

Napa County

1195 THIRD STREET
SUITE 310
NAPA, CA 94559



Agenda

SPECIAL MEETING

Wednesday, July 15, 2026

1:30 PM

**Board of Supervisors Chambers, Third Floor
1195 Third Street
Napa CA 94559**

Zoning Administrator

Brian D. Bordona, Zoning Administrator

Mckayla McMahon, County Counsel

Michael Parker, Planning Manager

Alexandria Quackenbush, Meeting Clerk

Angie Ramirez Vega, Meeting Clerk

Aime Ramos, Meeting Clerk

How to Watch or Listen to the Napa County Zoning Administrator Meetings

The Napa County Zoning Administrator will continue to meet the 4th Wednesday of each month when a meeting is scheduled.

The Napa County Zoning Administrator meets at 1195 Third Street, Suite 310, Napa, California, 94559. The meeting room is wheelchair accessible. Assistive listening devices and interpreters are available through the Clerk of the Zoning Administrator. Requests for disability related modifications or accommodations, aids or services may be made to the Clerk of the Zoning Administrator's office no less than 72 hours prior to the meeting date by contacting (707) 253-4417 or meetingclerk@countyofnapa.org.

The Napa County Zoning Administrator realizes that not all County residents have the same ways to stay engaged, so several alternatives are offered. Remote Zoom participation for members of the public is provided for convenience only. In the event that the Zoom connection malfunctions for any reason, the Zoning Administrator reserves the right to conduct the meeting without remote access.

Please watch or listen to the Zoning Administrator meeting in one of the following ways:

1. Attend in-person at the location posted on the agenda.
2. Watch on Zoom using the attendee link: <https://countyofnapa.zoom.us/j/81121621728>. Make sure the browser is up-to-date.
3. Listen on Zoom by calling 1-669-900-6833 (Meeting ID: 811-2162-1728).

If you are unable to attend the meeting in person and wish to submit a general public comment or a comment on a specific agenda item, please do the following:

1. Email your comment to meetingclerk@countyofnapa.org. Emails received will not be read aloud but will still become part of the public record and shared with the Zoning Administrator.
2. Use the Zoom attendee link: <https://countyofnapa.zoom.us/j/81121621728>. Make sure the browser is up-to-date. When the Zoning Administrator calls for the item on which you wish to speak, click "raise hand." Please limit your remarks to three minutes.
3. Call the Zoom phone number 1-669-900-6833 and enter the webinar ID: 811-2162-1728. When the Zoning Administrator calls for the item on which you wish to speak, press *9 to raise hand. Please limit your remarks to three minutes.

****Please note that phone numbers in their entirety will be visible online while speakers are speaking****

For more information, please contact us via telephone at (707) 253-4417 or send an email to meetingclerk@countyofnapa.org.

ANY MEMBER OF THE AUDIENCE DESIRING TO ADDRESS THE ZONING ADMINISTRATOR:

ON A MATTER ON THE AGENDA

Please proceed to the podium when the matter is called and, after receiving recognition from the Zoning Administrator, give your name and your comments or questions. In order that all interested parties have an opportunity to speak, please be brief and limit your comments to the specific subject under discussion. Time limitations shall be at the discretion of the Administrator but is generally limited to three minutes. Comments should be brief and focused, and speakers should be respectful of one another who may have different opinions. Please remember this meeting is being recorded and broadcasted live via ZOOM. The County will not tolerate profanity, hate speech, abusive language, or threats. Also, while public input is appreciated, the Brown Act prohibits the Zoning Administrator from taking any action on matters raised during public comment that are not on the agenda.

- 1. AGENDA REVIEW**
- 2. PUBLIC HEARING ITEMS**

- A. Raymond Vineyards Winery Napa Knockout: Combat Sports Legacy & Honor Gala Temporary Event Application #P26-00139 [26-1255](#)

CEQA Status: Ministerially Exempt from the provisions of the California Environmental Quality Act (CEQA). The project site is not included in the list of hazardous materials sites pursuant to Government Code Section 65962.5.

Request: Approval of an application for Temporary Event License filed by Association of Boxing Commissions to hold Napa Knockout: Combat Sports Legacy & Honor Gala at Raymond Winery. This new Category 4 event proposes hosting a fundraising gala to benefit the Association of Boxers and the CSAC Pension fund to support retired fighters. The event will be for a maximum of 600 attendees from 3:00 pm to 10:00 p.m. on Saturday, July 25, 2026. This event is proposed to be held on one parcel located at 849 Zinfandel Lane, St Helena, CA, Assessor's Parcel # 030-270-027-000. Event parking/valet shuttle service will be conducted at the Ranch Winery located at 105 Zinfandel Ln, St. Helena, CA, APN: 030-060-025-000.

Staff Recommendation: Find that the project is Ministerially Exempt from CEQA and approve the Temporary Event Application.

Staff Contact: Joseph Dotta, Planner I, (707) 299-1361 or Joseph.dotta@countyofnapa.org

Applicant Contact: Timothy Shipman, President, Association of Boxing Commissions, (813) 928-8983, president@abcboxing.com, and Rebecca Johnson, Partner, O'Donnell Lane, (707) 287-3046, rebecca@odonnell-lane.com.

ITEM WAS CONTINUED AT THE JUNE 24, 2026, ZONING ADMINISTRATOR MEETING

Attachments: [Attachment A - Application](#)
[Attachment B - Site Plans](#)
[Attachment C - Public Comment](#)
[Item 2A - Public Comment \(added after initial agenda posting\)](#)

3. ADJOURNMENT

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON 7/10/26 BY 2:00 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATES IS ON FILE WITH THE SECRETARY OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

ANGIE RAMIREZ VEGA,(By e-signature)

Angie Ramirez Vega, Secretary of the Zoning Administrator



Napa County

Board Agenda Letter

1195 THIRD STREET
SUITE 310
NAPA, CA 94559
www.napacounty.gov
Main: (707) 253-4580

Zoning Administrator

Agenda Date: 7/15/2026

File ID #: 26-1255

TO: NAPA COUNTY ZONING ADMINISTRATOR
FROM: Joseph Dotta for Brian D. Bordona - Planning, Building, Environmental Services Director
REPORT BY: Joseph Dotta, Planner I
SUBJECT: Napa Knockout: Combat Sports Legacy & Honor Gala at Raymond Winery

RECOMMENDATION

Raymond Vineyards Winery Napa Knockout: Combat Sports Legacy & Honor Gala Temporary Event
Application #P26-00139

CEQA Status: Ministerially Exempt from the provisions of the California Environmental Quality Act (CEQA). The project site is not included in the list of hazardous materials sites pursuant to Government Code Section 65962.5.

Request: Approval of an application for Temporary Event License filed by Association of Boxing Commissions to hold Napa Knockout: Combat Sports Legacy & Honor Gala at Raymond Winery. This new Category 4 event proposes hosting a fundraising gala to benefit the Association of Boxers and the CSAC Pension fund to support retired fighters. The event will be for a maximum of 600 attendees from 3:00 pm to 10:00 p.m. on Saturday, July 25, 2026. This event is proposed to be held on one parcel located at 849 Zinfandel Lane, St Helena, CA, Assessor's Parcel # 030-270-027-000. Event parking/valet shuttle service will be conducted at the Ranch Winery located at 105 Zinfandel Ln, St. Helena, CA, APN: 030-060-025-000.

Staff Recommendation: Find that the project is Ministerially Exempt from CEQA and approve the Temporary Event Application.

Staff Contact: Joseph Dotta, Planner I, (707) 299-1361 or Joseph.dotta@countyofnapa.org

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rebecca@odonnell-lane.com.

ITEM WAS CONTINUED AT THE JUNE 24, 2026, ZONING ADMINISTRATOR MEETING

EXECUTIVE SUMMARY

That the Zoning Administrator:

1. Find that the project is Ministerially Exempt from the CEQA; and
2. Approve the Temporary Event Category 4 License P26-00139.

