

# Project Description

## Introduction

The Malaga Industrial Development Project (Project) is proposed by the Assemi Group, Inc. (Project Applicant). The Applicant has applied to the Fresno County Department of Public Works and Planning (County) to construct and operate an industrial complex with up to ten (10) individual lots on approximately 159 acres to accommodate future industrial uses. Refer to Section 2.2 for the full Project description. The applications associated with the Project are as follows:

- Environmental Impact Report No. 7254
- General Plan Amendment No. 557 (to change the Fresno County General Plan land use designation from Agriculture to Heavy Industrial)
- Zone Amendment No. 3834 (to change the Fresno County Zoning designation from AE-20 to M-3)
- Williamson Act Cancellation (early termination of agricultural land conservation contracts)

## 2.1 Project Location and Surrounding Land Use

The proposed Project is located on approximately 159-acres, approximately one-half mile 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.

The proposed Project site is located in an area that is dominated by farmland / agricultural operations, industrial facilities and scattered rural residential housing. The site is currently designated Agriculture by the Fresno County General Plan and is zoned AE-20 (Exclusive Agricultural: 20-acre minimum parcel size). See Figure 3 - Project Site in Relation to Existing Fresno County Zoning. The site is currently (as of Fall 2020) planted in young almonds, but has historically been farmed as vineyards. Land uses and zoning designations of adjacent parcels surrounding the site are as follows:

### Surrounding Land Use and Zoning

Location	Existing Land Use	Current Zoning Classification
North	Agriculture	AE-20 (Exclusive Agricultural 20-acre min. parcel size)
South	Agriculture	AE-20 (Exclusive Agricultural 20-acre min. parcel size)
West	Industrial / Agriculture	M-3 (Heavy Industrial) AE-20 (Exclusive Agricultural 20-acre min. parcel size)
East	Agriculture	AE-20 (Exclusive Agricultural 20-acre min. parcel size)

