

BEFORE THE BOARD OF SUPERVISORS  
OF THE COUNTY OF FRESNO  
STATE OF CALIFORNIA

IN THE MATTER OF ) RESOLUTION CERTIFYING THE FINAL )  
UNCLASSIFIED CONDITIONAL USE PERMIT ) ENVIRONMENTAL IMPACT REPORT FOR )  
NO. 3677 ) THE SONRISA SOLAR PROJECT )  
 ) [SCH NO. 2020110008] ADOPTING THE )  
CEQA FINDINGS OF FACT, AND APPROVING )  
UNCLASSIFIED CONDITIONAL USE PERMIT )  
NO. 3677 SUBJECT TO THE MITIGATION )  
MEASURES, CONDITIONS OF APPROVAL )  
AND PROJECT NOTES )

WHEREAS, in order to meet the requirements of the California Environmental Quality Act (CEQA), Fresno County ("County") prepared Environmental Impact Report ("EIR") No. 7869 for Unclassified Conditional Use Permit Nos. 3677, also known as the Sonrisa Solar Project ("Project"); and

WHEREAS, on November 2, 2020, the County distributed the Notice of Preparation ("NOP") for the EIR for the Project for a 30-day review period, ending on December 2, 2020; and

WHEREAS, on July 1, 2024, a Notice of Availability ("NOA") of the Draft Environmental Impact Report ("Draft EIR") and the requisite number of copies of the Draft EIR were delivered to the State Clearinghouse and mailed to affected public agencies, organizations, and interested parties; and

WHEREAS, the Draft EIR was duly circulated for a 45-day public review period, commencing on July 3, 2024 and ending on August 19, 2024; and

WHEREAS, the County accepted comments on the Draft EIR until August 19, 2024; and

WHEREAS, on October 10, 2024, a notice was mailed and published announcing that the Final EIR, which included written responses to the public comments, was available. Upon request, this document was duly sent by mail to commenting public agencies and members of the public in a manner such that public agencies and members of the public received it at least ten (10) days before the action was taken on this date with respect to the Final EIR and the Project; and

WHEREAS, the Final EIR for this Project consists of the Draft EIR, the Technical Appendices thereto, the Comments to the Draft EIR and the written responses to said comments, of which all documents constitute and shall be collectively referred to herein as the "Final EIR"; and

1        WHEREAS, the Final EIR identifies potential impacts relating to Aesthetics; Energy Conservation;  
2 Hazards and Hazardous Materials; Hydrology and Water Quality; Noise and Acoustics; Transportation  
3 and Traffic; Cultural and Tribal Resources; and Utilities and Service Systems  
4 to be less than significant; and

5        WHEREAS, the Final EIR identifies potential impacts relating to Biological Resources, Cultural  
6 Resources, Geology, Noise, Soils, and Transportation that, with implementation of the Mitigation  
7 Measures proposed in the EIR, can be reduced to a less than significant level; and

8        WHEREAS, on November 14, 2024, the Fresno County Planning Commission (“Commission”)  
9 held its public hearing to consider the Project, including the Draft and Final EIR; and

10       WHEREAS, after considering the Commission Staff Report, Draft and Final EIR, late  
11 correspondence, and public testimony, the Commission voted five to zero, with four Commissioners  
12 absent to approve the Application for Unclassified Conditional Use Permit No. 3677 along with the  
13 adoption of CEQA Findings of Fact, and certification of Final EIR No. 7869; and

14       WHEREAS an Appeal was made of the Commission’s decision to approve Unclassified  
15 Conditional Use Permit No. 3677 on November 27, 2024 by Mitchell M. Tsai Law Firm/Carpenters  
16 Local 701; and

17       WHEREAS, on February 11, 2025, the Fresno County Board of Supervisors (“Board”) held its  
18 public hearing to consider the Project, including the Commission Staff Report related to the Final EIR,  
19 and said documents were independently reviewed and considered by the Board; and

20       WHEREAS, the Board reviewed and considered the information presented in the Final EIR and  
21 other relevant evidence to determine compliance with CEQA, State CEQA Guidelines and the County’s  
22 procedures for implementing CEQA; and