Discussion: On May 12, 2026, Rebecca Johnson, on behalf of Timothy Shipman, applied for a permit for a Category 4 Temporary event to be held at Raymond Winery on Assessor's Parcel # 030-270-027-000 on Saturday, July 25, 2026, for a maximum of 600 people from 3:00pm-10:00pm. The event proposes to feature a fundraising gala to benefit the Association of Boxers and the CSAC Pension fund for retired fighters. This event is open to the public via ticketed admission, with attendance managed through ticket sales. Parking for this event will primarily be conducted on The Ranch Winery parcel located at 105 Zinfandel Ln, St. Helena, CA, APN: 030-060-025-000.

Unlike conditional use permits or other discretionary permits, temporary event permits are ministerial and shall be approved and issued if the minimum standards contained in the "Minimum Standards Table" of the Temporary Events Manual (the Minimum Standards) are met. Since the permit is ministerial, the purpose of the hearing is for the Zoning Administrator to evaluate and consider evidence regarding whether the applicant has demonstrated that the minimum standards have been met or are likely to have been met prior to the event. The Zoning Administrator cannot impose standards, conditions, or restrictions on the permit beyond what is provided in the Minimum Standards. As such, the public comment should be limited to whether the Minimum Standards have or have not been met or will likely be met before the event permit. Any permits, approvals or authorizations required from other agencies, departments, or divisions must be satisfied prior to the event.

A temporary event license is a ministerial permit and therefore, such action is final and not subject to the appeal provisions under Napa County Code 2.88.

Staff recommend approval of the request permit subject to compliance with County Code Chapter 5.36 and all applicable Minimum Standards in the Temporary Events Manual prior to the event.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Pursuant to Napa County's Local Procedures for Implementing the California Environmental Quality Act (CEQA) and Sections 15022 and 15268 of the State CEQA Guidelines issuance/approval of a temporary event license shall be conclusively presumed to be ministerially exempt from the requirements of CEQA and thus preparation of an environmental document is not required. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

Property Owner: Raymond Vineyards Winery (Event);

Property Owner: The Ranch Winery - E&J Gallo Winery (Parking)

Applicant/Representative: Timothy Shipman, President, Association of Boxing Commissions, (813) 928-8983, president@abcboxing.com, and Rebecca Johnson, Partner, O'Donnell Lane, (707) 287-3046, rebecca@odonnell-lane.com.

General Plan Designation: Agricultural Resource (AR)

Zoning: Agricultural Preserve (AP)

Project Site Area: 85.38 acres (Raymond Vineyards); 70.4 Acres (The Ranch Winery)

Application Submittal Date: May 12, 2026

Code Compliance History: There are not new violations on record with this proposed activity.

Discussion: On May 12, 2026, Rebecca Johnson, on behalf of Timothy Shipman, requests a license to hold Napa Knockout: Combat Sports Legacy & Honor Gala on Saturday, July 25, 2026, with the event taking place on Assessor's Parcel #030-270-027-000. The event proposes to feature a fundraising gala to benefit the Association of Boxers and the CSAC Pension fund for retired fighters. A maximum of 600 people will be in attendance, which will be controlled through ticket sales. Members of the public may purchase a ticket to attend the event. Hours of the event are 3:00pm-10:00pm. Per the venue site plans, ADA restrooms will be available for the public as required by the Minimum Standards.

Event Venue: The boxing part of the proposed event will occur within the crush pad area of Raymond Vineyard

Winery. This space is currently approved as a S-2 winery production or storage space and is proposed to host a temporary Assembly Group A occupancy during the event. Napa County Building Department requested an occupancy load and egress analysis be prepared, signed, and stamped by a California licensed design professional, such as a licensed architect or licensed professional engineer acting within the scope of their license. Napa County expects the forthcoming occupancy load and egress analysis will adequately demonstrate compliance with California Building Code requirements including adequate egress/ingress for persons with disabilities along with meeting the standards within the Temporary Events Manual. Furthermore, inspections will be required and conducted upon installation and prior to commencement of the event.

Parking: The majority of the event guest parking will be provided off-site at The Ranch Winery parcel. Guests will drop off their vehicles for valet parking and take a shuttle to the event venue located at Raymond Winery. On-site parking at Raymond Vineyards will be available for VIPs, rideshare/private transportation drop-off, boxing participants, and staff. All parking shuttle service will conclude by 10:30 p.m.

Noise: Since the temporary event permits are ministerial, applicants are not required to submit a noise study for County review. Furthermore, County Code Section 5.36.010 exempts temporary events from the County's noise standards, provided such events are conducted pursuant to a license issued pursuant to Chapter 5.36, respectively, of the code and then only as specifically required by such chapter of any manual of standards adopted by resolution of the Board of Supervisors for the purpose of implementing such chapter.

Permit/License Process: Since the event will have a maximum of 600 attendees, under County Code Section 5.35.015.G, it is considered a Category 4 event. This will be the first Category 4 event to occur on this parcel this year.

Event Authorization: County Code Sections 5.36.050.B requires a public hearing before the Zoning Administrator prior to issuance of a Category 4 license/permit. This Category 4 event meets the definition of a "temporary event" under County Code section 5.36.010, which means "...any festival, fair, show, house or garden design tour, concert, dance, rally, parade, demonstration of competition of creative athletic form, or any other gathering or assemblage of individuals for the purpose of observing or engaging in expressive activities within the ambit of the First Amendment of the United States Constitution and Sections 2, 3, and 4 of Article 1 of the California Constitution, including, but not limited to music, dance, theater, speech, athletics, or any other visual, audio, or tactile arts, or combination thereof."

Per County Code Section 5.36.050B, within thirty days following receipt of a completed application, a public hearing shall be scheduled before the Zoning Administrator on the Department's recommendation. At least ten days prior to the hearing, notice shall be given via mail to property owners within 1,000 feet and via email to interested parties. The Notice was published in the Napa Valley Register on June 11, 2026.

The application is complete per the County's application checklist and the required Certificate of Insurance was

provided. Other agencies and departments were notified of the application and have determined the application meets or will likely meet the Minimum Standards that are within those agencies and departments' jurisdictional authority.

Public Comments: As of the date this report was released, two comments have been received.

SUPPORTING DOCUMENTS

1. Attachment A - Application

2. Attachment B - Site Plan

3. Attachment C - Public Comments



A Tradition of Stewardship
A Commitment to Service

FILE # _____

NAPA COUNTY
PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES
1195 Third Street, Suite 210, Napa, California, 94559 (707) 253-4417

APPLICATION FOR A TEMPORARY EVENTS LICENSE

To be completed by Applicant
(Please type or print legibly)

Name of Event: Napa Knockout: Combat Sports Legacy & Honor Gala Subsequent Event: ☐ Yes ☒ No
Date(s) of Event: July 25, 2026 Previous Temporary Event Date(s): _____
Time(s) of Event: 3:00pm-10:00pm Previous License #: _____
Name of Venue: Raymond Vineyards Assessor's Parcel #(s): _____
Event Site Address: 1584 St Helena Hwy, St Helena, CA 94574
Expected Attendance (per day): 600

Applicant's or Organization's Name: Association of Boxing Commissions/CBA: Pension Contact Person: Timothy Shipman
Business/Residence Address: _____
No. Street City State Zip
Mailing Address: _____
No. Street City State Zip
Telephone #: _____ Fax #: _____ Email Address: _____
Applicant or authorized representative: _____
Name (please print): Timothy Shipman
Signature: _____
Title: President, Association of Boxing Commission Date: _____
Applicant's Legal Nature: ☐ Individual ☐ Partnership ☐ LLC ☐ Association
☐ Corporation ☒ Non-Profit, I.D. # _____ ☐ Other _____

Name(s) of Property Owner(s) (or authorized representative): Donnell Shuster
Address (es) of Property Owner(s): 849 Zinfandel Lane St. Helena, CA 94574
No. Street City State Zip
Telephone #: 707-889-1632 Fax #: _____ Email Address: donnell.shuster@boisset.com
Mailing Address: 849 Zinfandel Lane St. Helena, CA 94574
No. Street City State Zip

I hereby give my unconditional consent for all owners or current lessees for the use of my property for the above event and the right of access to the property involved, as are deemed necessary by the Napa County Planning Division for preparation of reports related to this application.

