452

Sent from my iPhone

From: [Allen Zatzkin](#)
To: [ClerkoftheBoard](#)
Cc: [ALLEN ZATKIN](#)
Subject: Agenda Item Number 75
Date: Monday, September 25, 2023 1:17:38 PM

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I strongly urge the board to put this item to a SOAR vote. The citizen's right to have a say should be protected.

Allen Zatzkin, Camarillo

From: [Joyce Lister](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Monday, September 25, 2023 1:15:00 PM

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Dear Supervisors,

Please consider SOAR's vote of the people of Ventura county in addition to developers' proposals.

Respectfully,
Joyce Lister
Camarillo

From: [Kristin DTrails](#)
To: [ClerkoftheBoard](#)
Subject: Fwd: Agenda Item #75
Date: Monday, September 25, 2023 6:18:37 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Ventura County Supervisors,

I have been a resident of Ventura County since 1967 and I have voted every year since I became eligible at 18. One of the laws I voted for was the SOAR laws. Included in this law is the right to vote about the future of our open space and farmlands.

Please do not deny me this right when it comes to the consideration of Longroad Energy Rosa Energy which is right down the road from where my family and I live. We have a lot of livestock, birds and pets on this farm. There are many other farms, farming families, farm workers, livestock, wildlife, and Mesa Union School in the vicinity of this proposed 40 acre site that could be negatively affected.

We need to know and understand the environmental impact of a battery storage facility such as this. It sounds very incompatible with this farmland area. What kind of traffic will it bring? What kind of health concerns could it bring? Are there some kind of emissions that will be released into the air? What kind of malfunctions could erupt? I understand that a similar facility at Moss Landing in Northern California experienced an overheating accident, causing people to shelter in place with windows closed to avoid inhaling toxic fumes.

I am fully aware that climate change needs to be addressed and battery storage may indeed be a helpful solution but when it comes to a facility being built in a SOAR protected area where we have our families, grow our food and there is livestock and wildlife, the decision whether to allow it or not should be up to the voters of Ventura County.

Thank you for your consideration of my concerns.

Kristin Grether Loft

From: [Mark Herzer](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Monday, September 25, 2023 1:41:37 PM

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i support a public SOAR vote on proposed battery storage facility on protected land.

Mark L Herzer
Newbury Park

From: [Mike Roberts](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Monday, September 25, 2023 4:20:23 PM

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Voice of the people !!

From: [Patricia Ehret](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Monday, September 25, 2023 9:38:18 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Clerk of the Board,

Regarding Agenda Item 75: large-scale battery storage facilities are required to have a SOAR vote. That was decided when SOAR was voted into law. Our supervisors, esteemed though they may be, do not have the right to circumvent the will of their constituents.

Sincerely,
Patricia Ehret
Thousand Oaks, CA 91360

From: [PAULA-JEANNE FEINBERG](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Monday, September 25, 2023 9:06:26 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Please allow your constituents to have a say in how our farmland is used. Please allow us to have a SOAR vote in all matters that involve future use of current farmlands.

Thank you for considering my future,
Paula Feinberg
2114 Grandview Drive
Camarillo, CA 93010

Sent from my iPhone

From: [Peggy Ludington](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item 75– Longroad Energy Battery Storage
Date: Tuesday, September 26, 2023 5:30:36 AM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

As Moorpark Lemon farmers and 40-plus year residents of Ventura County, we respectfully request the the Board of Supervisors allow the public to vote on development of this agricultural protected under SOAR with regard to the above-referenced project.

Protecting farmland and advancing out independence from fossil fuels are both admirable goals. The property in question enjoys SOAR's protection as an agricultural resource. As such, it should be left to public vote—not Board of Supervisors determination—to decide which environmental goal takes precedence in this matter.

Sincerely,

Peggy and Alan Ludington

Sent from my iPhone

From: [Sheryl Miller](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Tuesday, September 26, 2023 12:17:15 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Board Members,

I urge you to support a SOARs vote on large scale battery storage facility.

Projects that pave over farmland and open spaces is exactly the reason SOARS was voted into law.

A SOARS vote is required by law. Farmland should never be the sacrificial lamb. Time to abide by the law and listen to the people.

From: [Trudi](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Monday, September 25, 2023 7:05:58 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Let us vote Please! Protect our land. we're counting on you that's why you're representing us!
Trudi and Gene Helgeson
2451 La Sierra Court
Canarillo 93012
Sent from my iPhone

From: vanvibber@gmail.com
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Monday, September 25, 2023 3:17:36 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

The battery energy storage systems project should be required to have a SOAR vote. The voting public should have a say in projects of this magnitude and significance which affect open space and farmland.

From: [Barbara Leukuma](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Monday, September 25, 2023 2:23:17 PM

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To whom it may concern:

It is my understanding that the Board of Supervisors will vote on how to process requests by developers to build battery storage facilities (Battery Energy Storage Systems - BESS) on Tuesday. This decision includes whether to honor SOAR's vote of the people or if the people's vote will be disregarded. It was also brought to my attention that the Ventura County Staff believes a vote is necessary.

This is an encroachment on farmland outside of Moorpark and in my opinion requires a vote of the people. Please do not disregard the will of the voting public when making such decisions.

Barbara Leukuma
bleukum@me.com
Sent from my iPad

From: [Debbie Diamond](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Monday, September 25, 2023 4:12:43 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

To the Clerk of the Board in Ventura and to each of the County Supervisors. I'd appreciate if you would copy each supervisor. I injured my right hand and it's hard for me to type, but this is important so I'm doing it.

I urge each supervisor to support a SOAR vote on Large-Scale Battery Storage Facilities. It's very much needed.

