

Planning, Building & Environmental Services

# Potts' Pool Use Permit Exception to the Conservation Regulations (P23-00318)



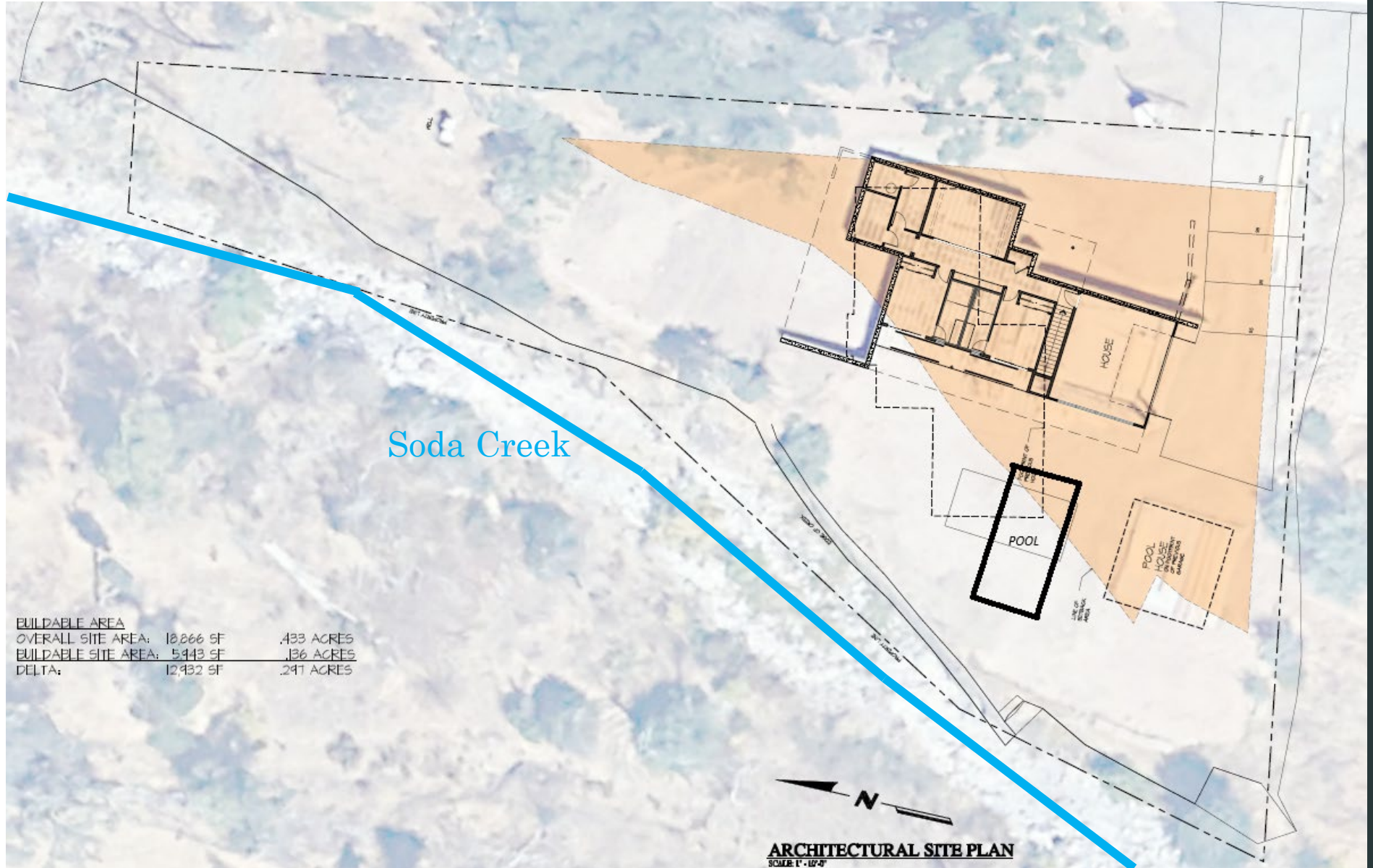
Date: July 16, 2025

Presenter: Dana Morrison, Supervising Planner



# Proposed Project

- 1229 Soda Canyon Rd
  - 0.45-acre parcel
  - AW Zone
  - AWOS GP Designation
- Development of an ~10,000 gallon pool
- Stream setback requirements - Soda Creek
- Road setback requirements
- Fire impacted parcel
- Limited buildable area









