

Planning, Building & Environmental Services

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

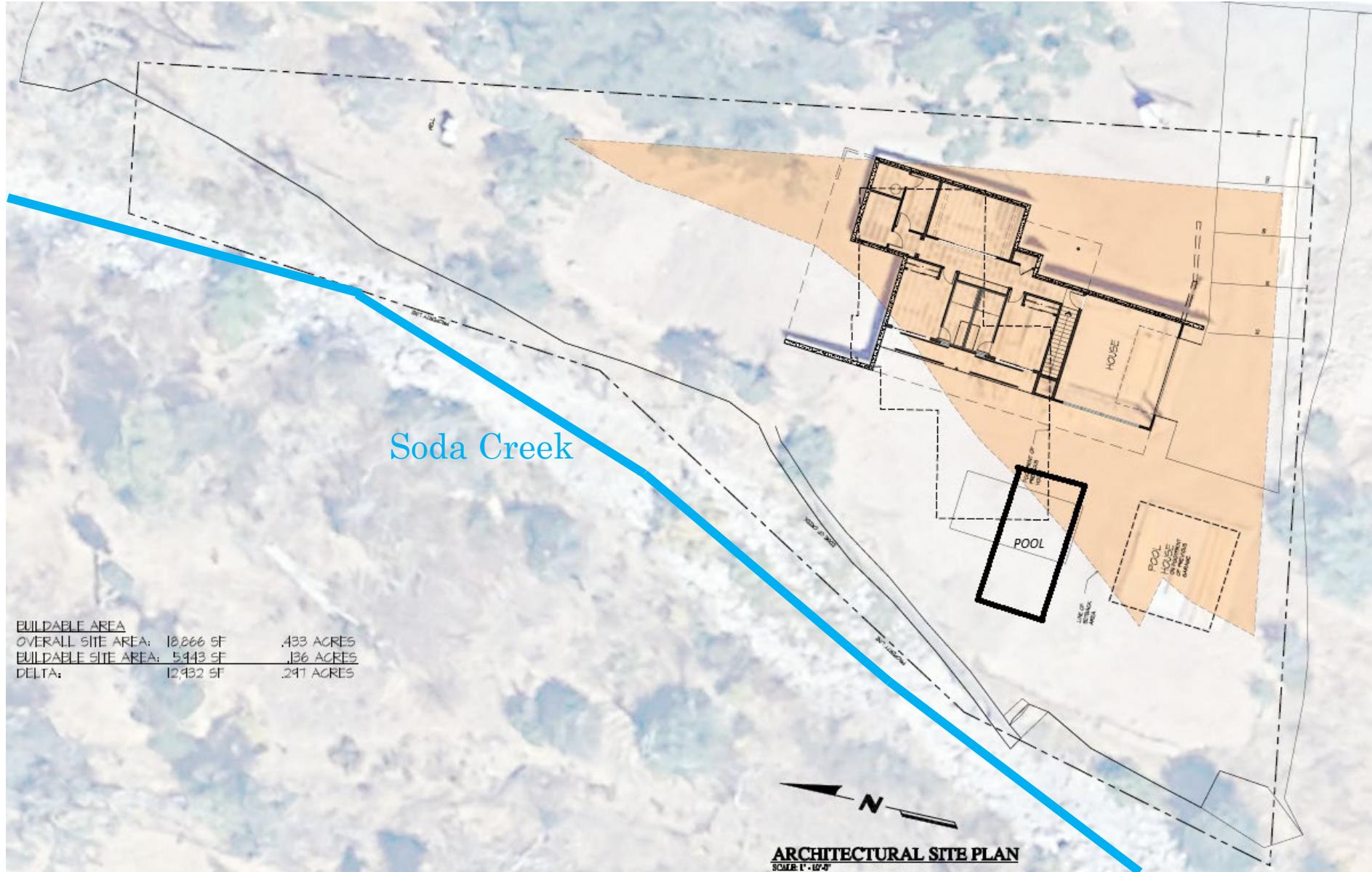
Date: July 16, 2025

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







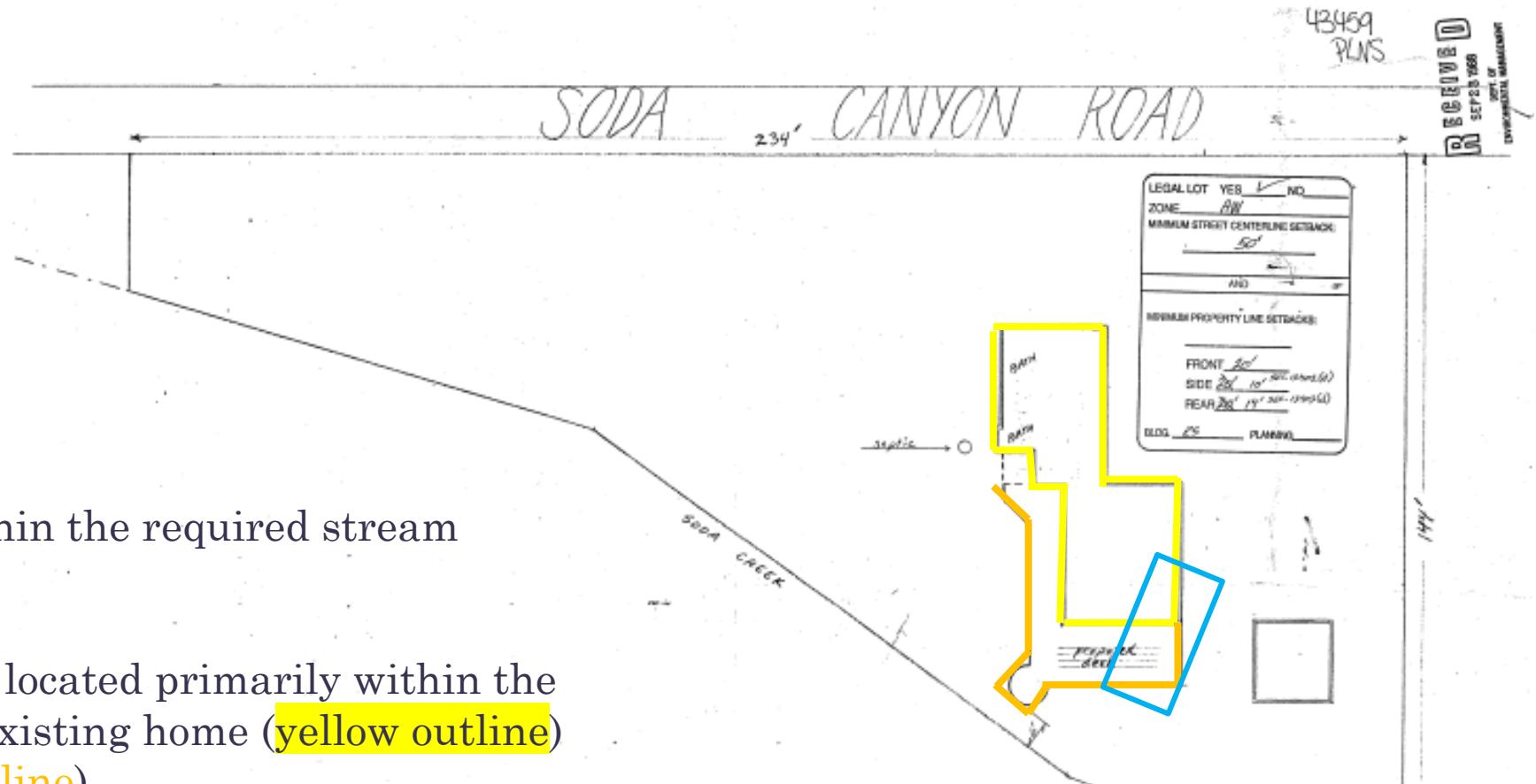