Signature of Property Owner (authorized representative) Donnell Shuster Date: 4-10-2026

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

Zoning District: _____ Category of Event: _____ Existing Use Permit(s) #: _____
Fees: \$ _____ Receipt: # _____ Received by: _____ Date: _____

NAME OF EVENT SUPERVISOR:

Will the event have any of the following? ☐ Displays, ☒ Demonstrations, ☒ Food tastings, ☐ Beverages sold (offered for sale or given away), ☒ Known person or celebrity appearance, ☐ Sales, book or other signings, ☐ Musical or creative arts presentations.

The event is a fundraising gala benefitting the Association of Boxers and the CSAC Pension fund to support retired fighters

Please give a detailed description of event:

The inaugural fundraising event, "Napa Knock Out" celebrate the legacy of the organizations and generate meaningful support for its USA Boxing Charitable program and CSAC pension programs.

This event will thoughtfully unite athletes, supporters, industry leaders, and community champions in a powerful show of recognition and impact.

Date(s): ^{7/25/26} Hours: ^{3pm-10pm}

Time of expected Peak Hour: 6pm

Maximum Daily Attendance

Expected: 600

Expected Attendance

at Peak Hour: 600

Supportive Retail Sales:

☐ Yes Type: _____
☒ No

Outdoor Amplified Music Proposed?

Yes ☒ No ☐

Will the event utilize caves at any time during the event?

Yes ☐ No ☒

Are there any pending Building Permits?

Yes ☐ No ☒ If Yes, # _____

Will Tents, Canopies, Pavilions or Food Booths be used at this Event? Yes ☐ No ☒

If Yes, contact Napa County Fire Marshal 30 days prior to event for License Requirements.

Existing Use Permit Number(s) (if applicable): _____

TEMPORARY EVENT SUPPLEMENTAL INFORMATION

1. Location and number of vehicle parking spaces, method of traffic control.

- a) Location(s): ☒ On Site ☐ off Site
- b) Number of Vehicle Parking Spaces: Paved 100 Unpaved 100
- c) Method of Traffic Control: ☒ Valet Parking ☐ Staff Volunteers
- d) Parking Attendants for traffic control: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☒ Specify # 13
- e) A plot plan and verbal description of how off-site parking will be arranged (if applicable):
Guests will park offsite with valet/parking attendants on client property and be shuttled to this event venue
- f) A letter of permission from Property Owner to use the property where the off-site parking will be located has been submitted: ☒ Yes ☐ No ☐ N/A

The Ranch - 105 Zinfandel Lane, St. Helena, CA

2. If the event is held at a winery or other business, will the site open to the public during the event?
 Yes ☐ No ☒

3. Number of attendees will be controlled by use of: ☒ Number of tickets being sold ☐ Other Talley
 If other, please explain: _____

4. Drinking Water Supply and Facilities:

- ☒ Drinking water provided by: Catering and venue
- ☐ Approved on-site system: _____
- ☐ Public Water System (name): _____
- ☒ Bottled Water: _____

5. Will food be served at the event? ☒ Yes ☐ No If YES, complete the following questions:

- a) Will food vendor donate 100% of net proceeds generated from food sales to a legal non-profit?
☒ Yes ☐ No, if yes, non-profit ID# 35-1895961
- b) Is event a maximum of one day? ☒ Yes ☐ No

If you answered YES to a) AND b) above, a permit for the temporary food facility IS NOT required from Environmental Health. Facility must operate consistent with guidelines.

If you answered NO, or any portion of the profit will be kept by the vendor OR the event is more than one day, an application for the temporary food facility must be approved and a permit issued by Environmental Health. Contact Environmental Health at (707) 253-4471 or visit www.countyofnapa.org/DEM for an application.

Contact information for person at event with food safety certificate or safe food handling knowledge:

Name: Off The Grid Phone: 415-638-0649
 Date of Food Safety Certificate, if applicable: _____

Food Preparation and Service (check one):

☒ By a permitted caterer, who will prepare, serve and be responsible for safe food preparation and handling throughout the event.

Name of Caterer: Off The Grid - Food Trucks Permit ID # of Caterer: _____
☐ On-site permitted kitchen Permit ID # of Kitchen: _____

Are there additional food vendors ☐ Yes ☐ No If yes, provide us with a list of their names and Permit #s. Temporary food facility permit may be required, contact Environmental Health.

6. **Sanitation Facilities:**

- a) The number of permanent toilet facilities _____ and/or the number of chemical toilets available in the area of the event for guest use?
- b) Company providing the chemical toilets: Posh Privy is providing 10- stalls additional to the permanent ADA compliant restrooms onsite and an additional 2- ADA restrooms at each of the 2- restroom locations

7. **Provisions for cleanup of trash and recyclables, the premises and removal of recyclables and non-recyclables:**

- a) Number of receptacles to be provided for trash 18
- b) Describe location where these receptacles will be placed near food service areas, seating areas and throughout the event
- c) Number of clearly labeled receptacles to be provided for recyclables 18
(Recycling receptacles should always be placed next to a trash receptacle and near beverage areas.)

8. **Medical Facilities and Services:**

- | | | |
|--|---|-----------------------------|
| First Aid kit available | ☒ Yes | ☐ No |
| Staff trained in First Aid available | ☒ Yes | ☐ No |
| Capabilities of contacting 911 in an emergency | ☒ Yes | ☐ No |

9. **Fire Protection Facilities and Procedures:**

- | | | |
|----------------------------------|---|-----------------------------|
| Fire Extinguishers available | ☒ Yes | ☐ No |
| Staff trained in Fire Procedures | ☒ Yes | ☐ No |

10. **Building Safety:**

Will any part of the event take place in a building(s) that are under construction and/or within a cave(s)?

Yes ☐ No ☒

If yes, please include a floor plan showing the areas of the building(s) and/or cave(s) where event will take place.

11. **Security Protection Company hired:** ☒ Yes ☐ No

If yes, name of company: Mendoza Private Security

12. **Dust Control:** ☒ Yes ☐ No

13. **Premises Illuminated:** ☒ Yes ☐ No

14. **Will Event take place over night:** ☐ Yes ☒ No

a) Arrangements for illuminating the premises have been made: ☒ Yes ☐ No

b) If yes, explain: Napa Valley Media will add pathway + parking lighting

c) What arrangements for camping or similar facilities are being made: _____

15. **Insurance attached and approved by Risk Management:** ☐ Yes ☐ No

(NOTE: Insurance subject to final review by Risk Manager and could result in delay, or cancelation of event).

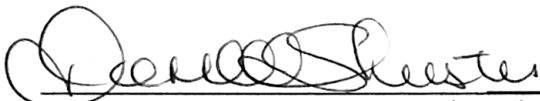
16. **Defense and Indemnification Statement has been read, signed and attached:** ☒ Yes ☐ No

DEFENSE AND INDEMNIFICATION STATEMENT

I HEREBY AFFIRM THAT I HAVE READ THE TEMPORARY EVENTS MANUAL AND STATE THAT THE INFORMATION PROVIDED WITH THE APPLICATION IS CORRECT. I AGREE TO COMPLY WITH ALL CONDITIONS ATTACHED TO THIS LICENSE, COUNTY ORDINANCES AND STATE LAWS RELATED TO CONDUCTING THE ACTIVITIES DESCRIBED IN THE APPLICATION. I AGREE TO DEFEND, INDEMNIFY AND HOLD THE COUNTY OF NAPA AND EACH AND ALL OF ITS OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY AND ALL CLAIMS, ACTIONS, DAMAGES, COSTS AND EXPENSES, INCLUDING ATTORNEY'S FEES, TO THE EXTENT SUCH ARE CAUSED BY THE NEGLIGENT ACTS OR OMISSIONS BY ME OR AUTHORIZED PARTICIPANTS OR ATTENDEES AT THE TEMPORARY EVENT.