# Project Setting













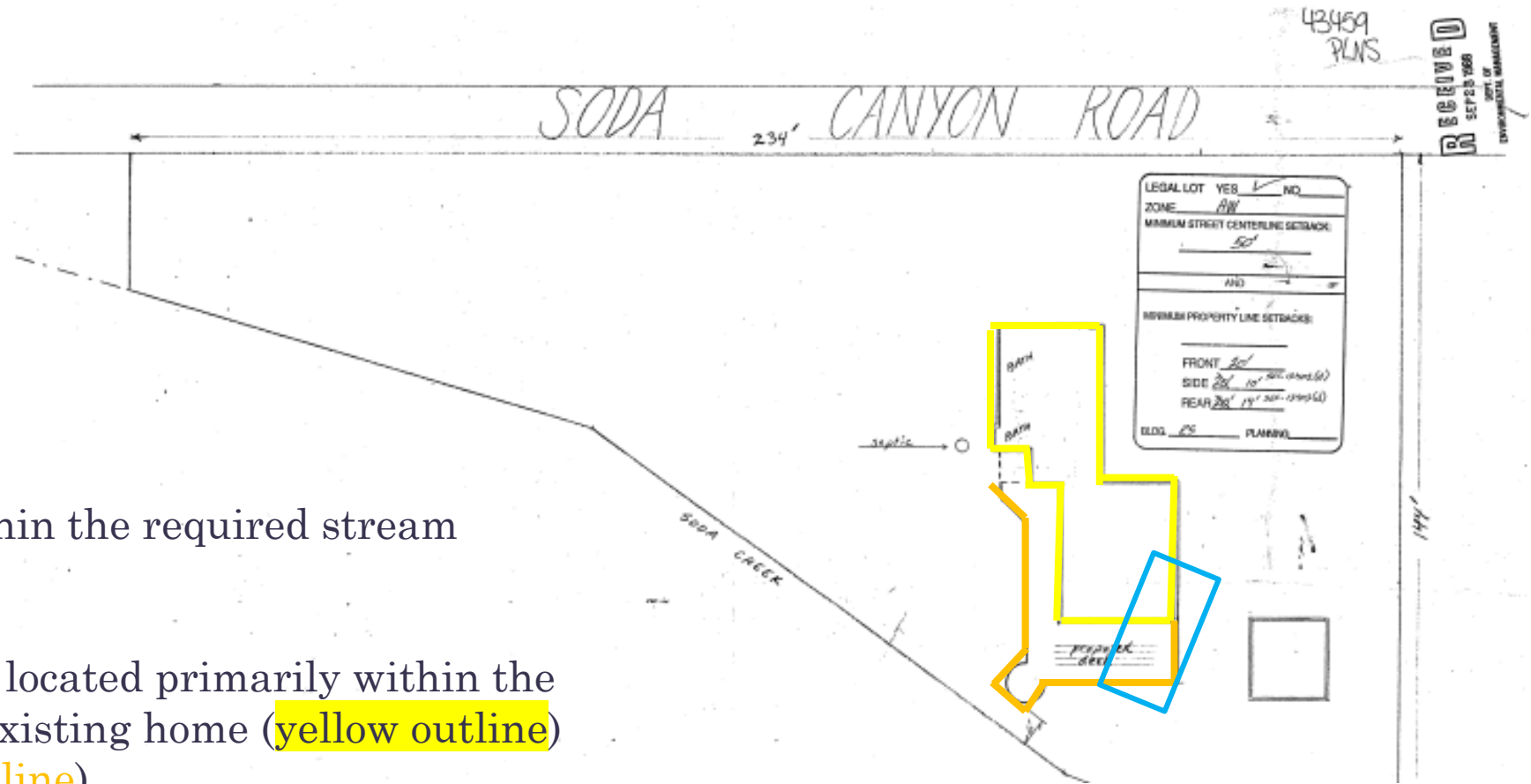
# Historical Project Setting

- 2013 google street view.