23       WHEREAS, the Board, after considering all of the evidence presented and based on substantial  
24 evidence, finds and declares that the foregoing recitals (made a part hereof) are true, and makes further  
25 Findings concerning the environmental impacts relating to the Project, as described in the Final EIR.  
26 These Findings are set forth more specifically in Exhibit 7 of Attachment “B”, which is incorporated herein  
27 by reference. The Findings reflect that all potentially significant environmental effects will be substantially  
28 lessened and reduced to a less than significant level through the adoption and implementation of feasible

1 Mitigation Measures proposed in the Final EIR.

2 NOW, THEREFORE IT IS HEREBY RESOLVED that the Fresno County Board of Supervisors  
3 finds as follows:

- 4 1. The Final EIR has been completed and processed in compliance with CEQA.
- 5 2. The Board has been presented the Final EIR and has reviewed and  
6 considered the information contained in the Final EIR.
- 7 3. The Final EIR reflects the independent judgment of the County.
- 8 4. The Mitigation Measures and the Mitigation Monitoring Program included with Attachment  
9 "A" and incorporated herein by reference is adequate with respect to those Mitigation  
10 Measures imposed on the Project.
- 11 5. The Mitigation Measures the County has required mitigate and/or substantially lessen all  
12 significant effects on the environment to the extent feasible, as noted in the Final EIR.
- 13 6. The CEQA related Findings as included in Attachment "B" can be made.
- 14 7. The Final EIR is thus certified.
- 15 8. The Clerk of the Fresno County Board of Supervisors, located at 2281 Tulare Street, is  
16 custodian of the document and other materials, which constitute the record of the  
17 proceedings upon which the Board's decision is based.

18 WHEREAS, EDPR CA Solar Park VI LLC (Applicant) made an application to the Commission for  
19 consideration of Environmental Impact Report No. 7869 and Unclassified Conditional Use Permit  
20 Application No. 3677, proposing to allow the construction, operation, maintenance, and decommissioning  
21 of the Sonrisa Solar Project (Project), of a photovoltaic (PV) solar electricity generating up to 200  
22 megawatts and energy storage facilities with a capacity of approximately 184 megawatts on  
23 approximately 2,000 acres. The Project in the AE-20 (Exclusive Agricultural, 20-acre minimum parcel  
24 size) Zone District and will also include an approximately 0.2-mile gen-tie connection to an existing 3.3-  
25 mile long 230 kilovolt (kV) gen-tie through an adjacent energy project which connects to the existing  
26 Tranquillity Switching Station, which is operated by Pacific Gas and Electric Company (PG&E). The  
27 project site is located on approximately 2,000-acre in western Fresno County, generally bounded by State  
28 Route 33 (SR 33 also known as S. Derrick Avenue) to the west, West Manning Avenue to the south, S.

1 Merced Avenue to the east, and W. Adams Avenue to the north, W. South Avenue bisects the site from  
2 east to west, approximately 7 miles west of the unincorporated community of Tranquillity; and

3 WHEREAS, on November 14, 2024, the Commission approved the Application for Unclassified  
4 Conditional Use Permit No. 3677, along with the adoption of CEQA Findings of Fact, and certification of  
5 Final EIR No. 7869; and

6 WHEREAS an Appeal was made of the Commission's decision to approve Unclassified  
7 Conditional Use Permit No. 3677 on November 27, 2024; and

8 WHEREAS, County Zoning Ordinance Section 876.6.050(D) requires that an appeal of the  
9 Commission's decision be heard by the Board; and

10 WHEREAS, Pursuant to County Zoning Ordinance Section 842.5.050(B), in order for the Board  
11 to approve Unclassified CUP No. 3677, the Board must make the following findings:

- 12 1. That the Site for the proposed use is adequate in size and shape to accommodate said  
13 use and all yards, spaces, walls and fences, parking, loading, landscaping and other  
14 features required by this Division to adjust said use with land and uses in the  
15 neighborhood.
- 16 2. That the site for the proposed use relates to streets and highways adequate in width and  
17 pavement type to carry the quantity and kind of traffic generated by the proposed use.
- 18 3. That the proposed use will have no adverse impact on abutting property and surrounding  
19 neighborhood or permitted use thereof.
- 20 4. That the proposed development is consistent with the General Plan.

