

“H”

Correspondence

Pott's Pool Con Regs UPX P23-00318
Planning Commission Hearing Date July 16, 2025

From: [Morrison, Dana](#)
To: [Jeff Potts](#)
Subject: RE: 1229 Soda Canyon
Date: Friday, March 28, 2025 1:26:00 PM
Attachments: [image001.png](#)

Thanks for clarifying Jeff. That will help support the narrative in the Staff Report regarding the reorientation. I am fairly certain that this will be supportable since CDFW reviewed both the previous orientation/locations and did not find issue, but I will reach out to confirm so we have it for the record.

Cheers,



A Tradition of Stewardship
A Commitment to Service

Dana Morrison (she | her | hers)
Supervising Planner - Conservation
Planning, Building, & Environmental Services
Napa County

Phone: 707-253-4437

1195 Third Street, Suite 210
Napa, CA 94559

www.countyofnapa.org

From: Jeff Potts <jpotts@sdgarchitectsinc.com>
Sent: Friday, March 28, 2025 1:23 PM
To: Morrison, Dana <dana.morrison@countyofnapa.org>
Subject: Re: 1229 Soda Canyon

[External Email - Use Caution]

Dana,

Thanks for the response. The Septic tanks ended up closer to the Pool House than we hoped due to some clearances. This orientation was less impactful than trying to keep the previous orientation based on those clearances. I did not think it was a concern as both EH and Planning had indicated I could be closer to the creek on the upper version of the pool.

Thanks,
Jeff

Jeffrey J Potts
Architect | Senior Principal

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120, Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

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On Fri, Mar 28, 2025 at 12:45 PM Morrison, Dana <dana.morrison@countyofnapa.org> wrote:

Hi Jeff,

My apologies, the EH Manager unexpectedly retired a week or two ago and it has caused some major slow downs for EH as they scramble to reassign projects and absorb the additional workload. I was able to speak with EH last week and while there is additional work that needs to be done for the soil and reserve area they believe the requirements should be able to be conditions of approval that will need to occur prior to the pool building permit final. I am waiting to hear back on that topic so they can provide their final COAs for the project and close out their workflow.

I did have one question regarding the pool orientation. The original pool location had the pool proposed with an orientation that paralleled the creek, but this most recent plan you sent has the pool perpendicular to the creek and encroaches further into the creek setback (past the existing former garage/pool house). Was this reorientation done to accommodate something in particular? If this was done to accommodate some necessary EH or building requirement I would like to be able to discuss that in the staff report, but ideally the 1st submittal orientation would be utilized as this has less square footage occurring within the required stream setback. CDFW did review the original pool location and did not note any issues, but with this orientation change I would want to confirm that the additional encroachment is not impeding their mapped riparian corridor for the creek which is key to the project meeting the Categorical Exemption requirement of not impacting sensitive resources.

Please let me know if you have any questions. I will follow up when I am able to speak with EH next week.

Regards,

Dana Morrison (she | her | hers)
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From: Jeff Potts <jpotts@sdgarchitectsinc.com>
Sent: Friday, March 28, 2025 12:12 PM
To: Morrison, Dana <dana.morrison@countyofnapa.org>
Subject: Re: 1229 Soda Canyon

[External Email - Use Caution]

Dana,

I wanted to follow up on this again. 3 or 4 months have passed without any real forward progress. Can you please provide me with status update.

Thanks,
Jeff

Jeffrey J Potts
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On Sun, Mar 2, 2025 at 1:13 PM Jeff Potts <jpotts@sdgarchitectsinc.com> wrote:

Dana,

Attached is the Site Plan with the pool located. Can you tell me how we can get this moving again? I have been waiting for the EH sign off on the Site Evaluation for a couple months.

Thanks,
Jeff

Jeffrey J Potts
Architect | Senior Principal

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On Wed, Nov 20, 2024 at 10:51 AM Morrison, Dana

<dana.morrison@countyofnapa.org> wrote:

Morning Jeff,

Per section 18.104.280 of the Zoning Code (copied below) water wells and sewage disposal systems can be approved within required yards with Director approval (this would include the required front yard setback). If you can provide me a plan showing updated septic reserve areas, I can arrange a meeting with the Director to get his sign off on the proposed improvements and ensure compliance with this section of code.

Per 18.104.280 - Miscellaneous improvements in yards.

In addition to the structures and improvements permitted in yards pursuant to Sections 18.104.260 and 18.104.270, the following improvements may be made in required yards:

- A. Water wells and sewage disposal systems if approved by the director;
- B. Decks, patios, parking pads, and/or driveways structurally supported entirely by earth at no higher than natural grade;
- C. Storage sheds less than one hundred twenty square feet in size if building permits are not required, but only if located in rear and side yards;
- D. Swimming pools, spas, trellises, arbors and gazebos, but only if located in rear and side yards and more than five feet away from any property line;
- E. (Reserved); and
- F. Ramps for access by handicapped persons from grade to a raised ground floor structural entry.

Please let me know if you have any additional questions at this time.

Regards,

Dana Morrison (she | her | hers)

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-----Original Message-----

From: Jeff Potts <jpotts@straussdesign.com>

Sent: Tuesday, November 19, 2024 9:35 AM

To: Morrison, Dana <dana.morrison@countyofnapa.org>

Subject: 1229 Soda Canyon

[External Email - Use Caution]

Dana,

I wanted to follow up on Stacey's email. How do I get an answer on the septic reserve (not septic at this time and 200% of what I need) extending out to the property line since we have an extra 8' or 9' along that street edge? I would like to get this submitted to EH.

Thanks,
Jeff



Jeff Potts <jpotts@straussdesign.com>

RE: 1229 Soda Canyon

1 message

Gambill, Suzanne <Suzie.Gambill@countyofnapa.org>

Wed, Mar 23, 2022 at 1:08 PM

To: Jeff Potts <jpotts@sdgarchitectsinc.com>, "Soma, Avi" <Avi.Soma@countyofnapa.org>

Good afternoon,

Napa County has found the footprint change as proposed would be consistent with 18.08-140 – Legal Nonconformities on fire-damaged properties. Therefore the change in footprint is authorized and can move forward in the building permit process.

Cheers,

Suzie Gambill

From: Jeff Potts <jpotts@sdgarchitectsinc.com>**Sent:** Wednesday, March 23, 2022 11:22 AM**To:** Gambill, Suzanne <Suzie.Gambill@countyofnapa.org>; Soma, Avi <Avi.Soma@countyofnapa.org>**Subject:** 1229 Soda Canyon

[External Email - Use Caution]

Avi,

Thanks again for meeting me out on the site. I have updated the Site Plan to show the 15' setback from the creek to the leach lines, the 5' setback from the property line to the leach lines, and the 100' radius to the neighbor's well. The well is outside the view of the site plan in order to keep it at a readable scale, I can provide a separate drawing if need be. I also went over to the assessor's office and got copies of what they had.

Attached for your review and reference are:

Surveyed Site Plan

Architectural Site Plan with Revisions

Assessor's Parcel Information (two documents)

As-Built Septic Drawings.

Please feel free to contact me at any time at 925-216-5553 with any questions.

Thanks,

Jeff

Jeffrey Potts

Architect | Principal

SDG Architects, Inc.

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