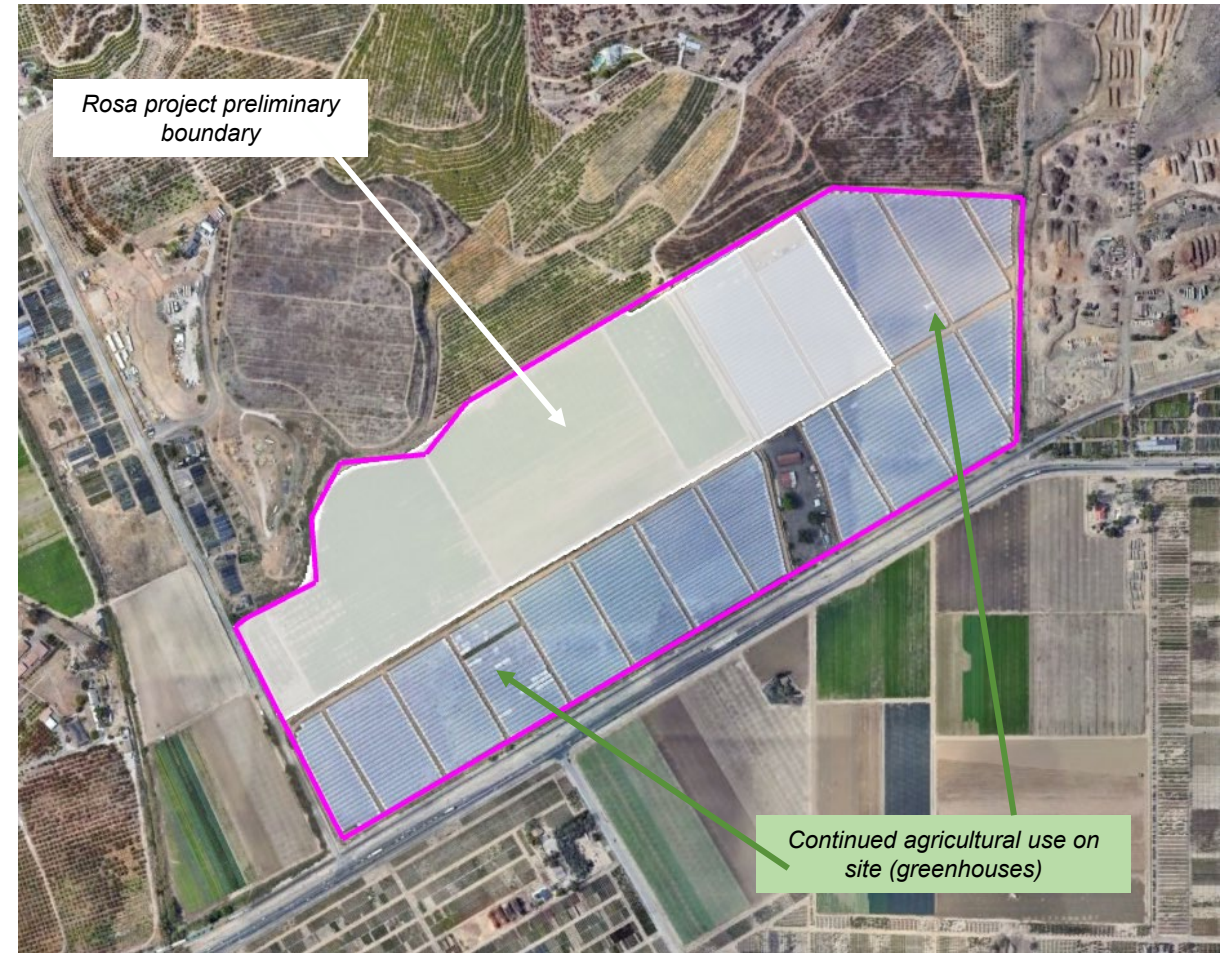
Debbie Diamond
Ventura, CA 93003
dwshow99@yahoo.com



Background Information for BOS Hearing September 26, 2023

ROSA PROJECT OVERVIEW

- The Rosa Battery Energy Storage System (BESS) Project (Rosa) is a planned energy storage facility located on private land in Ventura County west of the City of Moorpark.
- Rosa would be an up to 1,000 MW BESS facility, located on about 51 acres of a 118.6-acre parcel.
- The parcel has a Ventura County 2040 General Plan land use designation of 'Agricultural' (AG) and is zoned AE-40ac under the Ventura County Non-Coastal Zoning Ordinance (NCZO).
- Important site characteristics:
 - Flat, disturbed AG ground
 - No homes within 500'
 - Proximity to Moorpark substation
 - No flood zone or wetlands on site



Rosa preliminary overview

PROPOSED PERMITTING PATHWAY

The Planning Department can process the BESS application for approval right now, under the existing General Plan and development standards

The following steps would allow the Ventura County Planning Division to accept and begin processing a Conditional Use Permit Application for Rosa without changes to the General Plan or NCZO:

1. Planning Director finding that a BESS facility is an equivalent land use, either to “energy production from renewable sources” or “public service/utility facility” (Equivalency Determination).
2. Planning Director finding that BESS modules and substation do not meet the definition of “buildings” when determining compliance with the Maximum Percentage of Building Coverage development standard for the AE Zone (5%).
3. Project mitigates temporary impacts to agriculture by placing a conservation easement on similar agricultural land.

Note: Staff’s plan, after programmatic EIR and a Vote of the People, will require BESS to go through the same CUP Application process and CEQA review as proposed here.

RATIONALE FOR SUPPORTING PROPOSED PERMITTING PATHWAY

The proposed pathway would allow the county to maintain local control over BESS applications and receive revenue and grid reliability benefits from the projects.

