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A Commitment to Service

Agenda Date: 8/17/2016

Agenda Placement: 9C

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission

**FROM:** Charlene Gallina for David Morrison - Director  
Planning, Building and Environmental Services

**REPORT BY:** Wyntriss Balcher, Planner II - 707 299-1351

**SUBJECT:** Napa Vault Use Permit #P14-00296 and Tentative Map #P15-000298

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### **RECOMMENDATION**

#### **NAPA VAULT STORAGE FACILITY - BARNSTABLE LTD, LLC/STORAGE TECH, LLC - USE PERMIT P14-00296-UP & TENTATIVE MAP P15-00298-TM**

**CEQA Status:** Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would have potentially significant effects on Biological Resources and Hydrology & Water Quality unless mitigation measures are adopted. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

**Request:** A request for approval of a use permit to allow the construction of 130 personal storage units and common area contained in 11 buildings, where 128 units are to be sold as individual storage condominiums. The request also includes approval a modification of Tentative Map #P09-00100-PM to create 128 condominium storage units, one owner's common area, and one storage unit. The building area in total will be 152,348 sq.ft, concrete tilt-up construction, 26-35.3 feet in height, with an earth-toned pallet and stone accents. Frontage improvements include landscaping featuring trees, native plants, boulders and a 10' wide multi-use trail. In addition, seven restrooms are proposed, 13 parking stalls, an on-site waste disposal system, a new well and water system, and one storage tank. The 63-foot wide aisles will allow parking in front of each storage unit. Total site coverage would be 309,465 sq.ft. The site will be operated and maintained by an owners association (OA) of 128 owners. No employees are proposed. There will be covenants, conditions, and restrictions recorded on the property and enforced by the OA. The project proposes to utilize the same setback from Suscol Creek as the originally approved project and requests consideration of the same approved development exception to allow the 75-foot setback from Suscol Creek instead of the required 150-feet, with environmental enhancement of the site area within 75-feet of the creek. The project is located on a 10.32-acre parcel on the south side of Soscol Ferry Road, approximately 1400 feet west of its intersection with Napa-Vallejo Highway (State Route 12/29) within the Napa Valley Business Park Specific Plan (NVBPSP), and a GI:AC (General Industrial: Airport Compatibility) zoning district. APN: 057-170-018;1055 Soscol Ferry Rd., Napa, CA 94558.

**Staff Recommendation:** Continue the item to the regular meeting of September 21, 2016.

**Staff Contact:** Wytress Balcher (707) 299-1351 or [wytress.balcher@countyofnapa.org](mailto:wytress.balcher@countyofnapa.org)

**Applicant Contact:** Erik Bedford (707) 226-1458, [erik@cityvault.com](mailto:erik@cityvault.com) and Beth Painter (707) 337-3385 or [beth@bnapa.com](mailto:beth@bnapa.com)

**CONTINUED FROM THE JULY 20, 2016 PLANNING COMMISSION MEETING.**

**STAFF REQUESTS THIS ITEM BE CONTINUED TO THE SEPTEMBER 21, 2016 REGULAR MEETING.**

### **EXECUTIVE SUMMARY**

#### **Proposed Action:**

That the Planning Commission

1. Continue the item to the regular meeting of September 21, 2016.

#### **Discussion:**

The project consists of a request for approval of a use permit to allow the construction of 130 industrial storage units and common area contained, where 128 units are to be sold as individual condominiums and approval of Tentative Map P15-000298-PM to subdivide the storage units into 129 condominium airspace parcels with covenants, conditions, and restrictions. The project also requests approval to utilize the same 75 foot setback from Suscol Creek originally approved by Use Permit #P05-0434 instead of the required 150-foot, to include the original environmental enhancements. The project is located in the Airport Compatibility Zones C & D-Common Traffic, where the maximum building height is 35 feet.

The project is compatible in design use with other projects located in the Napa Valley Business Park Specific Plan (NVBPSP) area and staff supports grant of the use permit, subject to the recommended conditions of approval and approval of the tentative map. Staff is recommending approval of the exemption to the 150 foot Suscol Creek setback to the proposed 75 ft. setback, since the project proposes to include the bike path through the front landscape area and since the project proposes to carry forward the stream restoration/maintenance committed to on the previous project. The creek maintenance is a good trade off because the 150 ft. setback standard doesn't require the property owner to maintain the area in its native state.

This item was scheduled to be heard by the Commission on July 20, 2016. The applicant requested that the item be continued to the August 17, 2016 meeting to provide sufficient time to respond to public/agency comments. The Commission unanimously voted to continue the item to August 17, 2016. On August 9, 2016, the applicant submitted a formal request to continue the hearing to the regular Commission meeting of September 21, 2016 (see attached). It is therefore requested that the Commission continue the item to the requested date.

### **FISCAL IMPACT**

Is there a Fiscal Impact?                      No

**ENVIRONMENTAL IMPACT**

**BACKGROUND AND DISCUSSION**

**SUPPORTING DOCUMENTS**

A . Continuance Request

Napa County Planning Commission: Approve

Reviewed By: John McDowell