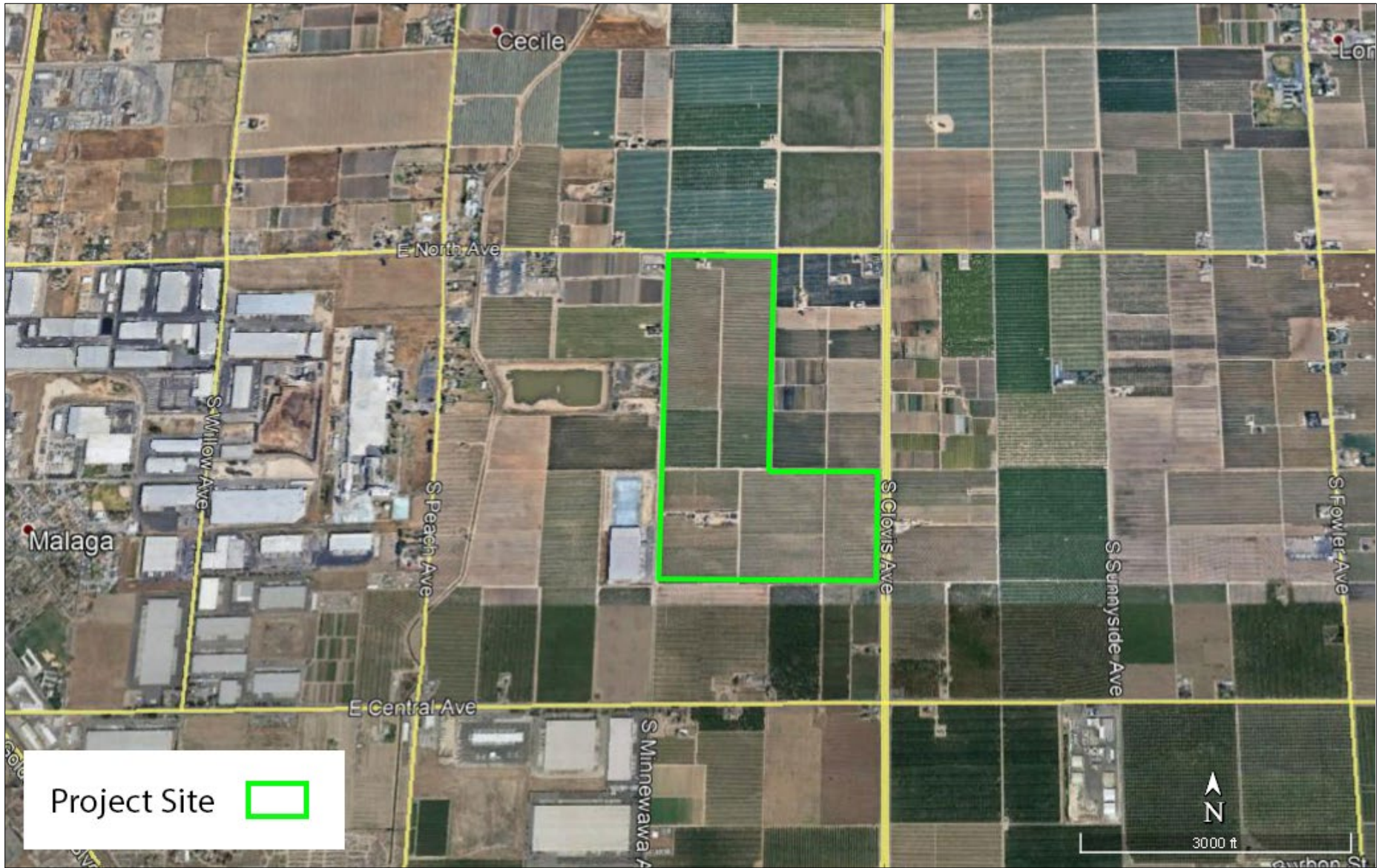
## 2.2 Project Description

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 (Heavy Industrial) designation. The M-3 designation includes development that would also be allowed under the M-1 (Light Manufacturing District) and M-2 (General Industrial District) designations. Tables 1 – 3 provide the list of Fresno County permitted uses under each designation. Although no specific industrial uses are being proposed at this time, it should be noted that certain industrial uses have been eliminated from consideration under this Project. The potential industrial uses that have been eliminated will be restricted from future development. These are noted in ~~strike through~~ text within each table.