- The proposed path offers a legally-defensible pathway allowing Planning to begin processing CUP application for Rosa with no changes to the NCZO or General Plan. **Staff has the authority to make these findings now.**
- Encouraging BESS will support other County goals such as the Title 24 Reach Code, county-owned building electrification, and other General Plan policies. **By providing local alternatives to natural gas production, Ormond Beach Generating Facility can come offline sooner while keeping the lights on.**
- The temporary conversion of farmland will be mitigated by a conservation easement. **Local control will give the county discretion of the mitigation land.**
- **County would benefit from increased property tax base.**
- **The proposed path will align standalone BESS projects with the same process for solar projects.**
- Staff will evaluate BESS projects during CEQA and the project will require discretionary approval.
- County would retain control of conditions of approval compared with alternative permitting pathway (AB 205) through California Energy Commission (CEC).

PROPERTY TAX BENEFITS

The project will contribute to local tax base, based on the dollar amount of the investment.

- A standalone BESS facility would increase the assessed value of the land, thereby increasing the local tax base
 - The County will receive the sales tax on all equipment purchased for the project
 - Standalone BESS facilities pay property tax in California (~1% of investment in Year 1)
- Total investment will rely on final size, duration, timing, and technology.
- Where BESS is paired with renewable generation (i.e., solar), the plants are exempt from increased property taxes under state law.
- For example, a 500 MW-4hr project (2,000,000 kWh) would be a \$500m investment in 2025 using the mid-case. This would equate to a \$5m property tax benefit in Year 1.
- Other Economic Benefits:
 - Project will use Local Union Halls to staff construction. A Project Labor Agreement (PLA) will be signed during CEQA.
 - 2-3 full time, permanent employees on site for operations.

The National Renewable Energy Laboratory (NREL) publishes projected costs for battery equipment:

Figure ES-1. Battery cost projections for 4-hour lithium-ion systems, with values relative to 2019.
The high, mid, and low cost projections developed in this work are shown as the bolded lines.

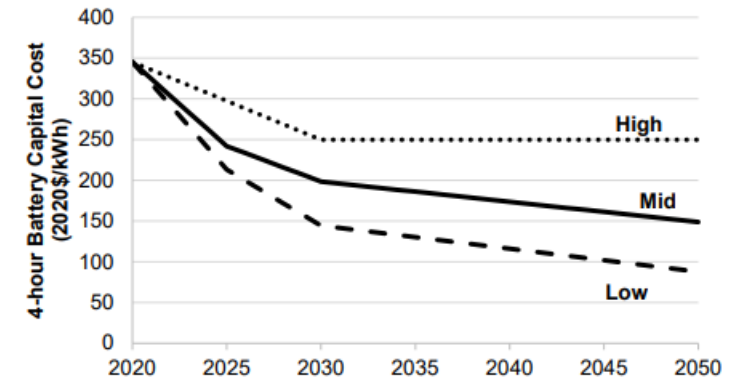


Figure ES-2. Battery cost projections for 4-hour lithium ion systems.

- More information:
 - National Renewable Energy Lab main page: https://atb.nrel.gov/electricity/2023/utility-scale_battery_storage
 - Info on current pricing: <https://www.nrel.gov/docs/fy21osti/79236.pdf>

ALTERNATIVE PATHS

Alternative paths undermine the County's General Plan and could result in Ventura County losing jurisdiction over the application.

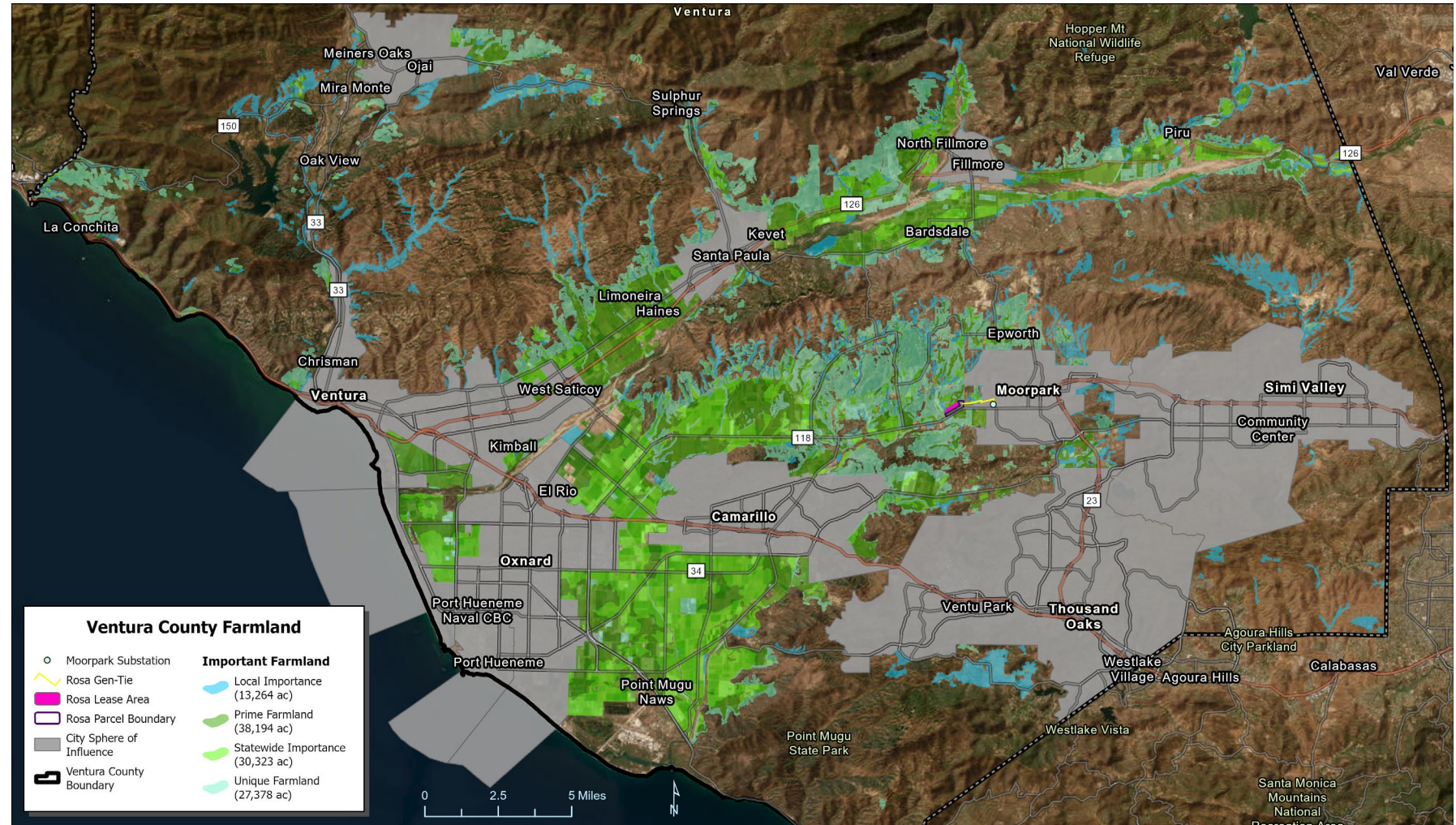
- Planning Staff's recommendation encouraging BESS:
 - Path:
 - Zoning Text Amendment
 - General Plan Amendment
 - Implication:
 - Programmatic EIR
 - Require Vote of the People (SOAR-triggered)
 - CEQA review + Discretionary Approval of individual projects
- CEC Opt-in Permitting
 - Path: Applicant will submit an application to CEC, which is authorized to issue siting certification for BESS facilities, superseding any local land use findings
 - Implications:
 - The primary land use authority (Ventura County) would no longer have authority over the application and EIR process.
 - CEC will have discretion to approve agricultural mitigation requirements.
 - The bill is designed to expedite the review and approval process for California's clean energy transition, while also ensuring grid reliability in the near-term.

