

Proof of Service by Mail

(Code of Civil Procedure § 1013a)

I, Alexandria Vieira, declare as follows:

1. I am over 18 years of age and not a party to the matter connected with this proof of service.
2. I am employed by the County of Fresno in the office of the Clerk of the Board of Supervisors, at 2281 Tulare Street, Room 301, in Fresno, California 93721.
3. On October 18, 2024, I served the attached Notice of Hearing before the Board of Supervisors of the County of Fresno for the Partial Cancellation of Agricultural Land Conservation Contract No. 2068 (RLCC No. 1049).
4. I served the documents by enclosing them in an envelope and placing the envelope for collection and mailing following our ordinary business practices. I am readily familiar with this business's practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service in a sealed envelope with postage fully prepaid.
5. The envelopes were addressed and mailed to each of the owners at their addresses, as shown on the current Fresno County Assessment Roll and on the property list compiled from said rolls, as set forth on the attached.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on this 18th day of October, 2024, in Fresno, California.



Deputy, Clerk of the Board

The original proof of service, including the list of persons and their addresses to whom notice was mailed, is maintained by Public Works staff.



County of Fresno

BOARD OF SUPERVISORS

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Notice of Public Hearing

Notice of hearing before the Board of Supervisors of the County of Fresno on **PARTIAL CANCELLATION OF AGRICULTURAL LAND CONSERVATION CONTRACT NO. 2068 (RLCC NO. 1049)**.

Notice is hereby given that the Board of Supervisors of the County of Fresno has set this hearing for **Tuesday**, the **5th day of November** at the hour of **9:30 A.M. (or as soon thereafter as possible)**, in the **Board of Supervisors Chambers**, Room 301, Hall of Records, 2281 Tulare St., Fresno, California, as the time and place for holding a public hearing on the following matter:

To remove a 160-acre parcel from the Williamson Act contract to allow the 160-acres to establish a battery energy storage facility. The subject parcel is located on the south side of Jayne Avenue, between Interstate 5 and Highway 269, approximately 4 miles southwest of the nearest city limits of the City of Huron (APN 085-040-58S). (Sup Dist. 4)

Please see Map on Reversed Side

For information, contact **Alexander Pretzer**, Department of Public Works and Planning, 2220 Tulare Street, (Corner of Tulare & "M" Streets, Suite B), Fresno, CA 93721, telephone **(559) 600-4205** or email apretzer@fresnocountyca.gov.

The full text of this Public Hearing will be available on the Fresno County website <https://fresnocounty.legistar.com/Calendar.aspx> under the November 5, 2024, meeting at the Meeting Details link by Wednesday, October 30, 2024.

PROGRAM ACCESSIBILITY AND ACCOMMODATIONS: The Americans with Disabilities Act (ADA) Title II covers the programs, services, activities, and facilities owned or operated by state and local governments like the County of Fresno ("County"). Further, the County promotes equality of opportunity and full participation by all persons, including persons with disabilities. Towards this end, the County works to ensure that it provides meaningful access to people with disabilities to every program, service, benefit, and activity, when viewed in its entirety. Similarly, the County also works to ensure that its operated or owned facilities that are open to the public provide meaningful access to people with disabilities.

To help ensure this meaningful access, the County will reasonably modify policies/ procedures and provide auxiliary aids/services to persons with disabilities. If, as an attendee or participant at the meeting, you need additional accommodations such as an American Sign Language (ASL) interpreter, an assistive listening device, large print material, electronic materials, Braille materials, or taped materials, please contact the Policy Planning staff as soon as possible during office hours at **(559) 600-4230** or at jpotthast@fresnocountyca.gov. Reasonable requests made at least 48 hours in advance of the meeting will help to ensure accessibility to this meeting. Later requests will be accommodated to the extent reasonably feasible.

NOTES:

- Anyone may testify, please share this notice with your neighbors or anyone you feel may be interested.
- The Board of Supervisors will also accept written testimony such as letters, petitions, and statements. In order to provide adequate review time for the Board of Supervisors, please submit these documents to the Clerk to Board prior to the hearing date.
- If at some later date you challenge the final action on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