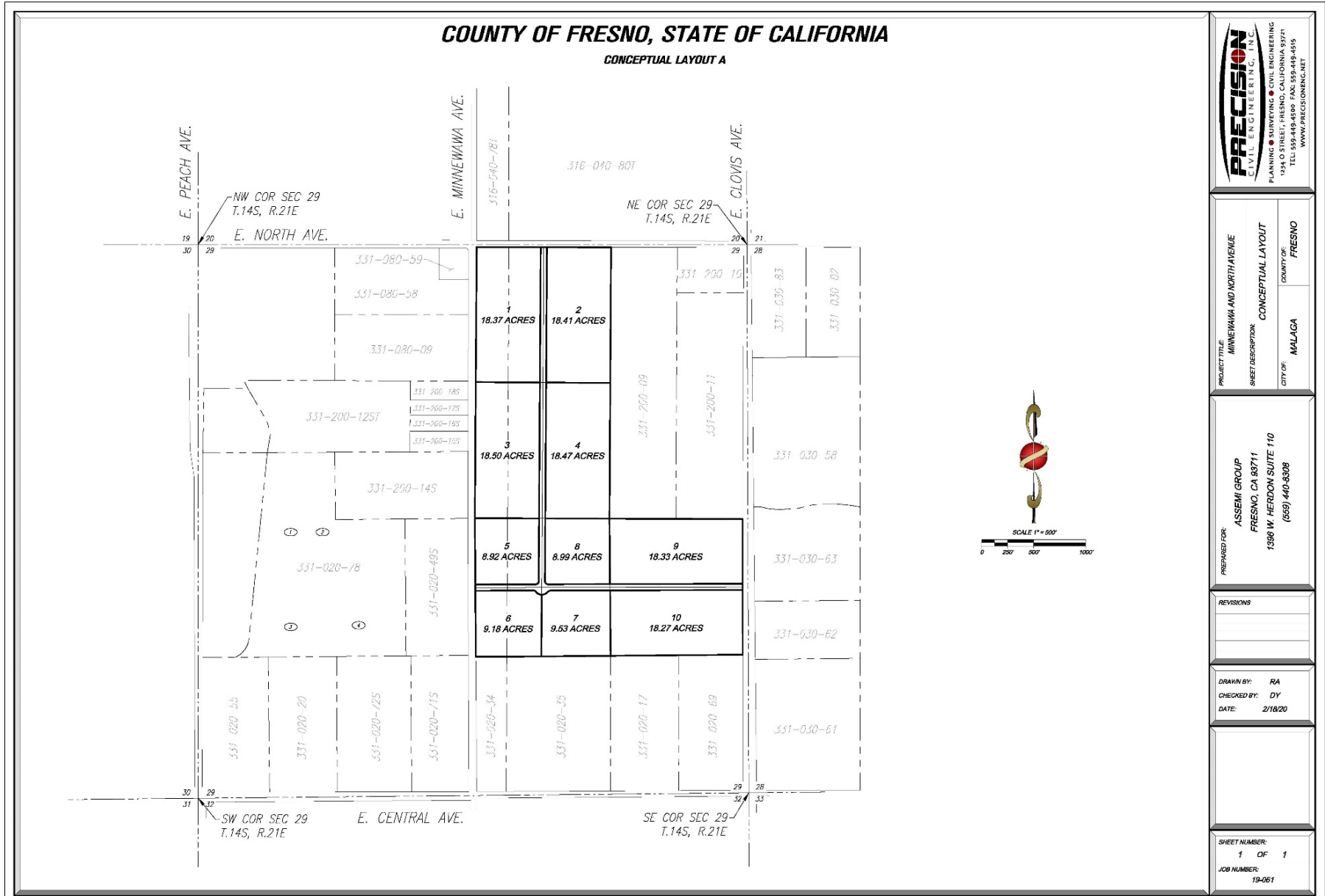
### *Site Circulation and Access*

The overall layout of the proposed Project is in an “L” form, with three points of ingress and egress as shown in Figure 2 – Project Site Layout. Access to the Project site will be from S. Clovis Avenue, E. North Avenue and along S. Minnewawa Avenue. The Project will be responsible for construction of internal roadways as well as for potential improvements to surrounding roadways to accommodate the Project.