SIGNATURE OF APPLICANT (or authorized representative)
(Required)

DATE

Wet Signature →


SIGNATURE OF PROPERTY OWNER (or authorized representative)
(Required)

4-10-2020

DATE

PLEASE ATTACH YOUR CERTIFICATE OF INSURANCE TO THIS DOCUMENT

FOR OFFICE USE ONLY

DATE SUBMITTED: _____

FILE NUMBER: _____

DEFENSE AND INDEMNIFICATION STATEMENT

I HEREBY AFFIRM THAT I HAVE READ THE TEMPORARY EVENTS MANUAL AND STATE THAT THE INFORMATION PROVIDED WITH THE APPLICATION IS CORRECT. I AGREE TO COMPLY WITH ALL CONDITIONS ATTACHED TO THIS LICENSE, COUNTY ORDINANCES AND STATE LAWS RELATED TO CONDUCTING THE ACTIVITIES DESCRIBED IN THE APPLICATION. I AGREE TO DEFEND, INDEMNIFY AND HOLD THE COUNTY OF NAPA AND EACH AND ALL OF ITS OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY AND ALL CLAIMS, ACTIONS, DAMAGES, COSTS AND EXPENSES, INCLUDING ATTORNEY'S FEES, TO THE EXTENT SUCH ARE CAUSED BY THE NEGLIGENT ACTS OR OMISSIONS BY ME OR AUTHORIZED PARTICIPANTS OR ATTENDEES AT THE TEMPORARY EVENT.



SIGNATURE OF APPLICANT (or authorized representative)
(Required)

4/14/2026

DATE



SIGNATURE OF PROPERTY OWNER (or authorized representative)
(Required)

4-10-2026

DATE

PLEASE ATTACH YOUR CERTIFICATE OF INSURANCE TO THIS DOCUMENT

FOR OFFICE USE ONLY

DATE SUBMITTED: _____

FILE NUMBER: _____



A Tradition of Stewardship
A Commitment to Service

FILE # _____

NAPA COUNTY
PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES
1195 Third Street, Suite 210, Napa, California, 94559 (707) 253-4417

FEE WAIVER REQUEST FORM

To be completed by Applicant
(Please type or print legibly)

Applicant Name: Association of Boxing Commissions/CSAC Pension on Behalf of Al Amanecer Boxing Club

Date of Fee Waiver Application: 04/24/26

Date(s) of Event: July 25, 2026

Location of Event: Raymond Vineyards, 849 Zinfandel Ln., St. Helena CA 94574

Contact Person: Timothy Shipman Phone #: 850-491-7584

Please complete the following questions:

1. Our organization is a qualified non-profit corporation, incorporated pursuant to the Non-Profit Corporation Law.
☒ Yes Tax ID #: 87-165004
☐ No
2. Our organization will advance one or more of the following public policies: (please check at least one box)

☒ Public Education	☐ Human Resource Development
☐ Public Safety	☐ Environmental Policy
☒ Social Welfare	☐ Other: Public _____
☒ Public Health Care	
3. Approval of the fee waiver is in the public interest and creates a public benefit because:
The Association of Boxing Commissions will be supporting Al Amanecer Boxing Club with their programs offering boxing, mixed martial arts and safety training to youth in Napa. Donations help with occupancy expenses, equipment, uniforms, and travel expenses for competitors. Our support will help to provide low-cost, high quality boxing and conditioning training sessions to local youths aged 7-18.

Example: Approval of the fee waiver is in the public interest and creates a public benefit because this event and the dollars raised will allow our chartered school, which is operating under the Napa Valley Unified School District, to continue offering after school programs, music, art and other core subject support and enrichment programs.
4. A non-profit organization applying for a Fee Waiver shall indicate what percentage _____% or dollar amount \$ 1,200 of the proceeds of this event will be donated for the public benefit of the citizens of Napa County.

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES

Fee Waiver Approved By: _____

Date of Fee Waiver Approval: _____

Applicant Notified of Approval on: _____

T.E. Application Submitted on: _____

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **OCT 07 2016**

ASSOCIATION OF BOXING COMMISSIONS
PO BOX 17304
LITTLE ROCK, AR 72222-7304

Employer Identification Number:
35-1895961
DLN:
26053677005116
Contact Person:
CUSTOMER SERVICE ID# 31954
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
September 30
Public Charity Status:
509(a)(2)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
March 24, 2016
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 5436

Association of Boxing Commission/CSAC
07/25/26
Fundraiser and sporting match
600 attendees

Raymond Vineyards- 849 Zinfandel Lane- St. Helena

Vendors

Food suppliers-

Off the Grid- 1469 Pacific Ave. San Francisco, CA 94109- (415)339-5888

Planner- O'Donnell Lane- PO Box 2200, Sonoma, CA 95476- (707)287-3046

Rental provider- Bright Rentals-22674 Broadway A, Sonoma, CA 95476- (707) 940-6060

Ring Rental provider- Tom Anderson Presents- PO Box 5070 Galt CA 95632

Audio Visual/lighting provider- Napa Valley Media- 1758 Industrial Way, Napa, CA 94558- (707) 253-9647

Restrooms- Posh Privy- PO Box 1603. Healdsburg, CA 95448- (707)723-9711

Valet/Parking attendants- Gilmore Valet- PO Box 291 Rutherford, CA 94573- (707)967-9001

Security- Mendoza Private Security- 575 Lincoln Ave Ste 320. Napa, CA 94558- (707)531-0871

Transportation- Pure Luxury- 4246 Petaluma Blvd N, Petaluma, CA 94952- (707)775-2920

Ambulance- American Medical Response West- 841 Latour Ct. Ste. D. Napa, CA 94558- (707)501-5280





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Sonoma, CA 95476
(707) 940-6000
www.Bright.com

