



**COUNTY of NAPA**  
 OFFICE OF CONSERVATION, DEVELOPMENT & PLANNING  
**PLANNING DIVISION**

PATRICK LYNCH, AICP  
 Acting Director

STEVE LEDERER  
 Deputy Director

JOHN MCDOWELL  
 Project Manager

ROBERT NELSON  
 Supervisor

HEATHER MCCOLLISTER  
 Principal Planner

SEAN TRIPPI  
 Principal Planner

BARBARA ABATE  
 Planner

TRISH HORNISHER  
 Planner

NAOMI BEATTIE  
 Planner

NANCY JOHNSON  
 Planner

SUZIE GAMBILL  
 Planning Technician

C. RENEE LEDERER  
 Planning Administrative Specialist

August 14, 2006

Ronald & Kathye Citron  
 4189 Silverado Trail  
 Calistoga Ca 94515

Re: Request for Special Fence Permit #P06-0215  
 Site Address: 4189 Silverado Trail  
 APN 021-020-010-000

Please be advised that the Special Fence Permit Application P06-0215 has been reviewed by the Conservation, Development and Planning Department and has been **Denied** pursuant to the Napa County Zoning Ordinance Section 18.104.270. The Code only permits fence heights of four feet in the designated front yard setback, **unless "a need can be demonstrated, due to the unique nature of the parcel or surrounding environment, for the proposed fence design"** (Section 18.104.270.A.2). While the County is sympathetic to your stated desire to maintain the height of the unpermitted fence in the front yard, the Department has not found that a special need has been demonstrated related to the unique nature of the parcel or surrounding environment, for the proposed fence design. The front of the parcel is essentially flat and is very similar to the majority of parcels along Silverado Trail. While there is certainly traffic and road noise associated with living along this road, this too is expected and consistent with other similar parcels, and several previous similar applications have been denied by the Department in accordance with the Code. We understand that you have identified other similar walls existing along Silverado Trail, and we will investigate each to determine if they are legally installed or possibly predate the fence ordinance. However, that does not impact this determination.

Department Staff notes that there are other options available to you. If the proposed fence location was setback 20' additional feet to meet the road and yard setbacks (50' feet from the monument centerline of Silverado Trail) this application would not be needed and you could construct the six foot wall you desire. As you know, a four foot wall could also be constructed in the location you originally proposed. Additionally, you may appeal the Department's determination in accordance with the procedures set forth in Chapter 2.88 of the Napa County Code.

Please contact Suzie Gardner at 253-4417 if you have any further questions regarding this permit, or the Clerk of the Board at 253-4421 for guidance regarding appeal procedures.

Sincerely,

Hillary Gitelman, Planning Director  
 Napa County Conservation, Development and Planning Department

Cc: John McDowell, Acting Deputy Director  
 Robert Nelson, Supervising Planner  
 Pamela Miller, Clerk of the Board  
 Suzie Gardner-Gambill/File

1195 THIRD STREET  
 SUITE 210  
 NAPA, CALIFORNIA  
 94559  
 TELEPHONE:  
 707-253-4417  
 FAX:  
 707-253-4336

WWW.CO.NAPA.CA.US





NOTICE of VIOLATION

Ronald & Kathye J. Citron TR  
4189 Silverado Trail  
Calistoga, CA 94515-9610

April 27, 2006

**SUBJECT: NAPA COUNTY CODE & CALIFORNIA BUILDING CODE VIOLATIONS**  
**LOCATION: 4189 SILVERADO TRAIL APN 021-020-010**

Dear Property Owner(s):

It has come to our attention that the following conditions and/or discrepancies exist on the property identified above.

**NAPA COUNTY CODE:**

- Chapter 18.104.270 (Fences) = *Fences exceeding four feet in height are not permitted within the combined distance of 90 feet from the centerline of Silverado Trail. (AP zone front yard setback of 20 ft.+ road setback of 70 ft.) No fence structure requiring a building permit (> 6 ft. high) shall be located within the road setback unless a special fence permit is granted by the Director to modify said requirements due to the unique nature of a parcel. Note: Solid fences shall not exceed 42 inches within a 55 foot corner vision triangle at driveway entrances.*

**CALIFORNIA BUILDING CODE:**

- Section 106.1 (Permits Required) = *Building permits are required for any fence above 6 feet in height as measured from the natural grade prior to construction.*

Please call me at (707) 259-8226 within seven (7) days of the date of this letter to discuss the resolution of this matter. Your cooperation is now requested, however, failure to stop work, as per Order To Comply dated April 26, 2006, and also take prompt and appropriate action to correct the violations may result in the issuance of Administrative Citations and/or a referral to County Counsel for the initiation of legal action.

Sincerely,   
Edward S. Colby, Planner III  
Code Compliance Unit

Cc: Brad Wagenknecht, Supervisor District 1  
Hillary Gitelman, Director  
Patrick Lynch, Assistant Director  
Darrell Mayes, Chief Building Official  
Robert Nelson, Supervising Planner  
Greg Baxter, Building Inspector II, Code Compliance Unit

HILLARY GITELMAN  
Director

PATRICK LYNCH, AICP  
Assistant Director

Darrell Mayes  
Chief Building Official

RANDY SCHEMLING  
Plans Examiner

JOHN KAYLOR  
Plans Examiner

STACIE VAZQUEZ  
Plans Examiner

OLAF KLASCHIK  
Plans Examiner

CHRISTINA BEYE  
Permit Technician

MAC MACCOLL  
Field Inspection  
Supervisor

JOHN MORROW  
Building Inspector

DAVID DELONG  
Building Inspector

RICK BLAIR  
Building Inspector

JOHN HAMMOND  
Building Inspector

CARL BAKKEN  
Building Inspector

GREG BAXTER  
Building Inspector

ED COLBY  
Code Compliance/  
Planner

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