Historical Project Setting

- 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.



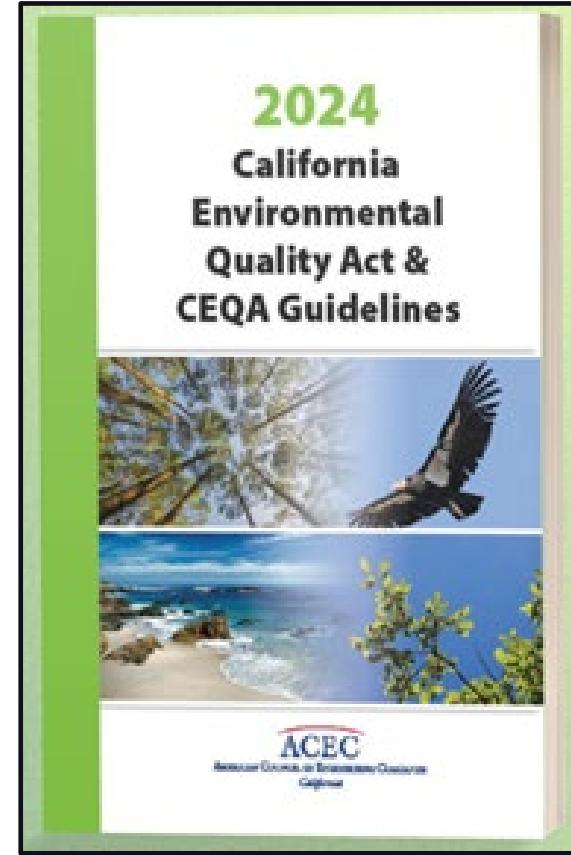
Environmental Determination

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



Thank you

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