Staff's plan is a different means to the same end: BESS projects that go through CEQA and receive an approved CUP.

VENTURA COUNTY FARMLAND

What's the impact?

- To reach CA's goal of 60% renewable energy by 2030, the CPUC has mandated procurement of 14,000 MW of BESS *statewide*.
- If every BESS project in the state was placed in Ventura County, the footprint would be roughly 700 acres.
 - Using Rosa as an example (roughly 20 MW/1 ac)
- This represents well under 0.5% impact on ag lands
- 700 acres represents an overestimate, since it would not be feasible to site all statewide needs in one county.



ADDITIONAL RESPONSES TO STAFF'S SITING ASSESSMENT

- Staff has determined that 705 MW is enough BESS to serve the countywide population. In California, capacity is managed and regulated by the California Public Utility Commission (CPUC), the California Energy Commission (CEC), and the California Independent System Operator (CAISO) on a system-wide level. **The County Planning Staff has no authority to determine whether the pro-rated share of Ventura's load demands are sufficient to replace Ormond Beach generation.**
- In many places, Staff references SB 100, which mandates CA to reach 60% renewable energy by 2030. This was updated by SB 1020 in 2022, **mandating CA to reach 90% renewable energy by 2035.**
- Exhibit 5 (Supporting Factors for Battery Energy Storage in Agriculture and Open Space Lands Designations) provides support for allowing BESS on agricultural lands and provides concrete examples of how BESS can benefit agricultural zones.
- The Staff report states that LAFCo supports BESS as an urban use, which are generally prioritized close to population centers where high demand for services (roads, water, retail electricity) can be met. In contrast, **BESS will not require public services (water lines, retail load) and will not induce an increase to traffic, schools, libraries, and other county services.**
- Solar and wind have been allowed in the county for decades, yet very few of the potential 771 MW of solar the Staff report has identified have been achieved and none of the potential 8 GW of "optimal acreage" for wind has been achieved. **Staff's own analysis calls in to question the validity of 39 GW of "optimal acreage" for BESS.** This is due to additional factors important to renewable developers that were not taken into consideration by Staff (such as small parcel size, land values, distance from utility infrastructure, market opportunity)

From: jimthompson805@gmail.com
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Monday, September 25, 2023 12:39:07 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

To the Ventura County Board of Supervisors,

I strongly support having a ballot vote to decide if a battery storage facility near Moorpark should go forward or not. I am a strong supporter of SOAR and urge you not to bypass the process of having citizens vote on open space land use.

Thank you for your consideration of my comment.

James Thompson
1349 Ramona Drive
Camarillo, CA. 93010
Registered voter

From: [jerry miller](#)
To: [ClerkoftheBoard](#)
Subject: Agenda item 75
Date: Tuesday, September 26, 2023 12:37:07 PM

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Ventura Co residents should have the right to vote on this important issue! We to save our farm land!!

Jerry Miller
Home Acres,
Moorpark, CA

From: [Kathy Naoum](#)
To: [ClerkoftheBoard](#)
Subject: VC Board Agenda Item 25 Proposed Battery Storage facility on farmland
Date: Tuesday, September 26, 2023 7:28:10 AM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Ventura County Board Members,

The proposed battery storage facility near the intersection of Los Angeles and Grimes Canyon Road is located on 40 acres of farmland. The residents of Ventura County **MUST** have the right and are **REQUIRED** to a SOAR vote. The Ventura County Board of Supervisor should not be allowed to decide if farmland or open space can be paved over. The **PEOPLE** of Ventura County should make that decision.

Thank you,

Kathleen Naoum,
34 year resident of Ventura County

Nielsen, Donald

From: Kristoph Wallin <kristophwallin@gmail.com>
Sent: Friday, September 29, 2023 4:28 PM
To: ClerkoftheBoard
Subject: Let voters vote re: Battery Storage facilities!

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

These should be installed on brown fields only!