21 WHEREAS, after duly giving all required public notices, and an opportunity for the public to speak  
22 and present evidence for and against the proposed solar project and having complied with all applicable  
23 requirements of the law, including the County Zoning Ordinance, the Board hereby resolves and takes  
24 the following actions, including making the following findings.

25 NOW, THEREFORE Section 842.5.050(B)(1) of the County Zoning Ordinance requires that  
26 the site for the proposed use is adequate in size and shape to accommodate said use and all yards,  
27 spaces, walls and fences, parking, loading, landscaping, and other features required by this Division  
28 (Finding 1), and, in light of such requirement, the Board hereby makes the following findings:

- 1       • The proposed development is in compliance with the applicable development standards  
2        of the Zoning Ordinance pertaining to the Exclusive Agricultural Zone District.  
3       • Based on the foregoing facts, which this Board has found, the Application satisfies  
4        required Finding No. 1.

5       NOW, THEREFORE, Section 842.5.050(B)(2) of the County Zoning Ordinance requires that  
6       the Site for the proposed use relates to streets and highways adequate in width and pavement type to  
7       carry the quantity and kind of traffic generated by the proposed use (Finding 2), and, in light  
8       of such requirement, the Board hereby makes the following findings:

- 9       • With the proposed conditions of approval for the project, the County-maintained roadways  
10       including StateRoute 33, West Manning Avenue, S. Merced Avenue, W.Adams Avenue  
11       and W. South Avenue that serve the project site are adequate to support the proposed  
12       use; and  
13       • Manning Avenue with the proposed road maintenance to mitigate the impacts of  
14       construction and demolition of the Project is adequate in width and pavement condition to  
15       serve the proposed use.  
16       • Based on the foregoing facts, which this Board has found, the Application satisfies  
17       required Finding No. 2.

18       NOW, THEREFORE, Section 842.5.050(B)(3) of the County Zoning Ordinance requires that  
19       the proposed use will have no adverse impact on abutting property and surrounding neighborhood or  
20       allowed use thereof (Finding 3), and, in light of such requirement, the Board hereby makes the  
21       following findings:

- 22       • The proposed project is consistent with the uses allowed in an agricultural area with the  
23       approval of a Conditional Use Permit and would therefore have no adverse effect on  
24       the adjacent or surrounding properties.  
25       • Based the foregoing fact, which this Board has found, the Application satisfies required  
26       Finding No. 3.

27       NOW, THEREFORE, Section 842.5.050(B)(4) of the County Zoning Ordinance requires that  
28       the proposed development is consistent with the General Plan (Finding 4), and, in light of such  
      requirement, the Board hereby makes the following findings:

- 1           • That the proposed use is consistent with the requirements of the General Plan and  
2           Zoning Ordinance.  
3           • Based the foregoing fact, which this Board has found, the Application satisfies required  
4           Finding No. 4.

5           NOW, THEREFORE, IT IS ORDERED AND RESOLVED that the Appeal of the Commission's  
6           approval is denied, and Unclassified Conditional Use Permit No. 3677 is hereby approved subject to  
7           the Mitigation Measures and Conditions of Approval included in Attachment "A", and the Board adopts  
8           this Resolution on file with the Clerk; and

9           NOW, THEREFORE, IT IS ORDERED AND RESOLVED that the Notice of Determination  
10           included as Attachment "D", based on Environmental Impact Report No. 7869 is directed to be file with  
11           the County Clerk and the State Clearinghouse,

12           BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon its  
13           adoption by the Board.

14           THE FOREGOING was passed and adopted by the following vote of the Board of Supervisors  
15           of the County of Fresno this 11th day of February, 2025, to wit:

16           AYES:       Supervisors Bredefeld, Chavez, Magsig, Mendes, Pacheco

17           NOES:       None

18           ABSENT:      None

19           ABSTAINED:   None



20           Ernest Buddy Mendes, Chairman of the  
21           Board of Supervisors of the County of Fresno

22           **ATTEST:**

23           Bernice E. Seidel  
24           Clerk of the Board of Supervisors  
25           County of Fresno, State of California

26           BY   
27           Deputy