**Figure 1**  
**Site Aerial Map**

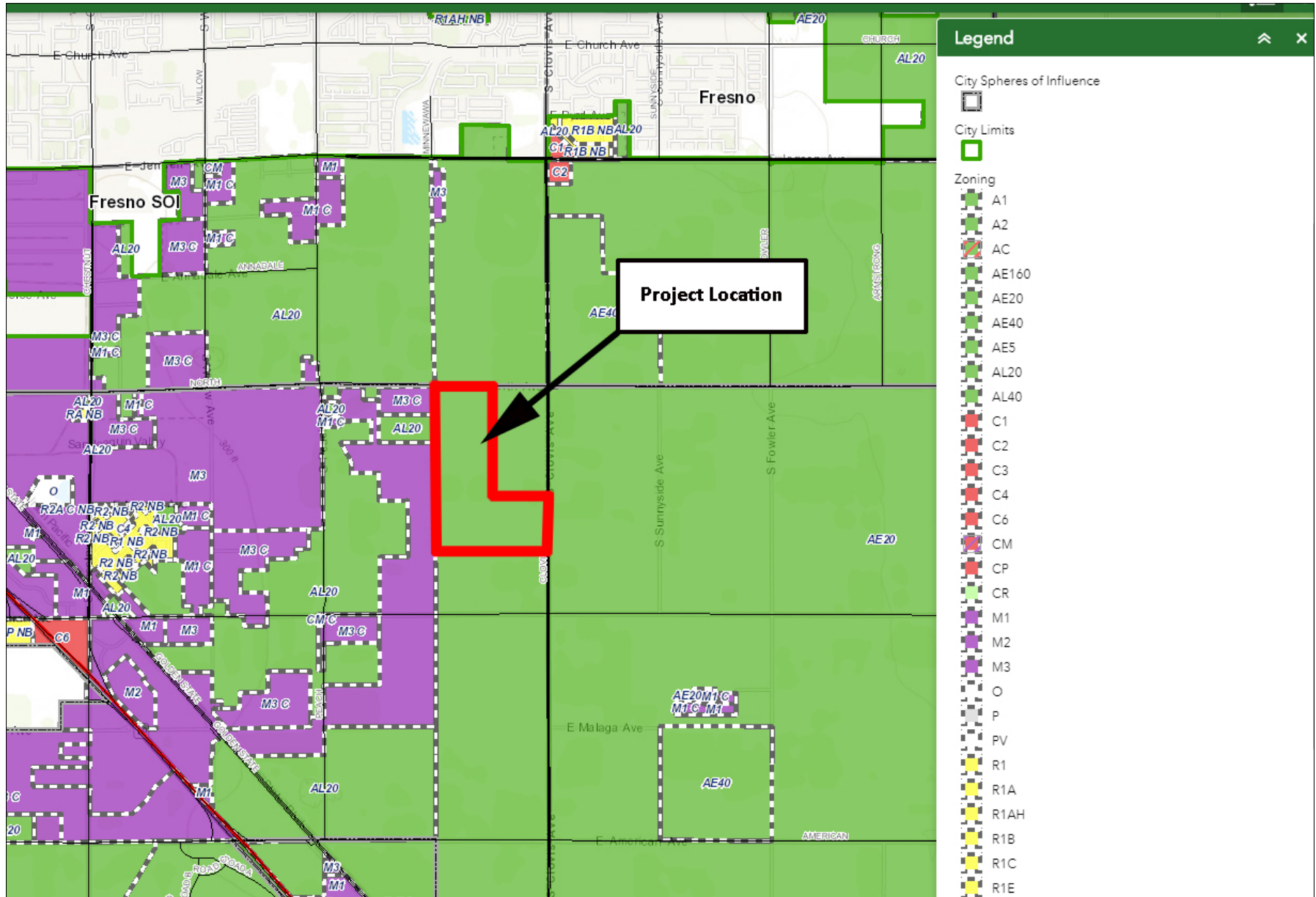


**Figure 2**  
**Project Site Layout**





**Figure 3**  
**Project Site in Relation to Existing Fresno County Zoning**



*Infrastructure*

The Project will be required to connect to the Malaga County Water District (District) for water and sewer services. The Project Applicant is pursuing annexation to the District for water and sewer services, and formal acceptance of the Project into the District will be necessary prior to County consideration of the Project. The Project will be responsible for construction of connection points to the District's existing infrastructure as well as payment of fees to the District.

Stormwater will be collected and managed on-site in a temporary storm water basin until Fresno Metropolitan Flood Control District's "Basin CS" and collection system is fully completed (to be located to the west of Minnewawa and south of North Avenue). The Project will be responsible for constructing the temporary basin as well as permanent connection to Basin CS along with payment of fees to the Flood Control District.

The Project will require that natural gas and electrical services be extended to the site from PG&E facilities located in the area. The Project will be responsible for extending services to the site.

*Solid Waste*

Solid waste services will be provided by the Malaga County Water District. The Project will be responsible for payment of fees to the District to provide solid waste services.

*Construction and Phasing*

The Project is proposed to be built out in phases. As no specific industrial uses or tenants have been identified, exact phasing has not yet been determined. However, it is anticipated that the Project would begin development in 2022. Initial Project development would include site clearing, grading, construction of internal roadways, installation of infrastructure and related improvements such as streetlights.