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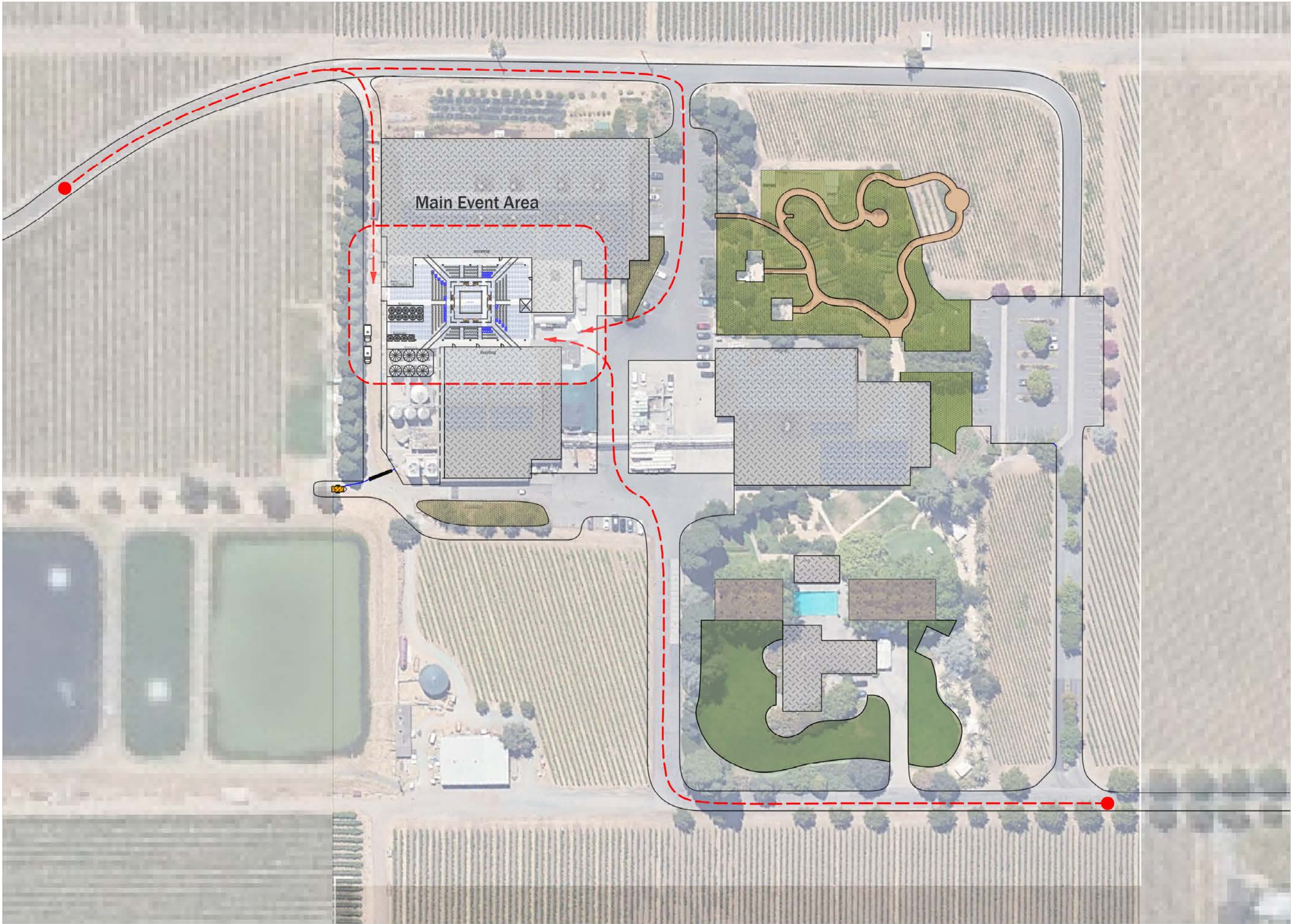
Order / Bid #:
R 449850

Event Date: 07/25/2026
Delivery Date:

Raymond Vineyards
- Napa Knock Out -
Raymond Vineyards
Overall Site

Version: 1	Sales: ND
Printed: 7/9/2026	CAD: MM
Scale: 1"=15'	Revision:

Sheet: **S.01**
1 of 14





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Order / Bid #:
R 449850

Event Date: 07/25/2026
Delivery Date:

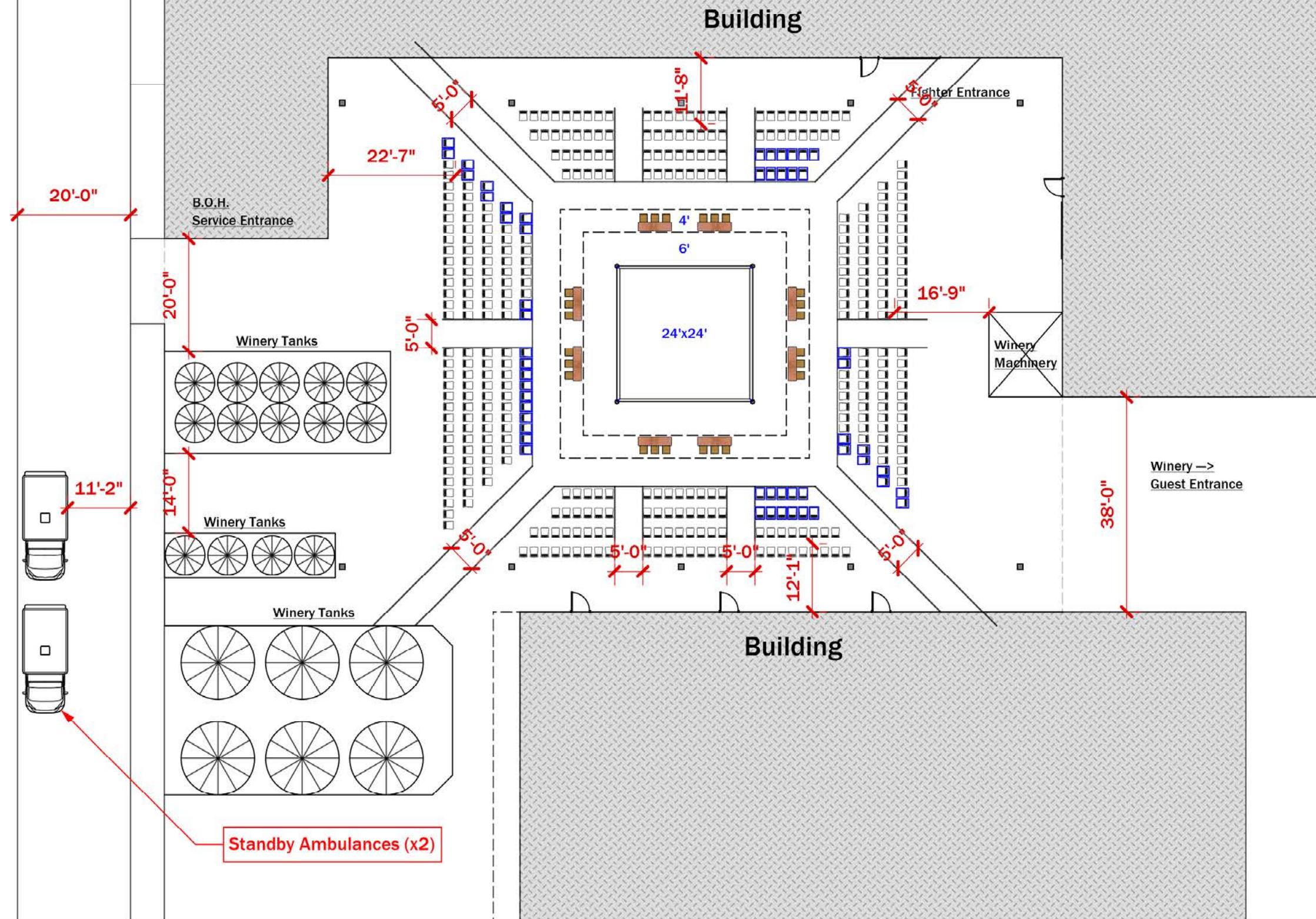
Raymond Vineyards
- Napa Knock Out -
Raymond Vineyards
Site Access

Version: 1	Sales: ND
Printed: 7/9/2026	CAD: MM
Scale: 1"=15'	Revision:

Sheet: **S.02**
2 of 14

Total Number of Seats = 407
General Admission = 353 seats
ADA Admission = 54 seats

