

Notice of Exemption

Appendix E

To Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

From: (Public Agency) City of Madera
205 W. Fourth St.
Madera, CA 93637

County Clerk
County of: Madera
200 W. Fourth St.
Madera, CA 93637

Project Title Site Plan Review (SPR) 2024-23 Advanced Drainage Systems, Inc. (ADS, Inc.) Accessory Structures & Utility Yard Improvements

Project Location - Specific 1025 Commerce Dr.
Assessor's Parcel Number: 009-120-018,023 & 009-590-001

Project Location - City Madera **Project Location - County** Madera

Description of Nature, Purpose, and Beneficiaries of Project Site Plan Review (SPR) 2024-23 for the construction of 12 prefabricated metal silos totaling approximately 5,760 square feet and various site improvements.

Name of Public Agency Approving Project City of Madera

Name of Person or Agency Carrying Out Project Kimley Horn – Ben Huber / Advanced Drainage Systems, Inc.
- McKenzie McCurley

Exempt Status (check one)

- Ministerial (Sec. 21080 (b) (1); 15268);
- Declared Emergency (sec. 21080(b)(3); 15269(a);
- Emergency Project (Sec. 21080(b) (4); 15269(b) (c)).
- Categorical Exemption – Sec. 15311 Accessory Structures
- Statutory Exemption – State code number:

Reasons Why Project is Exempt:

CEQA provides several “categorical exemptions” which are applicable categories of projects and activities that the Lead Agency has determined generally do not pose a risk of significant impacts on the Environment. The project consists of a Site Plan Review entitlement for the construction of 12 prefabricated metal silos totaling approximately 5,760 square feet and various site improvements such as grading and paving on the site and for purposes of an existing use/business within the Industrial Park Zoning District of the City of Madera. The project is exempt under Section 15311 of the State CEQA Guidelines (Class 11-Accessory Structure). The project meets the conditions for an accessory structure exemption described in Section 15311 of the State CEQA Guidelines as explained below.

The project is consistent with the applicable general plan designation, applicable policies and applicable zoning designation and regulations. The subject site is designated for Industrial uses on the City of Madera General Plan Land Use Map and is zoned IP (Industrial Park), which is consistent with the Industrial land use designation pursuant to Policy LU-32 of the General Plan. Thus, the project is consistent with the General Plan policies and all provisions of the City Municipal Code (CMC) Title 10, Chapter 3, Zoning Regulations.

The accessory structures will serve as an ancillary component of the of the main operation at ADS, Inc. as the silos will hold rubber pellet product that is used to manufacture product (pipes etc.). The construction of the accessory structures will

not create any significant impacts to the surrounding area. Furthermore, the proposed storage structures, totaling approximately 5,760 square feet in area will be incidental and ancillary to the existing use and operations and will not result in significant air emissions and is below the 295,000 square foot threshold stated in the San Joaquin Valley Air Pollution Control District's "Small Project Analysis Level" Table 4(a) for industrial projects in accordance with the Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI) that could potentially result in a significant impact.

The City has further considered whether the project is subject to any of the exceptions to the use of a categorical exemption found at CEQA Guidelines Section 15300.2. This section prohibits the use of categorical exemptions under the following circumstances:

- (a) For certain classes of projects (Classes 3,4,5,6 and 11) due to location where the project may impact an environmental resource or hazardous or critical concern;

The project site is not located in an area of sensitive and/or of critical concern. The project site is developed and has an existing industrial operation, and the surrounding area is also developed with existing industrial uses.

- (b) When the cumulative impact of successive projects of the same type in the same place, over time, is significant;

There is no evidence of a potential significant cumulative impact because successive projects of the same type in the same place have not been approved and are not currently proposed. The surrounding area is developed and is planned and zoned to accommodate industrial uses. The proposed storage silos and site improvements are incidental and ancillary to the existing use and operations. Therefore, the project will not result in significant impacts due to cumulative projects buildout.

- (c) Where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances;

The project would not result in any significant effects on the environment due to unusual circumstances. The project site is surrounded by urban development and not located within a sensitive resource area. The project site is located and mapped in a non-hazardous area, as is all of the surrounding area.

- (d) Where the project may result in damage to scenic resources, including but not limited to, trees, historic buildings rock croppings, or similar resources within a highway officially designated as a state scenic highway;

Does not apply to the project site as the site is not located adjacent to or visible from a designated scenic highway.

- (e) Where the project is located on a state designated hazardous waste site: and

Does not apply because the site is not a state-designated hazardous waste site. The project site is located in a mapped non-hazardous area as is all of the surrounding area.

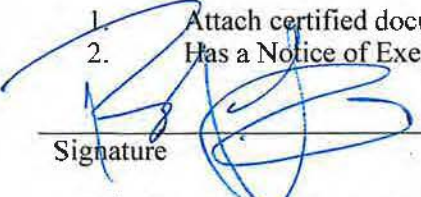
- (f) Where the project may cause a substantial averse change in the significance of a historical resource.

Does not apply because there are no historic resources or structures located within or around the project site.

For the reasons cited above, the project will not result in a significant environmental impact and qualifies for an exemption pursuant to Section 15311 of the California Environmental Quality Act (CEQA) Guidelines.

If filed by applicant:

- 1. Attach certified document of exemption finding.
- 2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No



10/25/24
Date

Senior Planner
Title

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: _____