*Potential Industrial Uses*

As previously noted, 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 (Heavy Industrial) designation. The M-3 designation includes development that would also be allowed under the M-1 (Light Manufacturing District) and M-2 (General Industrial District) designations. Tables 1 – 3 provide the list of Fresno County permitted uses under each designation.

Table 1 presents permitted uses under the M-1 (Light Manufacturing) designation. Potential uses that have been eliminated from the Project are shown in ~~striketrough~~.

**Table 1  
M-1 (Light Manufacturing) Permitted Uses  
Section 843 – County Zoning Code**

<b>A. Related Uses</b>		
<del>1. Advertising structures</del>	9. Delicatessens	17. Mechanical car, truck, motor equipment wash
2. Animal hospitals and shelters	10. Electrical supply	<del>18. Newspaper publishing</del>
3. Automobile repairs	11. Equipment rental/sale	19. Offices
4. Automobile re-upholstery	12. Farm equipment sales/service	20. New and used recreational vehicle sales/service
<del>5. Automobile service stations</del>	<del>13. Frozen food lockers</del>	21. Restaurants
<del>6. Banks</del>	<del>14. Grocery stores</del>	22. Signs
7. Caretakers residence	15. Boarding/training, breeding and personal kennels	23. Truck service stations
8. Commercial uses that are incidental/related to industrial use	<del>16. Ice and cold storage plants</del>	24. Truck driver's training schools
<b>B. Adult Businesses that are licensed under Chapter 6.33 of Ordinance Code</b>		
1. Bars	3. Theaters	5. Book stores
2. Restaurants	4. Video Stores	6. Novelty sales
<b>C. Manufacturing</b>		
<del>1. Aircraft, modification, storage, repair, and maintenance</del>	9. Machinery and shop: a. Blacksmith b. Cabinet/carpenter shop c. Electric motor rebuilding d. Machine shops e. Sheet metal shops f. Welding shops g. Metal manufacturing	17. Rubber and metal stamps
2. Automotive: a. Painting b. Auto reconditioning c. Truck repair d. Upholstering e. Battery assembly	10. Manufacturing, compounding, processing, packing/treatment of: a. Bakery goods b. Candy c. Cosmetics d. Dairy Products e. Food products f. Fruit and vegetable (packing only) g. Honey extraction i. Perfume j. Toiletries	18. Shoes

3. Boat building/repair	11. Manufacturing, compounding, assembly or treatment of: a. Canvas b. Cellophane c. Cloth d. Cork e. Felt f. Fibre g. Fur h. Glass i. Leather j. Paper, no milling k. Precious or semi-precious stones/metals l. Plaster m. Plastic n. Shells o. Textiles p. Tobacco q. Wood r. Yarns	19. Stone monument works
4. <del>Book binding</del>	12. Manufacturing / maintenance of neon signs	20. Storage yards: a. Contractors storage yard b. Draying and freight yard c. Feed and fuel yard d. Machinery rental e. Motion picture studio storage f. Transit storage g. Truck yard terminal
5. Bottling plants	13. Novelties	21. Textiles
6. Ceramic products	14. Planing mills	22. Wholesaling and warehousing
7. <del>Commercial grain elevator</del>	15. Printing shops, lithographing, publishing	23. <del>Wholesale meat cutting and packing</del>
8. Garment manufacturing	16. Retail lumber yard	
<b>D. Processing</b>		
1. Creameries	4. Laundries	7. Tire retreading, recapping, rebuilding
2. Laboratories	5. Carpet / rug cleaning	8. Lumber drying kilns, gas, electric or oil fired only
3. Blueprinting / photocopying	6. Cleaning and dyeing plants	9. <del>Feather cleaning and storage of cleaned feathers within an enclosed structure</del>
<b>E. Fabrication</b>		
1. Rubber, fabrication of products made from finished rubber	2. Assembly of small electric and electronic equipment	3. Assembly of plastic items made from finished plastic
<b>F. Other Uses</b>		
1. Agricultural uses	4. Off-street parking	7. Temporary or permanent phone booths
2. Communication equipment building	5. Public utility service yard	8. Water pump stations



3. Electric transmission substations	6. Electric distribution substation	

Table 2 presents permitted uses under the M-2 (General Manufacturing) designation. Potential uses that have been eliminated from the Project are shown in ~~strikethrough~~.