# Building Permit 43459

- Approved in 1988
- Approved a deck within the required stream setback
- Pool (blue outline) is located primarily within the footprint of the pre-existing home (yellow outline) and deck (orange outline)





# Points of Interest

## • Water Use:

- Water use will be negligible (initial pool fill will be with trucked in water)
- Not located within the GSA, Milliken-Sarco-Tulocay (MST), or NE Management area

## • Traffic and Access:

- Accessed off existing driveway connected to Soda Canyon Road.
- Truck trips for initial fill of pool will be ~3-4 trips
- Temporary construction traffic but will not result in permanent trip increases

## • Soda Creek:

- Substantial water course
- Designated as a critical linkage riparian corridor.
- Contains native flora and fauna
- Project does not result in significant effects to mapped or designated environmentally sensitive areas or resources – confirmed with CDFW
- No native trees or native vegetation will be removed
- No work within the defined bed and bank of the creek.
- Various COAs recommended to ensure no impact to stream.



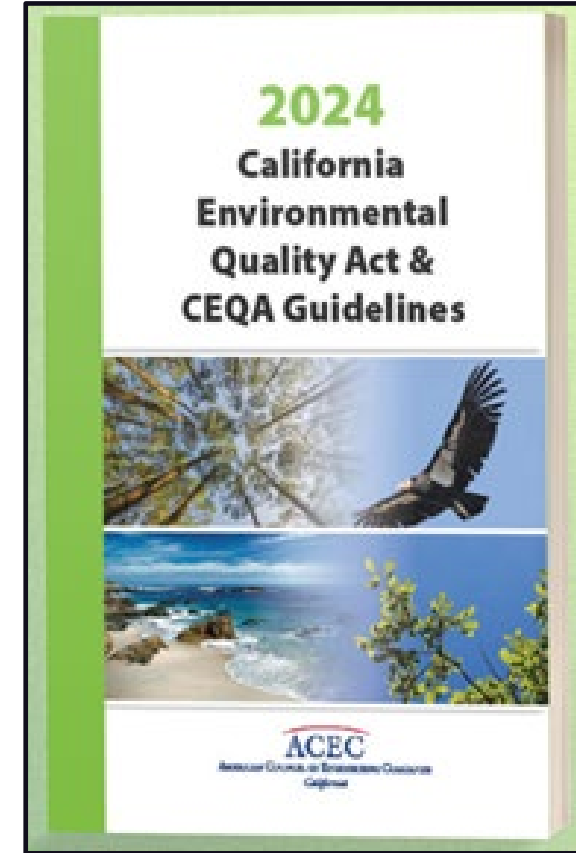


# Environmental Determination

## CEQA Document:

### • Categorical Exemption:

- Section §15301 (Class 1, Minor Alteration to Existing Facilities) which exempts minor alterations of existing public or private structures;
- Section §15303 (Class 3, New Construction or Conversion of Small Structures) which, exempts construction of swimming pools; and,
- Section §15304 (Class 4, Minor Alterations to Land) which exempts minor trenching where the surface is restored.



### • California Department of Fish and Wildlife (CDFW) Consultation:

- Reviewed staff's proposal to utilize a Cat Ex
- Determined pool is not proposed within the existing riparian corridor.





# Conditions of Approval:

- Initial fill shall be sourced from off-site trucked in water.
- Construction fencing installed 5 feet from the top of bank during construction.
- No staging, parking or work within stream setback areas other than areas where work is occurring for installation of the approved pool, and pool equipment.
- Shall utilize low-water use planting when re-landscaping the parcel.
- Replanting within stream setback shall contain at least 50% native species, ideally riparian species
- Shall submit a landscaping plan with pool permit that details the replanting plan
- Plant materials shall be purchased locally when practical, and, to the greatest extent feasible, the plant materials shall be the same native plants found in Napa County.





# Points of Interest

## Public Comments

- As of NOON on July 15, 2025, there have been:
  - 0 comments received on the proposed project





# Project Analysis

## Recommendations and Conditions

1. Adopt the Categorical Exemption based on the recommended Findings 1-4 in Attachment A; and,
2. Approve Use Permit Exception to the Conservation Regulations Application No. P23-00318-UPX, based on recommended Findings 5-16 in Attachment A, and subject to the recommended Conditions of Approval in Attachment B
  - Include any additional COAs recommended during the public hearing





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# Thank you

Dana Morrison

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