Kristoph Wallin
Sent from my iPhone

From: [Mark Burley](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Monday, September 25, 2023 3:10:02 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Supervisors,

I would like to express my agreement with Planning Director Ward's recommendation that:

If your Board directs Planning staff to prepare legislative amendments to allow battery energy storage in the Open Space, Agricultural, and/or Rural General Plan land use

designation(s), in order to take effect, the project would require a SOAR ballot measure with majority countywide voter approval because this new battery storage land use would be

inconsistent and more intensive than allowed under these existing land use designations as set forth in SOAR and the existing General Plan.

I note that County Counsel has already reviewed the Board Letter on this item and this recommendation.

I feel confident that you will follow this course if you decide on either Option 1 or Option 2

Thank you for your time

Mark

Mark Burley

12328 San Sebastian Court
Santa Rosa Valley
CA 93012

From: [Patricia Browne](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75.
Date: Monday, September 25, 2023 12:45:46 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Supervisors,

From working to encourage you to adopt AB 626 on MEHKOs, I understand the need to give feed back regarding whether to make your own decisions or to follow the request of the people's direction.

So here it goes with Agenda item number 75:

It is our hope that SOAR will be honored by the developer, the Board of Supervisors, and the California Energy Commission.

The SOAR Law is pretty clear, **LARGE-SCALE BATTERY STORAGE FACILITIES** need to have a vote by the people. **So a SOAR vote is required.**
Please allow the populace to exercise their rights and be allowed to vote when they can.

Pat Browne, RN
Camarillo
805-469-2555

From: [P.M. Thomas](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Monday, September 25, 2023 12:07:19 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

I believe a SOAR vote is required on BESS facilities. Saving our lands for agriculture is of vital importance to this county.

We, the people, should decide.

Respectfully,
Patricia M. Thomas
Camarillo, CA

Public Comments Received after September 22, 2023,
through September 25, 2023

Proposed Notice of Public Hearing – Receive and
File Planning Division Renewable Energy
Assessment Case No. PL23-0075

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The following attached public comments were received via email from September 22, 2023, until noon September 25, 2023.

1	Kira Krukowski	24	Ken Gorski
2	Sabrina Venskus	25	David Harris
3	Dana Smith	26	Michael Gollub MD
4	Dee Press	27	Joanne Kaplan
5	Kevin & Linda Cannon	28	Diana Troik
6	Laurie Rutledge	29	Chris Williamson
7	Nancy Tamarin	30	John Holroyd
8	Greg Thayer	31	James Ford
9	Gina Cole	32	Jeannette Welling
10	Kate Faulkner	33	William Girvetz
11	William A Kidd	34	Nilufer Torun
12	Mildred Seidman	35	Wellhead Electric Company
13	Judith Gustafson		
14	Michael M		
15	Chris and Suzy Reinhart		
16	Regina Barnes		
17	Karen Tamang		
18	Louise and Mike Roberts		
19	Elizabeth Vaccaro		
20	Richard Brand		
21	Deby Quandt		
22	Shirley McLaughlin		
23	Rick Barron		

From: [Kira Krukowski](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Saturday, September 23, 2023 4:06:58 PM

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I vehemently oppose the use of farmland for Batter Storage. This issue should be open to a vote under SOAR. These facilities are required to have a SOAR vote. Do the right thing.

Sincerely,
Kira Krukowski

From: [Sabrina Venskus](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Saturday, September 23, 2023 4:10:54 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Honorable Supervisors:

Please require a SOAR vote on battery storage projects. While I fully support battery storage projects and facilities, there are PLENTY of already paved-over areas where these projects can be placed. We have relatively little open space and agricultural land, and the state legislature's increasingly draconian land use bills seeking to take away local control over land use decisions is adding insult to injury. Ventura County has a great quality of life attracting people and business precisely because of SOAR; SOAR has ensured that this county has a healthy balance of open space, agricultural land, housing and commercial/industry. Please respect the People of Ventura County by respecting the SOAR initiative, and ensure that these battery storage projects taking the place of our open space and agricultural land are subject to a SOAR vote.

Thank you,

Sabrina Venskus
Attorney at Law

 **2015-2023**

Venskus & Associates, A.P.C.
www.lawsy.com and www.housingrightslaw.com

603 West Ojai Avenue, Suite F
Ojai, CA 93023
phone - 805.272.8628

1055 Wilshire Boulevard, Suite 1996
Los Angeles, CA 90017
phone - 213.482.4200

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From: [Dana](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Saturday, September 23, 2023 4:11:35 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

To the Supervisors

Please let the voters make the decisions on the placement of these battery storage facilities.

Thank you,

Dana Smith

2222 Palomar Ave

Ventura

From: [Marianne](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Saturday, September 23, 2023 4:13:51 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

I understand that there will be a vote on Tuesday on how to process requests by developers to build battery storage facilities, including whether to honor SOAR's vote of the people. I believe that these facilities are required to have a SOAR vote, and voters should have a say. Thank you for your consideration.

Marianne Slaughter
Dee Press
1656 Riente St, Camarillo, CA 93010

From: [Kevin Cannon](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Saturday, September 23, 2023 4:15:06 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Supervisors,

We believe voters should decide development projects that propose paving over farmland and open space. Voters locked in that right when they voted SOAR into law. In the case of large-scale battery storage facilities, including one of the world's largest proposed on farmland outside of Moorpark, County of Ventura staff also agree a SOAR vote is required. We urge the Board of Supervisors to not bypass our right to vote.

Please honor SOAR's vote of the people.

Battery storage facilities (also known as Battery Energy Storage Systems – BESS) should require a SOAR vote, and voters should have a say!

Sincerely,
Kevin & Linda Cannon
11621 Presilla Rd
Santa Rosa Valley

From: [Laurie Rutledge](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Saturday, September 23, 2023 4:22:37 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Hello Ventura County Supervisors,

I urge you to honor SOAR and mandate a vote to the citizens of Ventura before you allow battery storage outside of Moorpark. Once paved over or taken out of agriculture, we will never again have this land for production. This is why the citizens of Ventura Co passed SOAR to begin with!

