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455 W Fir Ave, Clovis, CA 93611 • (559) 449-2700
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item 5.a.

March 11, 2025

Charles Garabedian, Board President
Malaga County Water District
3580 S. Frank St.
Fresno, CA 93725

REVISED

RE: Amendment Application No. 3875
Proposed Rezone
APN 331-080-09
Malaga County Water District

The following are suggested comments to the County of Fresno as they consider the potential rezone:

1. The Malaga County Water District (MCWD) was asked for comment on February 28, 2025 regarding a proposed rezone of a 19.7 acre parcel from the A-L (Limited Agricultural) Zone District to the M-3 (Heavy Industrial) Zone District.
2. The subject parcel is within the MCWD Sphere of Influence, but outside of the current service area boundary.
3. The review should consider the impacts of potential annexation to the MCWD. This would involve the modification of the boundary of the MCWD. The potential annexation of property may result in requirements imposed by Fresno County LAFCo, which might impact nearby properties.
4. Water supply is a topic that requires evaluation. SGMA requirements, which would include costs of acquiring and delivering surface water to the area, should be evaluated and defined as the potential water demands of the property would change significantly with the contemplated rezone. The area is within the existing Sphere of Influence of the MCWD and the existing water distribution system, water supply wells, and water storage facilities would require augmentation to accommodate the potential demands. The evaluation would also include impacts to any existing well in the area.
5. The water supply capacity of MCWD is limited. The full range of allowed uses within the M-3 Zone District may not be within the water supply capacity of MCWD. It is possible that a proposed use of the property would exceed the water supply capacity of MCWD and would either not be allowed service or the applicant may be required to construct a new water supply well and convey ownership of the well to MCWD.
6. Sanitary sewer impacts require evaluation. The evaluation would need to define the potential hydraulic loading and the potential requirements associated with organic loading. The MCWD has a Pretreatment Ordinance that impose requirements for any commercial/industrial development. The area is within the existing Sphere of Influence of the MCWD and the existing collection system and wastewater treatment and disposal facilities would require augmentation to accommodate the potential demands.

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7. The sewer collection, treatment, and disposal system of MCWD is limited. The full range of allowed uses within the M-3 Zone District may not be within the sanitary sewer capacity of MCWD. It is possible that a proposed use of the property would exceed the collection, treatment, or disposal capacity of MCWD, and would either not be allowed or the applicant would be required to construct capital improvements and convey ownership of said improvements to MCWD.
8. The MCWD water distribution system does not yet extend to the subject property. The property would be required to construct a water main across the entire frontage.
9. The sanitary sewer collection system does not yet extend to the subject property. The property would be required to construct sanitary sewer facilities across the entire frontage.
10. Connection would require all onsite water supply and wastewater facilities to be destroyed.

Sincerely,

Maija Madec, P.E.
District Engineer