



****AMENDED 5/19/25****
City of St. Helena
Planning Commission
Regular Meeting
Tuesday, May 20, 2025 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

PLEASE NOTE: Any person who wishes to speak regarding an item on the agenda or make a comment under the "Oral Communication" portion of the agenda may do so, but please observe the time limit of four minutes.

The Planning Commission meeting will be live-streamed on Comcast Channel 28 and on the City's website. Public comment for Planning Commission meetings will be accepted via email to publiccomment@cityofsthelelena.org. All public comments must be emailed at least three hours prior to the meeting. Emailed public comments will not be read out loud but will be publicly available and attached to the on-line agenda.

Simultaneous Spanish interpretation services during meetings can be scheduled upon request. To ensure interpreters are available, requests must be made at least 72 hours in advance by calling the Office of the City Clerk at (707) 968-2640 or emailing cityclerk@cityofsthelelena.org.

The schedule of upcoming meetings and published meeting agendas can be found on the City of St. Helena website at <https://sthelelena.civicweb.net/portal/>.

Servicios de interpretación en español durante la reunión pueden ser solicitados por el público. Para asegurar que los intérpretes estén disponibles, los servicios tienen que ser solicitados al menos 72 horas antes de la reunión llamando a la oficina de la Secretaria de la Ciudad al (707) 968-2640 o por correo electrónico a cityclerk@cityofsthelelena.org.

El horario de las reuniones publicadas y próximas puede ser localizado en el sitio de web de la Ciudad en <https://sthelelena.civicweb.net/portal/>.

Page

1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL
Chair: John Ponte
Vice-Chair: Chris Warner
Commissioners: Autumn Anderson, Sue Furdek, and Hector Lopez

City staff present at the meeting will be noted in the minutes.

3. PUBLIC FORUM:
This is an opportunity for the public to address the Commission on items of interest to the public that are NOT listed on the agenda. Because of restrictions imposed by the Brown Act, the Commission may not engage in discussion nor take action on matters not described on the agenda. **Please observe the time limit of four minutes.**
4. CONSENT ITEMS

Members of the Commission or the public may ask that any items be considered individually for purposes of considering alternative action, for extended discussion, or for public comment. Unless that is done, one motion may be used to adopt all recommended actions. (Roll Call Vote)

- 4.1. Approval of Minutes: May 6, 2025 7 - 10

[Planning Commission Minutes_05.06.25](#)

5. PUBLIC HEARINGS

- 5.1. Consideration and proposed approval of a resolution determining that the Fiscal Year 2025/26 Capital Improvement Program (CIP) is in conformance with the General Plan 11 - 30

CEQA Determination: Exempt. A plan comprised of various projects and their corresponding revenue/expenditure plans do not constitute a project as defined by CEQA.

Prepared By: Stephanie Killingsworth, Public Works Financial Analyst

Recommendation:

Adopt the attached resolution determining that Fiscal Year 2025/2026 Capital Improvement Program (CIP) is in conformance with the General Plan.

[Fiscal Year 2025/26 Capital Improvement Program \(CIP\)](#)

- 5.2. Request by Caroline Hernandez to approve a Temporary Use Permit for the private, ticketed, Andrea Bocelli dinner and entertainment event to be held the Monte Olivos estate, located at 2500 Spring Mountain Road, St. Helena, within the Twenty-Acre Agriculture zoning district, to be held on June 20, 2025, with a maximum attendance of 600 persons. 31 - 91

CEQA Determination: The project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15304(e), which exempts the minor temporary use of land having negligible or no permanent effects on the environment.

Prepared By: Jackie Oneal, Senior Planner

Recommendation:

For the reasons described above, staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15304(e), which exempts the minor temporary use of land having negligible or no permanent effects on the environment.

2. Adopt the attached Resolution approving TUP25-005 to allow for the private, ticketed, Andrea Bocelli dinner and entertainment event to be held the Monte Olivos estate, located at 2500 Spring Mountain Road, St. Helena, within the Twenty-Acre Agriculture zoning district, to be held on June 20, 2025, with a maximum attendance of 600 persons, subject to the Conditions of Approval enumerated therein.

[PC - Request by Caroline Hernandez to approve a Temporary Use Permit for the private, ticketed, Andrea Bocelli dinner and entertainment](#)

[event to be he - Pdf](#)

[5.2 Public Comment Haley \(1\)](#)

[5.2 Public Comment Pringle \(2\)](#)

[5.2 Public Comment JHaley \(3\)](#)

[5.2 PPT Presentation Staff](#)

- 5.3. Request by C. Mondavi and Family to allow for the "Weekend in Napa Valley Event" featuring Andrea Bocelli to be held at the Krug Winery, 2800 Main Street on June 21 and 22, 2025.