Laurie Rutledge

[805-340-4854](tel:805-340-4854)

Ventura

Laurie4homes@aol.com

LaurieRutledge.com

From: [nancy tamarin](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Saturday, September 23, 2023 4:24:32 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

I am writing to object to the prospect o BESS facilities in Ventura County. I worked on the campaign to make Soar law and it IS law. We need farmlands. The environmental damages that are happening are destroying our agriculture and we need not make it worse. I urge you to reject this proposal.

Nancy Tamarin
Thousand Oaks, CA

Sent from my iPad

From: [thayerfam](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Saturday, September 23, 2023 4:25:40 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

I support SOAR's position on this item. Please honor the rights of your constituents to decide these kind of decisions!

Greg Thayer

Sent via the Samsung Galaxy S21 5G, an AT&T 5G smartphone

From: [gina.cole](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Saturday, September 23, 2023 4:45:35 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

I believe this item Number votes should be within the constants of Soar and it should not be by-passed
Sean

Sent from my iPhone

From: [Kate Faulkner](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75: SOAR Vote on proposed Battery storage facility on zoned-Agriculture land
Date: Saturday, September 23, 2023 4:51:09 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear County Board of Supervisors,

I am one of the majority of Ventura County voters who supported the SOAR land use initiative.

I have seen the positive results of this rational land use policy that has protected open space between our cities and reduced housing sprawl.

Ventura County voters clearly want to vote for any change of zoning for Ag or open-space land. The SOAR initiatives removed the power of rezoning from the Board of Supervisors.

I request that the Board honor the clear will of Ventura County residents. Allow a public discussion and vote on the proposed site of the battery storage facility.

Sincerely,
Kate Faulkner
159 Coronado Street
Ventura, CA 93001
kerfaulkner@gmail.com

From: [Wm Kidd](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Saturday, September 23, 2023 5:16:37 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

I urge you to vote no on the battery building to be built, no matter where in Ventura County. I do not want our beautiful county looking like the N. E. San Fernando Valley.

Signed,

William A Kidd

2743 Redondo Avenue

Santa Rosa Valley.

Sent from [Mail](#) for Windows

From: [Millie Seidman](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Saturday, September 23, 2023 5:27:35 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

To our Supervisors,
Please acknowledge that Soar voters have the right to reject the battery storage facility. That is not what farmland is for.
Thank you.
Mildred Seidman
20210 Village 20
Camarillo, Ca.
93012

From: montana467@roadrunner.com
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Saturday, September 23, 2023 5:29:35 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Ventura County Board members:

The proposed battery storage facility (BESS) to be built on farmland outside of Moorpark requires a vote of the public under SOAR legislation. Let voters decide.

Judith Gustafson
410 Church Road Unit 40
Ojai CA 93023
805-646-3692

From: [Michael M](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Saturday, September 23, 2023 5:29:44 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Do not build anything. Do not have the water and you made a promise to the citizens of TO not to turn out community into the SFV....failing lately. We used to be the safest city in America....but no more. Fight for us or you will hear my voice on election day

Sent from my iPhone

From: [Chris Reinhart](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Saturday, September 23, 2023 5:36:08 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

We have the right to vote on any large project effecting Ventura County, especially protected farmland.

Chris and Suzy Reinhart
Ventura City Residents, since 1989

From: [Regina Barnes](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Saturday, September 23, 2023 5:37:10 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

TO: the Board of Supervisors

I understand that the Board of Supervisors will be voting on how to proceed with battery storage facilities (i.e. BESS) including whether to honor SOAR's vote of the people at your meeting this Tuesday, September 26, 2023. These facilities are required to have a SOAR vote. When SOAR was unanimously approved by the voters the understanding was that the voters would have the right to decide proposals that would pave over farmland or open space.

The citizens of Ventura County will be best served if the Board of Supervisors follow the County's land use process. You should review and certify an Environmental Impact Report (EIR), vote on the project and if you approve the EIR, submit it to the voters for their approval. This makes for a more transparent process.

Thank you.

Regina Barnes
Ventura resident

From: [karen tamang](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Saturday, September 23, 2023 6:09:47 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

To the Board of Supervisors,

I've lived in Ventura for 30 years, and have watched in dismay as farmland is being plowed under and turned into closely-packed housing developments. I've watched farmland being converted into large warehouses and polluting industrial parks. I've watched more traffic, more pavement and more non-natural things happen to my beloved Ventura County.

SOAR was a way for those of us residents who love Ventura County, with all it encompasses, to protect Ventura County. Controlling growth and where it happens is the primary goal of SOAR. Please don't bypass what the residents and voters of Ventura County worked so hard to put into place. Once that wild land or farmland is gone, it can never, ever come back. Upcoming projects that may impact SOAR land requires a SOAR vote. Honor those who vote.

Thank you –

Karen Tamang

105 N Katherine Dr.

Ventura CA 93003

805-320-3743

Sent from [Mail](#) for Windows

From: [Louise Roberts](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Saturday, September 23, 2023 6:09:50 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

The battery storage facilities request that you will be voting on this Tuesday requires a vote of the people (a SOAR vote). The voters of Ventura County have made their choice to give the power to decide development on farmland and open spaces to a vote of the people, by overwhelmingly passing SOAR initiatives throughout the County and then renewing them until 2050. Please honor their hard work and commitment.

Thank you,
Louise and Mike Roberts
2441 Blanchard Pl
Santa Rosa Valley, CA

From: [elizabeth.vaccaro](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Saturday, September 23, 2023 7:25:01 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Supervisors,

A SOAR vote is mandatory prior to building BESS. Open space is critical in our county!