**Table 2  
M-2 (General Industrial District) Permitted Uses  
Section 844 – County Zoning Code**

<b>Uses Permitted in M-2 General Industrial District</b>		
A. All uses permitted in M-1 District (subject to the elimination of certain uses as identified in Table 1)	D. Cotton compress	F. Manufacturing: 1. Automotive: a. Assembly b. Battery manufacture c. Body and fender works d. Rebuilding 2. Machinery and shop a. Automatic screw machines b. Blacksmith shops 3. Manufacturing, compounding, assembly or treatment of: <del>a. Bone</del> <del>b. Feathers</del> <del>c. Hair</del> <del>d. Horns</del> <del>e. Paints</del> f. Rubber 4. Wholesale lumber yards <del>5. Meat packing and meat processing</del>
B. Baled cotton storage	E. Used materials yards	G. Microwave relay structures
C. Building materials		

Table 3 presents permitted uses under the M-3 (Heavy Industrial) designation. Potential uses that have been eliminated from the Project are shown in ~~striketrough~~.

**Table 3  
M-3 (Heavy Industrial District) Permitted Uses  
Section 845 – County Zoning Code**

<b>Uses Permitted in M-3 Heavy Industrial District</b>		
A. All uses permitted in M-2 District (subject to the elimination of certain uses as identified in Tables 2-1 and 2-2)	C. Organic fertilizer, bulk sales and storage	E. Ready-mix concrete
B. Alcohol distillation	D. Concrete and cement products	

As previously stated, no specific industrial uses are being proposed at this time, thus the environmental evaluation will assume the greatest buildout available under the proposed M-3 (Heavy Industrial) designation, which includes the listed M-1 and M-2 uses.

### 2.3 Project Objectives

In accordance with CEQA Guidelines Section 15124(b), the following are the Project objectives:

- To develop an industrial center that will accommodate industrial tenants with access to freeways and regional transportation corridors, thereby minimizing truck traffic on local streets.
- To develop an industrial center near existing infrastructure capable of handling industrial water and sewer demands.
- To create opportunities for business-to-business interaction between various on-site tenants and other industrial businesses in the vicinity.
- To provide an economically viable industrial complex that provides long term fiscal benefits to the County.
- To attract new businesses and jobs to the County, thereby improving employment opportunities in the area.
- To minimize land use conflicts by developing an industrial center in an area that already contains industrial uses.

## 2.4 Other Required Approvals

### *Fresno County*

The County of Fresno will be the Lead Agency for the proposed Project, pursuant to the California Environmental Quality Act (CEQA). The Project will require the following approvals and/or entitlements from the County of Fresno:

- General Plan Amendment No. 557 (Agriculture to Industrial)
- Zone Change No. 3834 (AE-20 to M-3)
- Certification of the Project EIR No. 7254
- Approval of the Final Site Plan
- Grading / Building Permits
- Williamson Act Cancellation

### *Other Public Agencies*

The Project will require various permits and/or entitlements from regulatory agencies. These may include, but not be limited to the following:

- Malaga County Water District – acceptance of the Project for sewer, water and solid waste
- Fresno County Local Agency Formation Commission – approval of annexation to the Malaga County Water District
- Fresno Metropolitan Flood Control District – acceptance of the Project for stormwater
- San Joaquin Valley Air Pollution Control District – approval of construction and/or operational air quality permits
- Storm Water Pollution Prevention Plan
- Regional Water Quality Control Board
- Other infrastructure (PG&E, communications, etc.)
- Parcel Map
- Site Plan Review
- Encroachment Permits