All Seating will be installed on the ground level, no platforms or risers



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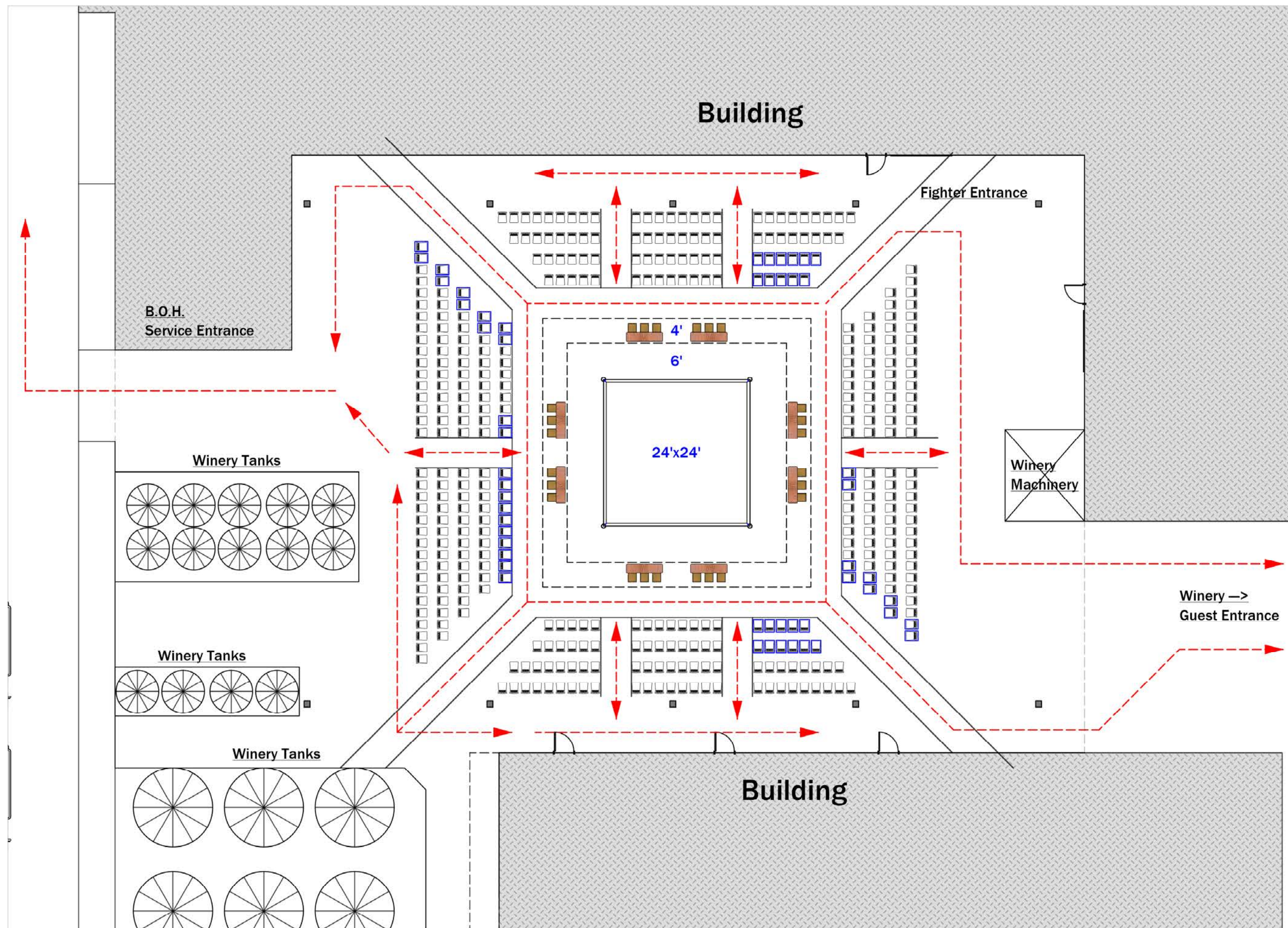
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Order / Bid #:
R 449850

Event Date: 07/25/2026
Delivery Date:

Raymond Vineyards - Napa Knock Out - Raymond Vineyards Event Overview

Version: 1 Sales: ND
Printed: 7/9/2026 CAD: MM
Scale: 1"=15' Revision:
Sheet: **E.01**
4 of 14



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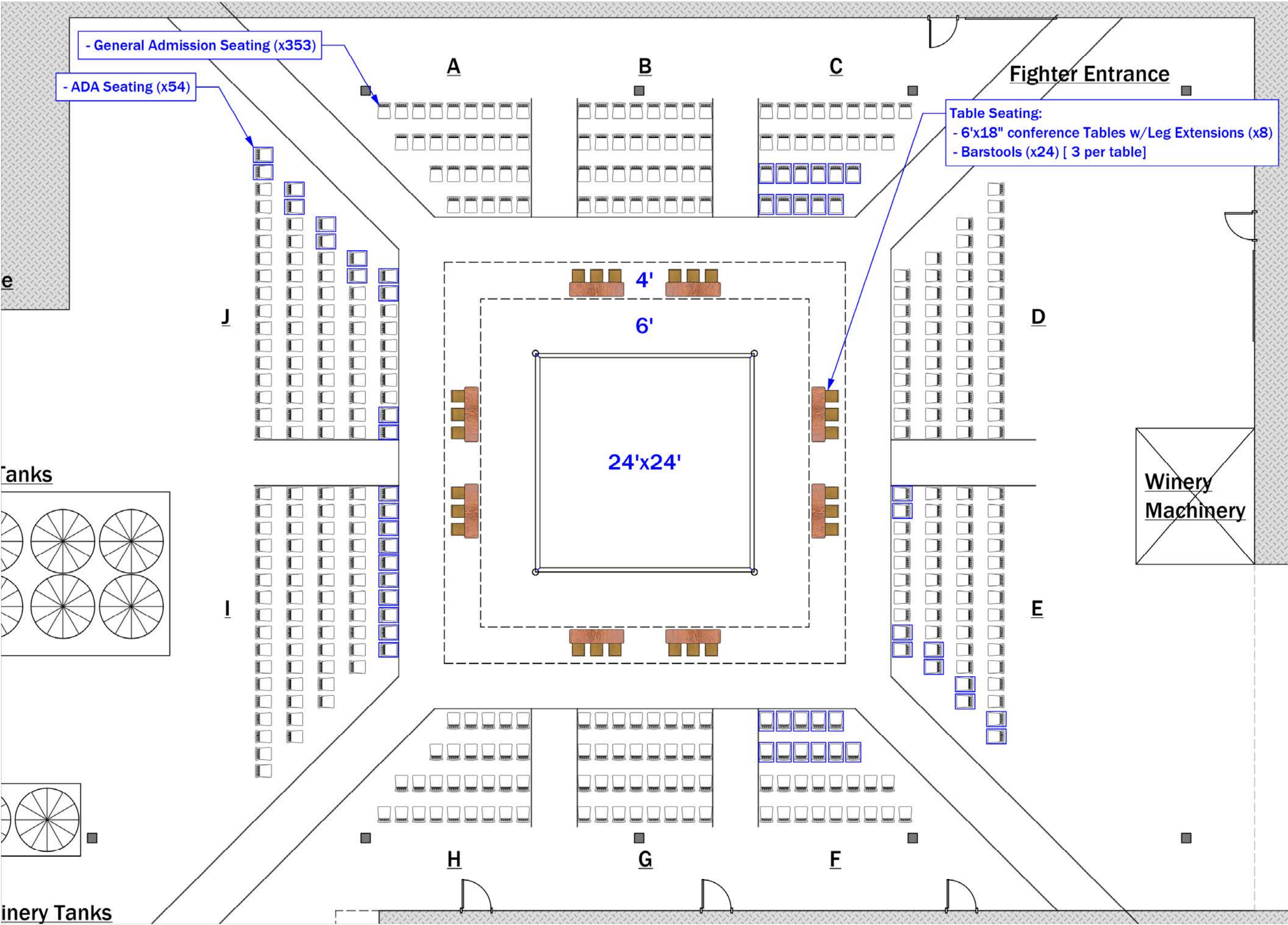
Order / Bid #:
R 449850

Event Date: 07/25/2026
Delivery Date:

Raymond Vineyards - Napa Knock Out - Raymond Vineyards Egress Plan

Version: 1 Sales: ND
Printed: 7/9/2026 CAD: MM
Scale: 1"=15' Revision:

Sheet: **E.02**
6 of 14





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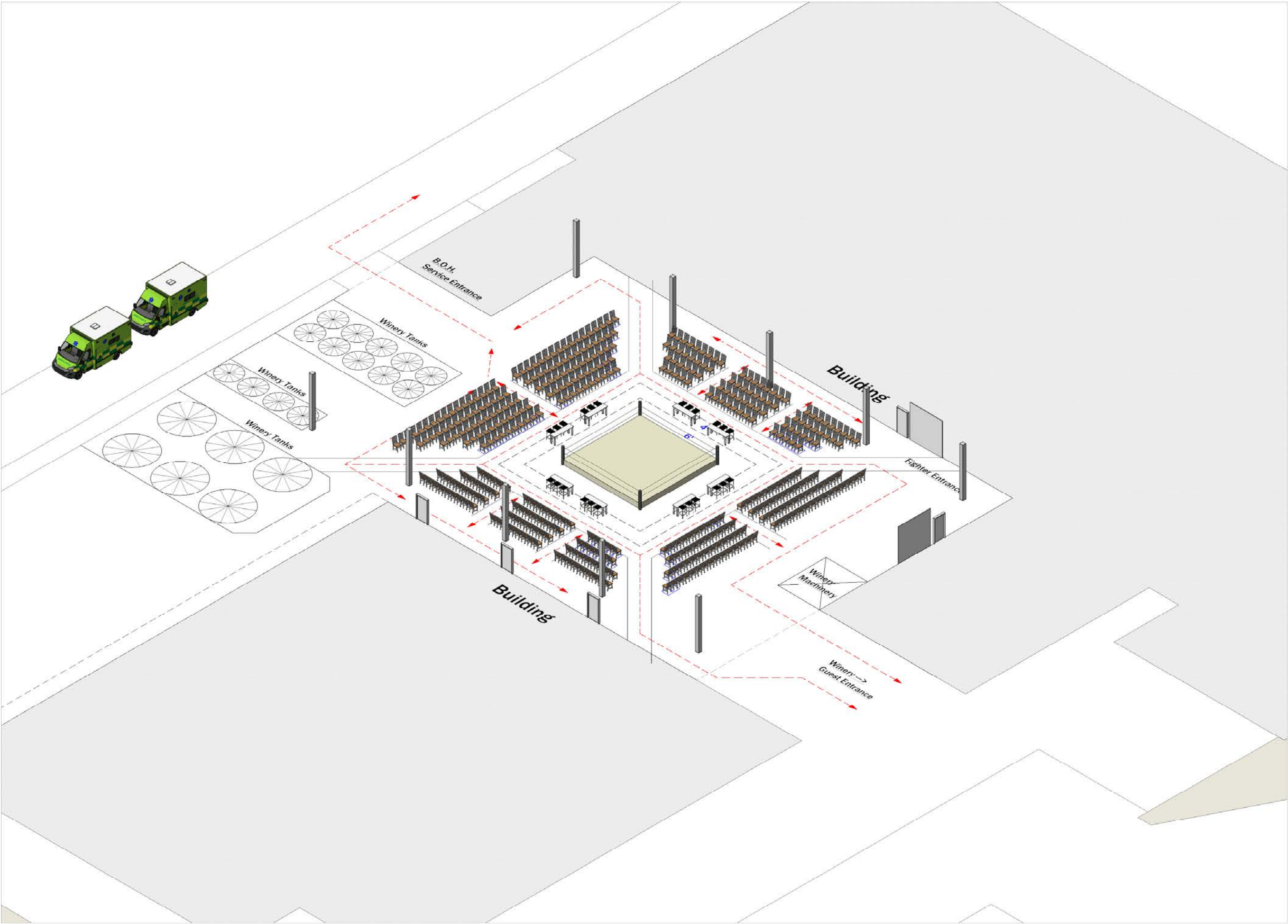
Order / Bid #:
R 449850

Event Date: 07/25/2026
Delivery Date:

Raymond Vineyards
- Napa Knock Out -
Raymond Vineyards
Event Layout

Version: 1	Sales: ND
Printed: 7/9/2026	CAD: MM
Scale: 1"=15'	Revision:

Sheet: **E.03**
8 of 14





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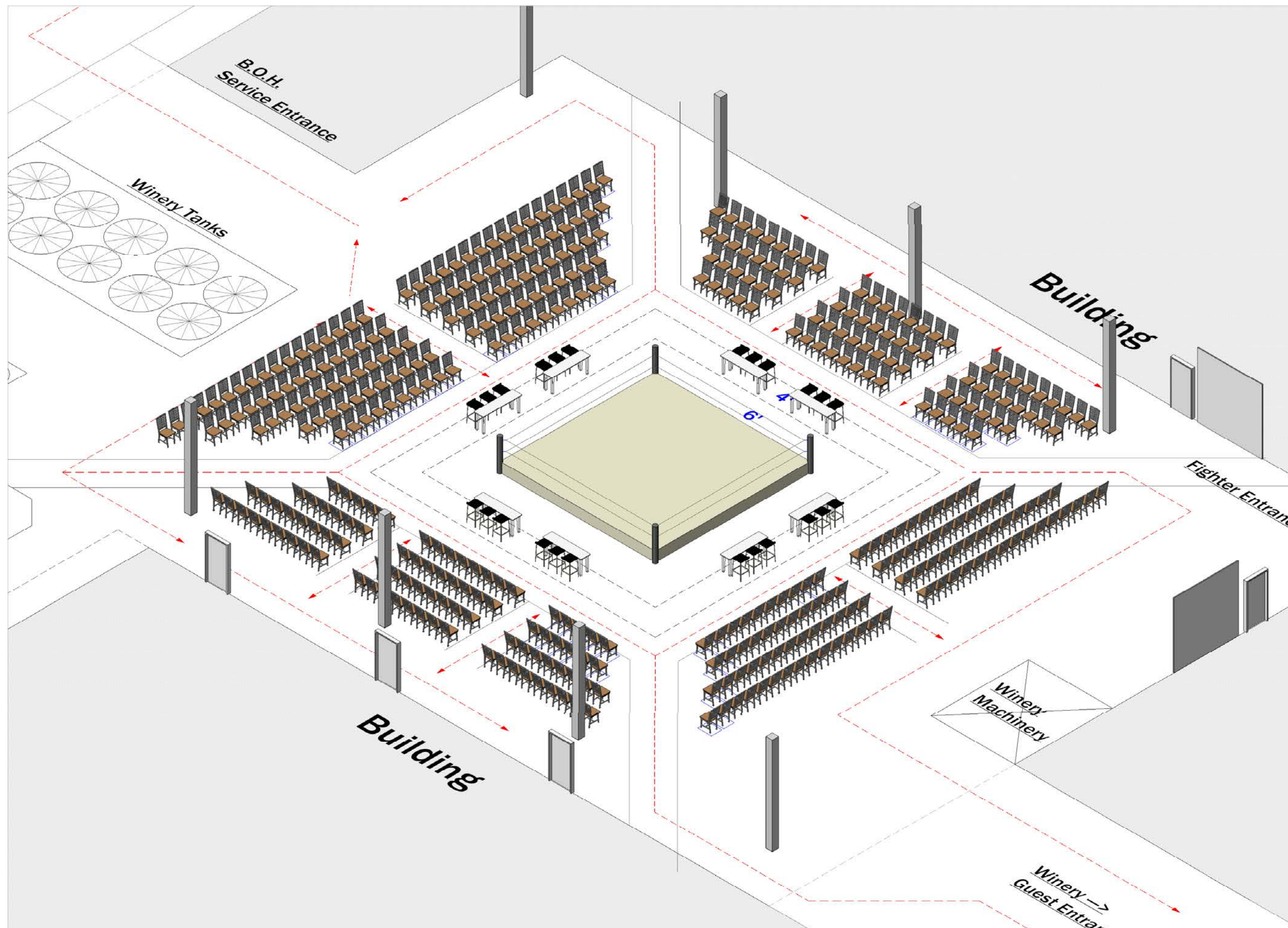
Order / Bid #:
R 449850

