

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

**Project Title:** EIR No. 7524 (Malaga Industrial Development Project)Lead Agency: County of FresnoContact Person: Ejaz AhmadMailing Address: 2220 Tulare Street, Sixth FloorPhone: (559) 600-4204City: FresnoZip: 93721County: Fresno**Project Location:** County: Fresno City/Nearest Community: MalagaCross Streets: 4.5 miles southeast of downtown Fresno and 7 miles west of the City of Sanger Zip Code: \_\_\_\_\_Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_° \_\_\_\_\_' \_\_\_\_\_" N / \_\_\_\_\_° \_\_\_\_\_' \_\_\_\_\_" W Total Acres: 159Assessor's Parcel No.: 331-200-07s, 08s, 331-020-32, 33 Section: 29 Twp.: 14S Range: 21E Base: Mt. DiabloWithin 2 Miles: State Hwy #: N/AWaterways: N/AAirports: N/ARailways: N/ASchools: N/A**Document Type:**

CEQA: ☒ NOP ☒ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document  
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document  
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other: \_\_\_\_\_  
☐ Mit Neg Dec Other: \_\_\_\_\_

**Local Action Type:**

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation  
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment  
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit  
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other: \_\_\_\_\_

**Development Type:**

☐ Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
☐ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
☐ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
☒ Industrial: Sq.ft. \_\_\_\_\_ Acres 159 Employees \_\_\_\_\_  
☐ Educational: \_\_\_\_\_  
☐ Recreational: \_\_\_\_\_  
☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
☐ Transportation: Type \_\_\_\_\_  
☐ Mining: Mineral \_\_\_\_\_  
☐ Power: Type \_\_\_\_\_ MW  
☐ Waste Treatment: Type \_\_\_\_\_ MGD  
☐ Hazardous Waste: Type \_\_\_\_\_  
☐ Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation  
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality  
☒ Air Quality ☒ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater  
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian  
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement  
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use  
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects  
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Agriculture/AE-20 (Exclusive Agriculture; 20-acre minimum parcel size)/Agriculture

**Project Description:** (please use a separate page if necessary)

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. ....continued on Page 3

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 6	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #5
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 4	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: US Fish & Wildlife
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: San Joaquin Valley Air Pollution Control District
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

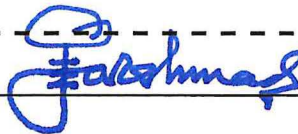
Starting Date November 14, 2022 Ending Date December 14, 2022

### Lead Agency (Complete if applicable):

Consulting Firm: Crawford and Bowen Planning, Inc.  
Address: 113 N. Church Street, Suite 302  
City/State/Zip: Visalia, CA 93291  
Contact: Travis L. Crawford, Project Manager  
Phone: (559) 840-4414

Applicant: C&L farms, LLC  
Address: 6250 N Palm # 421  
City/State/Zip: Fresno, CA 93704  
Phone: (559) 288-0688; Jeff Roberts

Signature of Lead Agency Representative: \_\_\_\_\_



Date: 11-10-22

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

..... Continued from **Project Description** under "**Notice of Completion & Environmental Document Transmittal**"

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.

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.