Fire Authority Brief: Corby Site, Solano County (Sample)

By Stephen Lloyd, Siting Desk (sitingdesk.com). Research as of Nov 16, 2026.

Site: NextEra's Corby battery storage project, 300 MW and 1,200 MWh, off Kilkenny and Byrnes roads in unincorporated Solano County, just outside Vacaville. It is under California Energy Commission review through the opt-in path, docket 24-OPT-05, with no decision date.

1. Bottom line

The Dixon Fire Department answers fire calls at the Corby site, and its main open demand in the record is water: Dixon's code calls for 1,500 gallons a minute of fire flow, while NextEra proposed a 24,000-gallon tank delivering about 250. CEC staff found the project would require Dixon to add a fire company at Station 82. Keep Vacaville Safe, an opposition group, says no proposed condition pays for that company.

Corby applied on Nov 4, 2024, before SB 283's rules for applications after Jan 1, 2026, so the pre-application fire meeting and the 90-day inspection rule do not reach it. They will reach the next large project in Solano.

2. Who decides what

Agency	Role at the Corby site	Source
Dixon Fire Department (the CEC record also calls it the Dixon Fire Protection District)	Fire suppression. Reviews access, water and detection. CEC staff found the project would require a new fire company at Station 82.	CEC meeting record, Sept 3, 2025; Keep Vacaville Safe comment quoting the staff assessment
California Energy Commission	Permitting authority under opt-in, and author of the fire conditions. Staff assessment docketed July 15, 2026. Staff found the project conforms to every law except land use and agriculture.	CEC meeting notice; Press Democrat, Aug 31, 2026
Solano County	Receives the SB 38 emergency plan. Ratified the fire districts' 2025 Fire Code amendments on Mar 24, 2026: access road, gate and hydrant rules, nothing specific to storage.	Board minute order, Mar 24, 2026
California Public Utilities Commission	Enforces General Order 167-C maintenance and operation standards and the SB 38 plans once the plant runs.	CPUC Resolution ESRB-13

3. What Dixon Fire asked for

From the CEC's record of its Sept 3, 2025 meeting with Dixon Fire and NextEra:

- Access under California Fire Code Sec. 503 and Dixon's stricter local amendments (Appendix D), gates included.
- Water: Dixon's adopted Appendix B calls for 1,500 gpm; NFPA 1142 sets a 500 gpm floor. NextEra proposed a 24,000-gallon tank for about 250 gpm and objected to 1,500. The record left this unresolved.
- Gas detection, because hydrogen fluoride and other gases put firefighters at risk, plus strobes and panels that show which containers are affected.
- Planning for strong north-south winds.
- Owner-paid training and joint exercises. CEC staff agreed to revise Worker Safety condition 7(i) to say so.
- Security response: NextEra proposed 60 minutes on call; staff noted other projects agreed to 30.

4. What the staff assessment proposes

- Worker Safety 10: the owner buys Dixon Fire a drone that detects NO2, CO and HF, and pays for software, upkeep and replacement for the project's life. This description comes from Keep Vacaville Safe's comment on the assessment.
- The assessment says Dixon would need a new fire company at Station 82. Keep Vacaville Safe says no condition pays for that company, and that the one county fiscal condition, SOCIO-1, is a one-time public facilities fee.

5. State steps

Law	Requirement	Applies to Corby
SB 38 (2023), Pub. Util. Code 761.3	An emergency response and emergency action plan for the premises, prepared with local emergency management, the CUPA and first responders, and filed with the county (and city).	Yes
SB 283 (2025), Pub. Res. Code 25545.19	Opt-in projects (200 MWh and up) meet the fire authority at least 30 days before applying. It has 30 days to answer and the meeting falls within 60 days of the request; if it declines, the applicant documents its attempts and files.	No. Corby applied Nov 4, 2024, and the bill digest applies this to applications after Jan 1, 2026.
SB 283, Pub. Res. Code 25545.16	The fire authority inspects after installation and before operation, within 90 days of notice; the owner pays. With no inspection in 90 days, the CEC may still certify.	No, same date rule
SB 283, Pub. Util. Code 8500 to 8502	The same meeting, and an inspection condition, for local permits of 10 MWh or more, such as a Solano Use Permit.	The next county project
SB 283, Pub. Util. Code 8503	The State Fire Marshal considers limiting systems to dedicated noncombustible buildings or outdoor sites in the first building code update after July 1, 2026.	Watch
2025 California Fire Code	Includes NFPA 855 with state amendments, effective Jan 1, 2026 (Assembly floor analysis of SB 283).	Permits issued under the 2025 code

6. County terms for a Use Permit site

Corby sits on farmland the county ordinance closes to battery storage. A project that goes through Solano instead meets these fire terms in Ord. 2025-1864, Sec. 28.83:

- No site in a Very High Fire Hazard Severity Zone; High zones only in the industrial and I-AS districts.
- With thermal-runaway chemistry, 300 feet from sensitive receptors and a 30-foot fire-rated road around the array.
- A third-party thermal-runaway finding, a plume model, UL 9540A tests, studies by a fire protection engineer the county picks, and 10 or more air monitors. No indoor systems.
- Possible conditions: yearly payments for fire equipment and training, and radio and dispatch support.

7. Open questions a client brief would chase

- Whether the revised staff assessment settles the 1,500 gpm water demand, and with what tank or well.
- Whether any final condition pays for the Station 82 fire company.
- Who at Solano County receives and reviews the SB 38 emergency plan.

Sources

- California Energy Commission: record of the Corby coordination meeting with Dixon Fire, TN 265977
- Keep Vacaville Safe: comment on the staff assessment, TN 272685, Sept 14, 2026
- California Energy Commission: Corby project page and staff assessment meeting notice
- California Energy Commission: Nov 3, 2025 notice of the first Corby public meeting
- Press Democrat: CEC to hold hearing on Corby, Aug 31, 2026
- Solano County: Ord. 2025-1864 as adopted and Board minute order on the 2025 Fire Code, Mar 24, 2026
- SB 283, chaptered text; Pub. Util. Code 761.3; CPUC Resolution ESRB-13

This sample is research from public records, not legal advice. Confirm each requirement with the fire authority, the agency and counsel before relying on it.