DATED: October 18, 2024

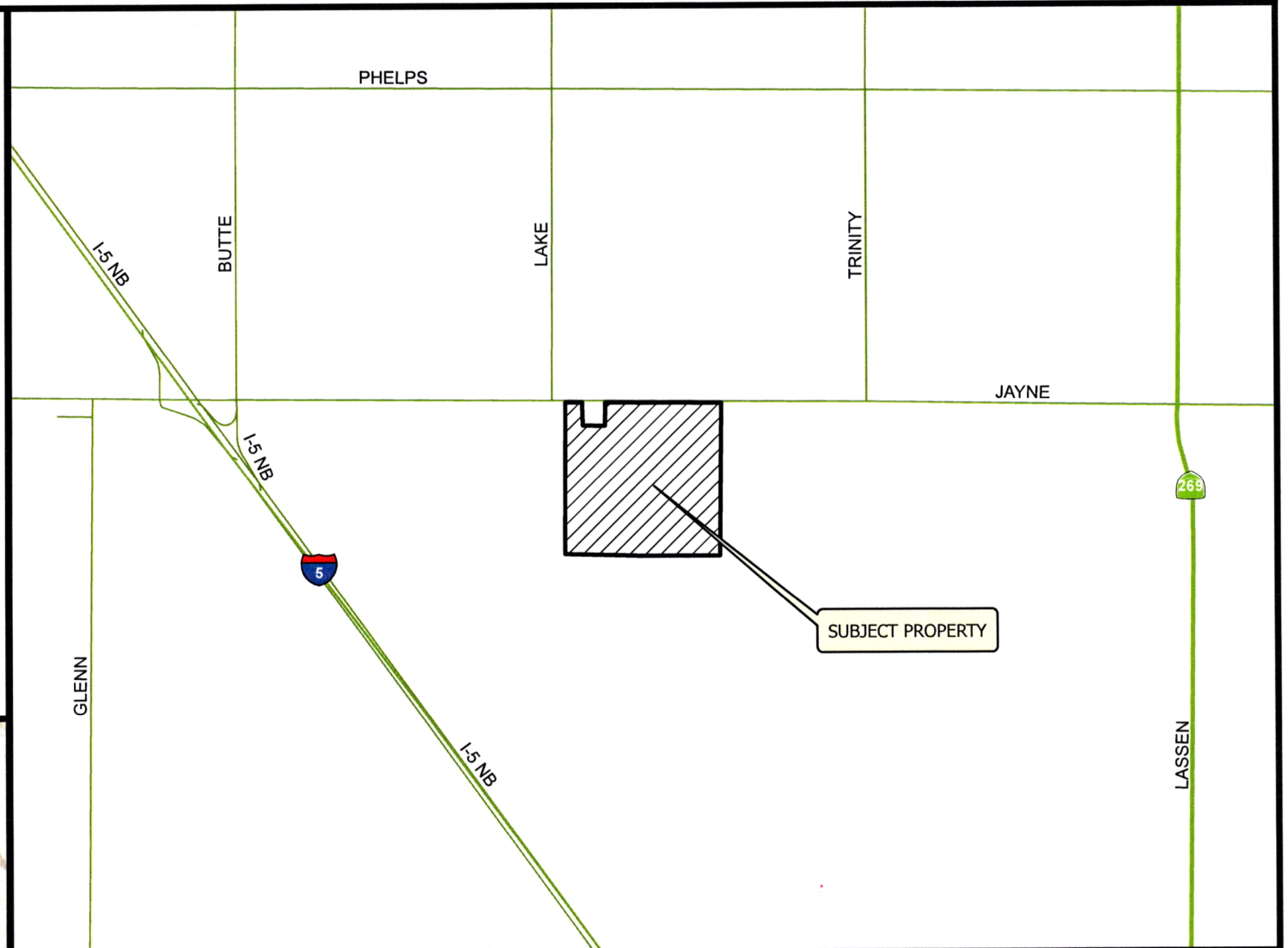
BERNICE E. SEIDEL
Board of Supervisors

By Alexander Vain, Deputy

Legend

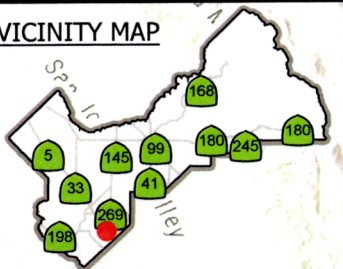


Subject Property



SUBJECT PROPERTY

VICINITY MAP

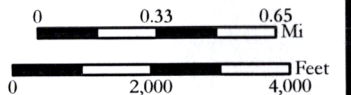


LOCATION MAP

RLCC 1049

2023

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
 Person Prepared by : chuang
 On Date : 11/16/2023



Key Energy Storage

Key Energy Storage, LLC
A subsidiary of NextEra Energy Resources

**Fresno County
Board of Supervisors Hearing
November 5, 2024**

Andrew Heymann
Senior Project Manager



Local Investment, Jobs & Homegrown Energy

Who is NextEra Energy Resources, LLC?