You are obligated to obey the law and honor the SOAR vote. Shame on you for acting against the public's interest!!!

Elizabeth Vaccaro
1028 Deseo Avenue
Camarillo Ca 93010
805-490-9162

From: [Richard Brand](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Saturday, September 23, 2023 9:48:59 PM

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I am concerned about taking more land for development in areas covered by SOAR and want a vote

From: [DebyQuandt](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Sunday, September 24, 2023 8:25:08 AM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Please respect our votes and keep open space OPEN. We vote for SOAR and continue to support it. Do NOT use open space for Battery Storage or other building.

Blessings from my iPhone
Deby Quandt

From: [Shirley McLaughlin](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Sunday, September 24, 2023 8:33:15 AM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Board of Supervisors

I support a SOAR vote regarding battery storage facilities. The people have the right to vote on such matters. It is our democratic right. Thank you for reading my opinion. Best regards.

Sent from my iPhone

From: [Rick Barron](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Sunday, September 24, 2023 9:32:58 AM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

I am sure you know that a public vote is needed to build on Ventura County farmland. Shame on you if the supervisors try to circumvent the process ! Voters will remember how you decide to proceed.

Long time resident and voter- Ricardo Barron (rpbarron@gmail.com)

From: [Ken Gorski](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Sunday, September 24, 2023 10:05:14 AM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

The voters approved SOAR so that we have a say in the future of our community. In a Democracy the populace is supposed to have a voice. We have spoken and strongly urge you to consider our opposition to the proposed battery storage facility.

--

Sincerely
Ken Gorski
805 290 0676

From: [David Harris](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Sunday, September 24, 2023 10:33:52 AM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Clerk of the Board,

I believe that voters should have a say, according to guidelines required by SOAR, in the proposed development of the BESS facility.

Thank you for your consideration.

David Harris
Ventura

From: [Michael Gollub](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Sunday, September 24, 2023 10:54:34 AM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

To the Ventura County Board of Supervisors:

Please respect the SOAR law that mandates that Ventura County voters determine by vote the acceptability of changing the zoning of our agricultural lands.

We should decide whether anything, including Battery Storage Facilities, may be built on land currently zoned open space or agricultural.

I especially call on my former Ventura County First Five Commission fellow and sister Commissioners to encourage the rest of the Board to follow the Soar regulations.

Sincerely,

Michael Gollub MD

From: [Joanne Kaplan](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Sunday, September 24, 2023 11:06:55 AM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

We, the public, the voters of Ventura County, voted for SOAR. We have the right to vote for or against the sale of our precious farmland to developers for a huge battery storage facility. Please honor our right to vote on this proposal.

Thank you...Joanne Kaplan, Ventura

From: [Diana Troik](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Sunday, September 24, 2023 11:35:52 AM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

There should be a SOAR vote on the building of large scale battery storage facilities. Voters need to have a say on this issue.

Diana Troik

Diana Troik, Camarillo, CA 93010
805-388-0959

From: [chris williamson](#)
To: [Nielsen, Donald](#); [ClerkoftheBoard](#)
Subject: BOS meeting of Sept 26, Item 75, will be sending comment letter by Noon Monday
Date: Sunday, September 24, 2023 11:44:41 AM

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Hello..

Just a note that Wellhead Electric will be sending a comment letter by the Noon Monday deadline for the Tuesday BOS hearing Item 75, time certain at 2:30.
2 pages, maybe 3.

Might be right before Noon - trying to get President to review and sign !!

--

Dr Chris Williamson, AICP
213-509-1213 all the time cell

From: [John Holroyd](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Sunday, September 24, 2023 2:43:09 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

The "Rule of Law" should come first. Development on agricultural land in Ventura County Requires an election. Back up and do this thing right. If you want to develop a battery storage facility on agricultural land, schedule a vote as required by law.

John Holroyd, Thousand Oaks

From: [Jim Ford](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Sunday, September 24, 2023 5:54:30 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Board Members:

Because SOAR was voted into law, proposed projects such as the Battery Storage Systems (BESS) on farmland outside of Moorpark, require a vote of the people.

Sincerely,
James Ford
3464 Brokenhill St.
Newbury Park, CA 91320-5501
jfoaviator@gmail.com
805-551-2930

From: [Jeannette Welling](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Sunday, September 24, 2023 7:52:07 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

To: Board of Supervisors

A SOAR vote must be required for the proposed Battery Energy Storage System.

Voters must have a say in this decision

Thank you.

Jeannette Welling
2450 Pleasant Way Unit G
Thousand Oaks, CA 91362

From: [William Girvetz](#)
To: [ClerkoftheBoard](#)
Subject: Agenda Item Number 75
Date: Sunday, September 24, 2023 10:27:09 PM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

To the Supervisors:

I am alarmed at the apparent effort to fast-track the proposal for a quite massive battery storage facility in Ventura County, in particular the attempt to bypass the SOAR requirement for voter approval. Certainly the need to provide for non-warming energy has to be given some priority but not at the expense of creating more problems than are solved. Those problems include not only compromising voted on and now well-established open-space and urban-sprawl standards but also the potential for leakage of toxic gases into the atmosphere, which in fact has occurred elsewhere from a project similar to the one proposed.

There is good reason therefore not to neglect an Environmental Impact Report or to deny full opportunity for the voters to ratify any subsequent approval given as required by SOAR.

William Girvetz
Ventura

From: [Nilufer Torun](#)
To: [ClerkoftheBoard](#)
Cc: [Nilufer Torun](#)
Subject: Agenda Item Number 75
Date: Monday, September 25, 2023 1:24:43 AM

WARNING: If you believe this message may be malicious use the Phish Alert Button to report it or forward the message to Email.Security@ventura.org.

Dear Ventura County Board of Supervisors,

The development of large-scale battery storage facilities are required to have a SOAR vote. Voters should have a say on how open space is developed as we voted SOAR into law!

