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## PUBLIC NOTICE

### NOTICE OF PLANNING COMMISSION HEARING & NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

On Wednesday morning, the 1st day of December 2021, at 9:00 a.m. at 1195 Third Street, Suite 305, Napa, California, a public hearing will be conducted by the Napa County Planning Commission regarding the project identified below. All interested persons are invited to participate and be heard.

#### **Vulcan Materials – Ready-Mix Batch Plant Facility, Use Permit #P20-00299-UP**

**Location:** 450 Tower Road, Napa, CA 94558; APN: 057-110-023

**Zoning and General Plan Designation:** General Industrial: Airport Compatibility Combination District (GI:AC) zoning district and Industrial (I) general plan designation.

**CEQA Status:** Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures for **Biological Resources**. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**Request:** The proposed project includes approval of a use permit to allow a Ready-mix concrete (RMC) facility for Vulcan Materials. The materials needed to assemble the RMC elements will be imported to the site via trucks entering the site off Tower Road and combined in the plant on site to create the RMC. Delivery/hauling trucks will then exit the site via the same driveway location off Tower Road. The RMC plant would have a capability of producing up to 65,000 cubic yards of concrete each year. To assemble the materials for delivery, the site will be improved with the following equipment and structures: 1) Portable Ready Mix Concrete Plant; 2) Office Trailer; 3) Ready Mix Truck Concrete Washout Area; 4) Front End Loader (Heavy Equipment); and, 5) Aggregate Block Bunkers to Separate Materials. An asphalt paved and/or concrete road will connect the areas where concrete trucks will be traversing the site, the rest of the site will be compacted earth. The concrete trucks will be parked on site overnight and when not in use. The site will also be improved with stormwater drainage infrastructure such as culverts and sediment ponds. Typical operational days will be Monday through Saturday, although depending on concrete demand it is possible that the site will be in operation seven (7) days per week. The maximum number of employees on site will be eight (8.) Typical operational hours will be from 5:00am – 5:00pm, although depending on concrete demand it is possible that the site will be in operation 24 hours per day. The facility will be transferring an existing operating permit (#30422) from the Bay Area Air Quality Management District (BAAQMD) from a plant in Petaluma to this facility. No other licenses and/or approvals from outside agencies (Special District, Regional, State, Federal) will be needed. The site will be connected to American Canyon water and sewer.

The proposed Mitigated Negative Declaration is available for inspection, along with copies of all documents which relate to the above described project, between the hours of 8:00 AM. and 4:30 PM Monday through Friday, at the office of the Napa County Planning, Building, & Environmental Services Department, 1195 Third Street, Second Floor, Napa, California. Scheduling appointments to review documents is encouraged. Application materials are also available on the Department's Current Projects Explorer at: <https://www.countyofnapa.org/2876/Current-Projects-Explorer>

Written and verbal comments regarding the environmental effects of this project and the adequacy of the proposed Mitigated Negative Declaration are solicited. Written comments must be presented during the public review period, which closes on November 29, 2021. Comments should be directed to Sean Trippi, Principal Planner, Napa

County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (415) 533-2111 or sean@lakassociates.com and must be received before 4:45 p.m. on November 30, 2021.

Appeals to decisions of the Planning Commission must be filed in writing with the Clerk of the Board of Supervisors, 1195 Third Street, Suite 305, Napa, California, in accordance with the timelines and submittal requirements set forth in Chapter 2.88 of the County Code.

**If you challenge the particular proceeding in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.**

DATED: October 27, 2021

David Morrison  
Director of Planning, Building, & Environmental Services