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**Notice of Preparation of a Draft Environmental Impact Report**

**Date:** November 14, 2022

**To:** Responsible Agencies, Interested Parties and Organizations

**Subject:** Notice of Preparation of Environmental Impact Report No. 7524 for the Malaga Industrial Development (Amendment Application No. 3834 and General Plan Amendment Application No. 557)

**Lead Agency:** County of Fresno

**Project Applicant:** Assemi Group, Inc.

**Contact:** Ejaz Ahmad, Project Planner  
County of Fresno – Department of Public Works and Planning  
2220 Tulare St. 6<sup>th</sup> Floor  
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**FILED**  
NOV 10 2022  
TIME 4:17pm  
FRESNO COUNTY CLERK  
By *Cyan Edmisten*  
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**Notice is Hereby Given:** The County of Fresno (County) is the Lead Agency on the below-described Malaga Industrial Development Project (Project) and has prepared a Notice of Preparation (NOP) of an Environmental Impact Report (EIR), pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The NOP is intended to disclose environmental information and to solicit the views of the public, interested parties, and/or agencies as to the scope and content of the environmental information. Specifically, the County is requesting that commenters provide comments on the NOP, identify additional environmental topics (and/or special studies) that they believe need to be explored in the forthcoming EIR, and to identify other relevant environmental issues related to the scope and content of the forthcoming EIR.

**Project Title:** Malaga Industrial Development Project

**Project Location:** The proposed Project is located on approximately 159-acres, approximately 0.5 miles east of Malaga (a census-designated place) in Fresno County and is bounded generally by E. North Avenue to the north, S. Minnewawa Avenue to the west, Clovis Avenue to the east, and E. Central Avenue approximately 1,000 feet south of the Project's southern boundary. The site is approximately 4.5 miles southeast of downtown Fresno and approximately 7 miles west of the City of Sanger. The Project is comprised of four assessor's parcels: 331-200-07s, 331-200-08s, 331-020-32, and 331-020-33. See Figure 1 – Site Aerial Map and Figure 2 – Project Site Layout.

**Project Description:** The Project Applicant is proposing to subdivide and develop approximately 159-acres of land into an industrial complex with up to ten (10) individual lots to accommodate future industrial uses. The lots will range in size from approximately 9 to 19 acres (See Figure 2 – Project Site Layout). No specific industrial uses are being proposed at this time; thus the environmental evaluation assumes the greatest/largest buildout available under the proposed M-3(c) (Heavy Industrial; Conditional) designation. The M-3 designation includes development that would also be allowed under the M-2 (General Industrial District) and M-1 (Light Manufacturing District) designations. Although no specific industrial uses are being proposed at this time, it should be noted that certain industrial uses such as aircraft factory, aluminum foundry, railroad repair shop, sawmill, cotton gin and oil mills, oils and fat refining and many more have been eliminated from consideration under this Project. A complete list of all uses in the M-3, M-2 and M-1 zone districts eliminated from this project can be provided upon request.

**Scope of the Environmental Impact Report:** The forthcoming EIR will address the following CEQA Guidelines Appendix G topics: Aesthetics, Agriculture/Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. The EIR will also review Project alternatives as well as cumulative impacts. To support the analysis in the EIR, the following technical studies will be prepared: Air Quality / Greenhouse Gases / Energy Study, Biological Resources Report, Cultural Resources Report, Noise Assessment, Traffic Impact Study, and a Water Supply Analysis.

**Document Availability and Public Review Timeline:** Due to the time limits mandated by State law, your response to the NOP must be sent *no later than 30 days* after receipt of this notice. The review period for the NOP will be from November 14, 2022 to December 14, 2022. Copies of the NOP can be obtained by request to Ejaz Ahmad, whose contact information is given below. Electronic copies can also be accessed on the County's website at: <http://www.co.fresno.ca.us/departments/public-works-and-planning/divisions-of-public-works-and-planning/development-services-and-capital-projects/planning-and-land-use/environmental-impact-reports/eir-7524-malaga-industrial-development>

**Public Scoping Meeting:** In addition to the opportunity to submit written comments, one online public scoping meeting will be held by the County to inform interested parties about the proposed project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the forthcoming EIR. This meeting will be held on Monday, November 28, 2022, at 4:00 p.m. to 4:30 p.m. via a Teams online meeting. Participants can access the meeting either online or by telephone as follows:

Link: <http://bit.ly/malagascopemeeting> Meeting ID: 237 641 802 150; Passcode: xcSv39, or  
Call-in (audio only); 1 559-494-4226; Conference ID: 826 170 718