I urge you each to do the right thing and respect the voters rights under the law.

Respectfully,

Nilufer Torun
P.O. Box 744
Ojai, CA 93024-0744

We believe you should decide development projects that propose paving over farmland and open space. Voters locked in that right when they voted SOAR into law. In the case of large-scale battery storage facilities, including one of the world's largest proposed on farmland outside of Moorpark, County of Ventura staff also agree a SOAR vote is required. Yet, the Board of Supervisors could bypass your right.

On Tuesday the Board of Supervisors will vote on how to process requests by developers to build battery storage facilities (also known as Battery Energy Storage Systems – BESS), including whether to honor SOAR's vote of the people.

We urge you to contact the Board and let them know these facilities are required to have a SOAR vote, and voters should have a say!



Wellhead Electric Company, Inc.

650 Bercut Drive Suite C
Sacramento, CA 95811

September 25, 2023

Clerk of the Board of Supervisors
800 South Victoria Avenue
Ventura, CA 93009

RE: Item No. 75: Public Comment

**Planning Division Assessment to Identify Suitable Lands and Priority Areas
for the Development of Renewable Energy Generation and Storage Projects
(PL23-0075)**

Honorable Ventura County Supervisors:

Wellhead Electric Company, Inc. (Wellhead) is a privately held 40-year-old California-based developer and operator of innovative power generation and energy storage facilities with over 500 MW of power generation and energy storage locations throughout the State.

Wellhead supports the County's efforts to identify suitable locations for renewable and energy storage facilities with continued support for agricultural and retention of open space. Suitable locations are those with good access to the electric transmission which have available capacity and are not just suitable but also viable.

The County's "GIS overlay" approach does not include information about which transmission and distribution lines have available capacity. In general, but not universally, the electric transmission and distribution lines have very limited capacity and the County's assessment represents an inaccurate statement of the viable Megawatts (MW's) and locations. A good example of a transmission line with significant available capacity would be the SCE 230 kV transmission lines crossing the Bailard Landfill as discussed more below.

In general, Wellhead supports the assessment approach and findings and offers the following comments and suggestions for your consideration.

Comment 1: The SCE 230kV transmission lines between the SCE Santa Clara substation in Ventura city and the decommissioned Mandalay Generation Station in Oxnard are de-energized with capacity for substantial interconnection without the need for new tie-in transmission lines if storage is located under or adjacent to these specific, existing transmission lines. The assessment methodology does not recognize

this unique opportunity and, instead, uses a "0-6 miles" (Assessment Appendix 'A' page 20) to assign '1' point. Storage opportunities along this unique transmission corridor are undervalued by the assessment scoring.

Suggestion 1: Adjust the energy storage GIS evaluation scoring methodology to add an additional '2' points to the geographic areas immediately under and along the Santa Clara Substation to Mandalay SCE transmission lines.

Comment 2: In general, the assessment treats solar, wind, and storage projects as a primary use replacing current land uses instead of recognizing co-location opportunities such that solar, wind, and storage projects could be accessory uses under certain development standards and conditions. Wind farms and solar 'trees' may be developed within orchards and row crops and feasible utility-scale battery storage units can be placed within orchards and farms on as few as 10 acres leaving most AG and OS parcels unchanged. The added revenue to AG operators would help maintain the industry, serve as readily available on-site back-up energy, and lead to the use of electric-powered farm equipment and vehicles that are charged from the accessory energy uses. And, as accessory uses to the continuing AG and OS uses, the portion of a zoning code amendment would not require SOAR voter approval.

Suggestion 2: Direct staff to include the three uses as Accessory Uses in OS and AG zoning with appropriate development standards (size, location, fire control, visual, etc.) and move an Accessory Use zoning code amendment forward in advance of the proposed code amendments that require a SOAR vote.

Comment 3: The staff report discussion of CUPA sites (page 24) does not specifically list "closed landfill." Wellhead is working with the Ventura Regional Sanitation District (VRSD) to assess the feasibility of an energy storage project within the SCE 220-foot wide 230 kV and 66 kV transmission and distribution lines ROW that crosses the closed Bailard Landfill located west of Victoria Avenue and south of the Santa Clara River. This site clearly has additional regulatory issues with the RMA's Environmental Health Division and CalRecycle at the State level. This location could be a "win-win" that provides revenue to the VRSD and brings substantial energy storage on-line as early as 2025 that directly benefits public safety in the west county area.

Suggestion 3: Direct County Executive Officer Savet Johnson to notice County staff in various departments to prioritize working with the VRSD and Wellhead as we jointly explore project feasibility that involves with Fire Department, RMA, Public Works Watershed Management, and other offices in the coming months.

Wellhead looks forward to working with County staff and the VRSD to develop an energy storage facility that will greatly enhance public safety by providing energy storage in close proximity to public safety facilities such as water pumps, fire stations, and hospitals.

Sincerely,

DocuSigned by:



E5F237AC88EC4DC...

Harold Dittmer

President

Wellhead Electric Company, Inc

Sacramento, CA







September 25, 2023

Board of Supervisors
Ventura County
Hall of Administration
800 South Victoria Avenue
Ventura, California 93009

Dear Honorable Supervisors,

The SOAR organization finds Battery Energy Storage Systems (BESS) are not consistent with SOAR's 1998 and 2016 General Plan Amendments that protect open space, agricultural, and rural lands in unincorporated Ventura County. We urge your Board to uphold the SOAR requirement of a vote of the people and allow voters to determine whether to site these clearly urban uses on SOAR-protected land.

We appreciate having been contacted by Ventura County Planning staff and agree with their position that large battery storage facilities would require a SOAR vote. We offer our support to ensure voters have their say on these essential clean energy projects if proposed on SOAR-protected lands.

Sincerely,

Linda Parks
Executive Director
Save Open-space and Agricultural Resources