- ▶ Industry leading, American-owned and operated clean energy company with operations in 40 states
- ▶ In the US, have invested nearly \$40 billion in wind, solar and battery energy storage since 2012
- ▶ In California:
 - » Approximately \$8.9 billion total capital investment
 - » Approximately \$52.3 million annual payroll
 - » \$24.8 million in property taxes in 2022
- ▶ In Fresno:
 - » Have owned and operated the Westside and Whitney Point solar sites near Five Points since 2017



Key Energy Storage Project Overview



- ▶ Key Energy Storage is a standalone battery storage project – stores energy from the grid when supply is high and delivers back to the grid when demand is high
- ▶ Project is in SW Fresno County immediately south of Pacific Gas and Electric's (PG&E) 500 kV substation
- ▶ The project is optimally sited directly across from the substation, minimizing disturbance
- ▶ Phased construction from 2025 to 2030. First phase aims to begin construction in June 2025
- ▶ Project will be fully reclaimed at end of life and land returned original condition

Key Energy Storage Project Benefits



Grid Resiliency

Battery storage will help keep the lights on in California during critical peak demand times



Near-Zero Water Usage

Water needed to construct and operate the facility is minimal



Property Taxes

Phase 1 (CUP 3734) contributes ~\$100M in property tax over life of project

Questions?

Appendix – Evidence for Findings Needed to Cancel Williamson Act

1. **That the cancellation is for land on which a Notice of Nonrenewal has been served pursuant to Section 51245 of the Government Code**
 - » Nonrenewal notice was accepted by Fresno County on December 13, 2023
2. **That the cancellation is not likely to result in the removal of adjacent lands from agricultural use**
 - » From certified Environmental Impact Report (EIR): “the proposed use would not result in the significant removal of adjacent contracted land from agricultural or open-space use” (section 3.3.3.3, impact 3.3-2)
 - » Energy developers site projects where available land meets available grid interconnection. At Gate's 500kV substation, there is limited space to interconnect energy projects after Key Storage. There are no other projects in the CAISO queue requesting interconnection before 2032
3. **That the cancellation is for an alternative use that is consistent with the provisions of the County General Plan**
 - » **Section ED-B:** ““Newer business opportunities in areas such as information processing, water, energy, and health care have gained a foothold in the county and should be nurtured and expanded into cornerstones of the future regional economy.”
 - » **Goal PF-J:** “To provide efficient and cost-effective utilities that serve the existing and future needs of people in the unincorporated areas of the county”
 - › **Policy PF-J.2:** “County shall work with local gas and electric utility companies to design and locate appropriate expansion of gas and electric systems”
 - » **Goal HS-G:** “To improve the sustainability and resiliency of the County through continued efforts to reduce the causes of and adapt to climate change”
 - › **Policy HS-G.3:** “The County shall continue to collaborate with Federal, State, regional, and local agencies, business and property owners, and residents to reduce generation of GHG and other emissions that contribute to climate change and effectively implement climate change adaptation policies and programs.”

Appendix – Evidence for Findings Needed to Cancel Williamson Act (cont)

4. That the cancellation will not result in discontinuous patterns of urban development

- » Key Energy Storage is not a big enough project to independently drive the demand for housing and retail in the area. Key Energy Storage will employ people in a manner consistent with the existing solar, energy, and farming operations in the area.

5. That there is no proximate non-contracted land that is both available and suitable for the use to which it is proposed that the contracted land be put, or that development of the contracted land would provide more contiguous patterns of urban development than development of proximate non-contracted land

- » While there are 160 acre non-contracted parcels within 5 miles of Gates 500kV Substation (as evaluated by ALCC staff), there are no 320 acre sections of available and contiguous non-contracted land, the size needed to execute the project

THE BUSINESS JOURNAL

FRESNO | KINGS | MADERA | TULARE

P.O. Box 126
Fresno, CA 93707
Telephone (559) 490-3400

(Space Below for use of County Clerk only)

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

Notice of Public Hearing

PARTIAL CANCELLATION OF AGRICULTURAL LAND
CONSERVATION CONTRACT NO. 2068 (RLCC NO. 1049)

DATE AND TIME OF PUBLIC
HEARING:
NOVEMBER 5, 2024 AT 9:30 AM

DECLARATION OF PUBLICATION (2015.5 C.C.P.)

MISC. NOTICE

STATE OF CALIFORNIA

COUNTY OF FRESNO

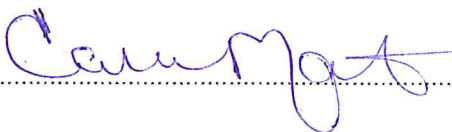
I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of **THE BUSINESS JOURNAL** published in the city of Fresno, County of Fresno, State of California, Monday, Wednesday, Friday, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of March 4, 1911, in Action No. 14315; that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

OCTOBER 25, 2024

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Fresno, California,

OCTOBER 25, 2024

ON



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Nathan Magsig, Chairman
Board of Supervisors

ATTEST:
BERNICE E. SEIDEL
Clerk, Board of Supervisors
Published in the Fresno Business Journal
on Friday, October 25, 2024
10/25/2024