**Submitting Comments:** Comments and suggestions as to the appropriate scope of analysis of the EIR are invited from all interested parties. Written comments or questions concerning the EIR for the proposed Project should be directed to the County of Fresno's Project Planner at the following address by 5:00 p.m. on December 14, 2022. Please include the commenter's full name and address. Please submit comments to:

Ejaz Ahmad, Project Planner  
County of Fresno – Department of Public Works and Planning  
2220 Tulare St. 6<sup>th</sup> Floor  
Fresno, CA 93721  
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Figure 1 – Regional Location Map

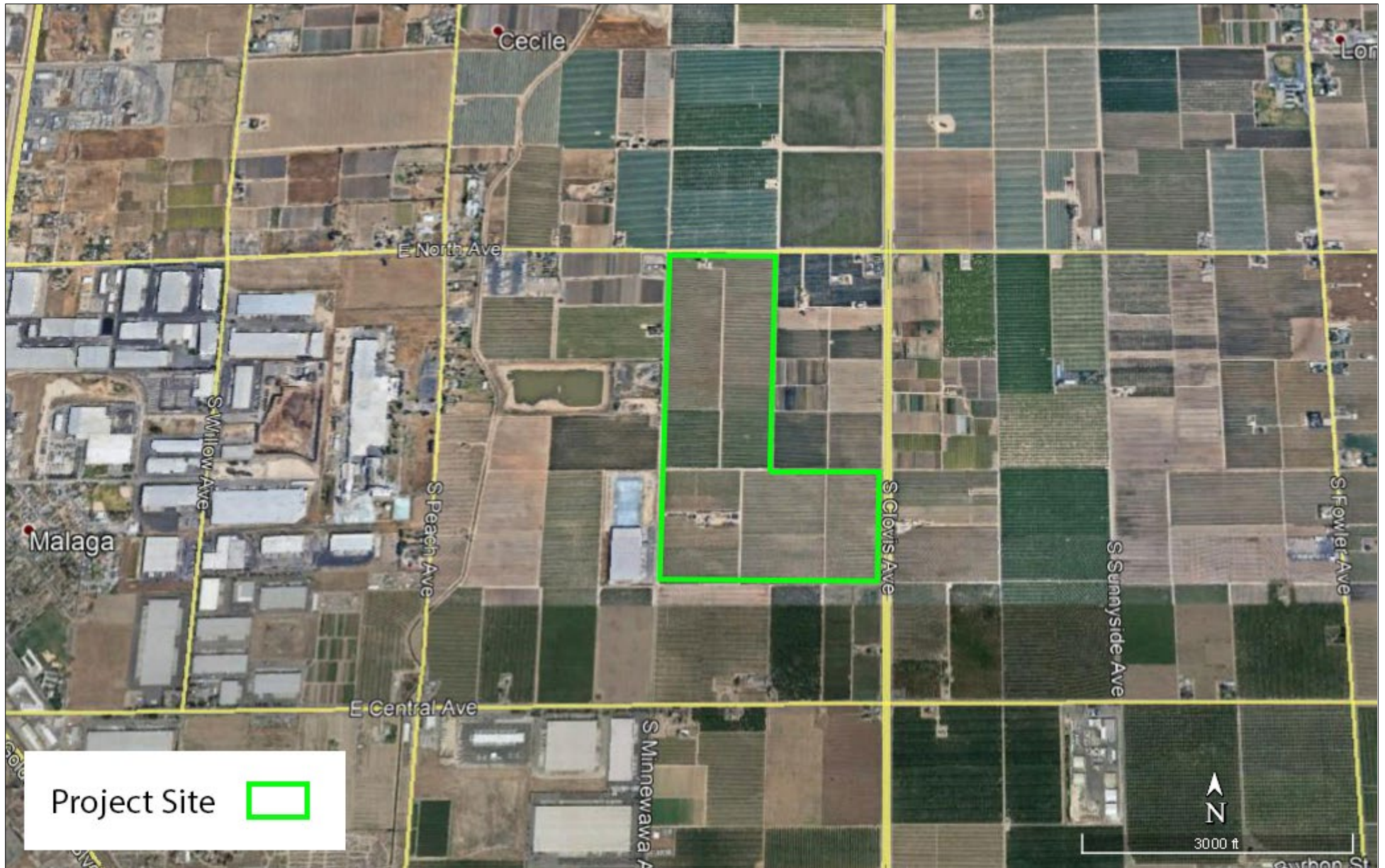


Figure 2 – Project Vicinity Map