Event Date: 07/25/2026
Delivery Date:

Raymond Vineyards
- Napa Knock Out -
Raymond Vineyards
Rendering

Version: 1	Sales: ND
Printed: 7/9/2026	CAD: MM
Scale: 1"=10'	Revision:

Sheet: **R.01**
10 of 14



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Order / Bid #:
R 449850

Event Date: 07/25/2026
Delivery Date:

Raymond Vineyards - Napa Knock Out - Raymond Vineyards Rendering

Version: 1 Sales: ND
Printed: 7/9/2026 CAD: MM
Scale: 1"=10' Revision:

Sheet: **R.02**
12 of 14





**Boxing
ring**

ADA restrooms inside office

**Food
truck
alley**

VIP entrance

ADA restrooms in tasting room

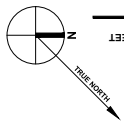
**restroom
2
4- stall +
ADA**

event lawn

path to ring

**restroom 1
4- stall +
ADA**

general entrance



Entrance and exit to ring

Food trucks

Additional
ADA
restrooms +
general
restrooms (4)

CONSULTANTS

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PAUL KELEY ARCHITECT

1110 Wyatt Avenue, Napa, CA 94559
phone: 707.252.1111 fax: 707.252.1127
www.paulkeleyarchitects.com

ADA restrooms in tasing room- in addition to ADA unit outside in event space

Red Room- VIP wine tasting/meet and greet

Red Room - VIP

EXIT

ADA restrooms in tasing room- in addition to ADA unit outside in event space

VIP Entrance

A BUILDING-A PROPOSED GROUND FLOOR PLAN - (24,850 SQ. FT. + 5409 SQ. FT. = 30,259 SQ. FT.)
SCALE: 1/8" = 1'-0"

0 2 4 8 16 24 FEET

REVISIONS

DATE	1/27/2016
USE PERMIT SUBMITTAL	

Date: August 28, 2015
Project No: 141003

PROPOSED GROUND FLOOR PLAN

Sheet Title: AA2.11

USE PERMIT SUBMITTAL



Certificate of Completion

Crowd Control - 4 hours

This certificate is awarded to
Joseph Reyes

Lic # PPO 121604 - David Mendoza, Instructor
PO Box 581, Napa CA 94559

Issued: 2025-09-15

Certificate ID: 98uf7sm5iv



Certificate of Completion

Crowd Control - 4 hours

This certificate is awarded to
Ashraf Abuzahreih

Lic # PPO 121604 - David Mendoza, Instructor
PO Box 581, Napa CA 94559

Issued: 2025-08-20

Certificate ID: irfciiwwcy4



Outlook

FW: Napa County - Notice of Public Hearing

From MeetingClerk <MeetingClerk@countyofnapa.org>**Date** Thu 6/11/2026 9:07 AM**To** Dotta, Joseph <joseph.dotta@countyofnapa.org>

From: RICHARD W SVENDSEN <rsvendsen@sbcglobal.net>**Sent:** Thursday, June 11, 2026 8:44 AM**To:** MeetingClerk <MeetingClerk@countyofnapa.org>**Subject:** Re: Napa County - Notice of Public Hearing

[External Email - Use Caution]

NO! This was NOT what this site was originally intended or approved for
Sent from my iPhone

On Jun 11, 2026, at 7:27 AM, MeetingClerk <MeetingClerk@countyofnapa.org> wrote:

NAPA KNOCKOUT: COMBAT SPORTS LEGACY & HONOR GALA – P26-00139

<image002.png>

Napa County - Meeting Clerk - AR

Planning, Building, & Environmental Services

Napa County

Phone: 707-253-4417

Email: meetingclerk@countyofnapa.org

1195 Third Street, Suite 210

Napa, CA 94559

www.napacounty.gov

<P26-00139 ZA Notice.pdf>



FW: Napa County - Notice of Public Hearing

From MeetingClerk <MeetingClerk@countyofnapa.org>
Date Thu 6/11/2026 4:16 PM
To Dotta, Joseph <joseph.dotta@countyofnapa.org>
Cc Hawkes, Trevor <trevor.hawkes@countyofnapa.org>

Forwarding email below.

Kind Regards,



Napa County – Meeting Clerk - AV
 Planning, Building, & Environmental Services
 Napa County
Phone: 707-253-4417
Email: meetingclerk@countyofnapa.org
 1195 Third Street, Suite 210
 Napa, CA 94559
www.napacounty.govwww.napacounty.gov

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From: tf@laquintadevelopmentinc.com <tf@laquintadevelopmentinc.com>
Sent: Thursday, June 11, 2026 3:44 PM
To: MeetingClerk <MeetingClerk@countyofnapa.org>
Subject: RE: Napa County - Notice of Public Hearing

[External Email - Use Caution]

HUH? RETIRED FIGHTERS?

From: MeetingClerk <MeetingClerk@countyofnapa.org>
Sent: Thursday, June 11, 2026 7:27 AM
Cc: Dotta, Joseph <joseph.dotta@countyofnapa.org>
Subject: Napa County - Notice of Public Hearing

NAPA KNOCKOUT: COMBAT SPORTS LEGACY & HONOR GALA – P26-00139



A Tradition of Stewardship
A Commitment to Service

Napa County - Meeting Clerk - AR

Planning, Building, & Environmental Services

Napa County

Phone: 707-253-4417

Email: meetingclerk@countyofnapa.org

1195 Third Street, Suite 210

Napa, CA 94559

www.napacounty.gov



FW: Trump like at JCB's Raymond

From Parker, Michael <Michael.Parker@countyofnapa.org>

Date Mon 7/13/2026 10:27 AM

To Dotta, Joseph <joseph.dotta@countyofnapa.org>

Cc Gallina, Charlene <Charlene.Gallina@countyofnapa.org>; Hawkes, Trevor <trevor.hawkes@countyofnapa.org>

Joey – Additional Public Comment.

Thank you,
MP

Get [Outlook for iOS](#)

From: Mike Hackett <mhackett54@gmail.com>

Sent: Saturday, 11 July 2026 12:32:51

To: Gallagher, Joelle <joelle.gallagher@countyofnapa.org>

Subject: Trump like at JCB's Raymond

[External Email - Use Caution]

I understand that I will not receive a reply. Trump had his ridiculous fight event at the White House and now on the 15th before the Zoning Administrator, Raymond Vineyards wants to host a boxing event. If this isn't clearly outside our WDO, GP and ConRegs, then nothing is. This has NOTHING to do with wine. Please use your influence on this request. Thank you. Please advise of receipt.

Respectfully,

Mike Sent from my iPhone



FW: Zoning Admin issue for Raymond Vineyards

From Parker, Michael <Michael.Parker@countyofnapa.org>

Date Mon 7/13/2026 10:26 AM

To Dotta, Joseph <joseph.dotta@countyofnapa.org>

Cc Hawkes, Trevor <trevor.hawkes@countyofnapa.org>; Gallina, Charlene <Charlene.Gallina@countyofnapa.org>

Joey - Please include in public comment.

Thank you,
Michael

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

From: Mike Hackett <mhackett54@gmail.com>

Sent: Saturday, July 11, 2026 9:53 AM

To: ClerkoftheBoard <clerkoftheboard@countyofnapa.org>; Bordona, Brian
<Brian.Bordona@countyofnapa.org>; Parker, Michael <Michael.Parker@countyofnapa.org>

Subject: Zoning Admin issue for Raymond Vineyards

[External Email - Use Caution]

What the heck is JCB trying to do with boxing, retired fire fighters fund, etc at a winery in the Ag Preserve. I say this is an application clearly in defiance of their use permit and the WDO and ConRegs. Zoning Administrator, I ask that you " just say no."

Mike Hackett
Angwin
Sent from my iPhone