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## PUBLIC NOTICE

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

On Wednesday morning, the 15th day of January, 2025, 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 attend the hearing and be heard.

#### **Napa 55 Logistics – Use Permit P19-00421-UP**

**Location:** 11 Basalt Road, Napa, CA 94559, The project is proposed on a 55.27-acre site approximately 900 feet east from the intersection of Basalt Road and Highway 221. Section 23, Township 5 North, Range 4 West of the Napa California 7.5-minute USGS quadrangle. 38°16'0.30" North Latitude and 122°16'2.72" West Longitude APN: 046-370-024.

**Zoning and General Plan Designation:** Industrial (I) zoning district and Study Area (SA) 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. Mitigation measures are proposed for the following areas: Biological Resources, Hazards and Hazardous Materials and Tribal Cultural Resources. The project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

**REQUEST:** Approval of a Use Permit for a new 697,000 sq. ft. warehouse/industrial facility comprised of four total buildings on an existing, developed industrial site with associated infrastructure. Current tenancy for the four (4) speculative structures is unknown. The applicant proposes to demolish an existing 100,000 sq. ft. building, another 6,000 sq. ft. building and other remnants from prior industrial uses including the storage yards, trailer parking, old casting equipment and outbuildings and steel fabrication areas. Approximately 450 new trees and landscape screening would be planted to help screen the new construction. The project assumes an upper estimate of 250 employees would be on the property at one time at full occupancy, given the likely tenant makeup of the proposed project. The project includes 484 parking spaces. In addition, the proposed project includes loading spaces for delivery trucks. The site has historically received water from an offsite well southeast of the project site at Latour Court through a water agreement entered into by previous sellers and buyers of the site. The applicant intends to continue using the well and meet the required volume for irrigation, fire and domestic water with appropriately sized storage tanks and pumps. The site is also currently serviced with septic for sewer waste and the applicant intends to build a new septic system and field to accommodate the new development and forecasted capacity.

Application materials, including the draft environmental determination are available on the Department's Current Projects Explorer at: <https://www.countyofnapa.org/2876/Current-Projects-Explorer>

Copies of documents and other information relating to the project described above may be examined between 8:00 AM and 4:00 PM Monday through Friday at the office of the Planning, Building, and Environmental Service Department, Napa County Administration Building, 1195 Third St, Ste 210, Napa, California. For documents that are publicly available on the Current Projects Explorer, there will be a Public

Record Copying Fee associated with the physical printing of documents. While drops-in may be accommodated to the extent possible on a case-by-case basis, we strongly encourage you to schedule an appointment for document review.

Written and verbal comments regarding this project, the environmental effects of this project and the adequacy of the proposed Mitigated Negative Declaration are solicited. Comments or appointment requests to review documents should be directed should be directed to Trevor Hawkes, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 253-4388 or [trevor.hawkes@countyofnapa.org](mailto:trevor.hawkes@countyofnapa.org). Comments must be received by Noon on January 14, 2025.

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: December 13, 2024

Brian D. Bordona  
Director of Planning, Building, & Environmental Services