93 - 248

CEQA Determination: The project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15323.

Prepared By: Maya DeRosa, Community Development Director

Recommendation:

For the reasons described above, staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15323; and

2. Adopt the attached Resolution approving TUP25-007 to allow for the Andrea Bocelli entertainment event to be held at Charles Krug Winery, located at 2800 Main Street, St. Helena, within the Winery zoning district, to be held on June 21 and June 22, 2025 pursuant to the conditions of approval.

[2800 Main St. - Staff Report](#)

[5.3 PPT Presentation Staff](#)

[*5.3 PPT Presentation Applicant](#)

- 5.4. Request by Brodie Group on behalf of the property owners, Fulton Junction Partners LLC, for approval of General Plan Amendment (GPA) and Zoning Map Amendment (ZMA) to change the property's land use designation from Service Commercial to Agriculture and to subsequently rezone the site from Service Commercial (SC) to Twenty-Acre Agriculture (A-20) to accommodate the future construction of a single-family home at 1030 Fulton Lane (APN 009-194-005).

249 - 293

CEQA Determination: Exempt

Recommendation:

Staff recommends that the Planning Commission adopt the attached resolution recommending that the St. Helena City Council:

1. Find that the proposed changes to General Plan Figure 2.1 and the City's Zoning Map are in compliance with the California Environmental Quality Act pursuant to Section 15303, Class 3; and
2. Adopt an Ordinance approving General Plan Amendment 2025-001 to update General Plan Figure 2.1 to change the General Plan land use designation of the property located at 1030 Fulton Lane from Service Commercial to Agriculture and Adopt Zoning Map Amendment ZMA 2025-001 to rezone the property located at 1030 Fulton Lane from Service Commercial to Twenty-Acre

Agriculture and incorporate these changes into the General Plan and Zoning Maps.

[PC - Request by Brodie Group on behalf of the property owners, Fulton Junction Partners LLC, for approval of General Plan Amendment \(GPA\) and Zoning M - Pdf](#)

[5.4. Public Comment Fowler \(1\)](#)

[5.4 PPT Presentation Staff](#)

6. NEW BUSINESS

- 6.1. Discussion regarding proposed amendments to the St. Helena Municipal Code regarding requirements in the "visibility triangle". 295 - 316

CEQA Determination: No formal action is requested, therefore not a project under CEQA.

Prepared By: Maya DeRosa, Community Development Director

Recommendation:

Receive staff report and provide feedback to staff regarding if there is support to amend the SHMC 17.24.050.B, Visibility Triangle height standards and also the definition in SHMC 17.32.

[Visibility Triangle Discussion- Staff Report](#)

[6.1 Public Comment Farmer \(1\)](#)

[6.1. Public Comment Stuart \(2\)](#)

[6.1 PPT Presentation](#)

7. SCHEDULED MATTERS

8. DEPARTMENT REPORTS

This is an opportunity for staff to report on or update the Commission on any relevant matters.

9. AGENDA FORCAST

This is an opportunity for the Commission as a whole to request items be placed on future agendas for discussion. These items should be consistent with, and work to implement adopted Council Goals.

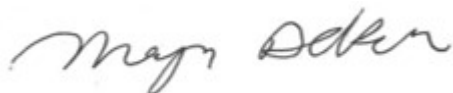
A list of current planning projects is available on our city website in the link below:

<https://cityofsthenela.org/230/Planning-Projects>

10. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for June 3, 2025 at 6:00 p.m. in the Vintage Hall Board Room located at 465 Main Street.

This agenda was posted at City Hall, 1088 College Avenue, and at Vintage Hall, 465 Main Street, St. Helena, California on May 13, 2025 and amended on May 19, 2025.



Maya DeRosa, Community Development Director

Appeal. A person who is dissatisfied with a decision of the Planning Commission may appeal that decision to the City Council pursuant to Municipal Code Section 17.12.020, Appeal procedure. Actions of the Planning Commission will be listed on the City Council agenda the following Tuesday to give the City Council opportunity to review the Planning Commission's decision. Absent of an appeal by the City Council or by a citizen, the appeal period will terminate two weeks after the Planning Commission hearing.

Special Assistance for the Disabled. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the City Clerk's Office (707) 967-2792. Notification 48 hours prior to the meeting will enable City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR35.102-35.104 ADA Title II). However, City staff will attempt to assist at any time with accessibility. The City Clerk has equipment to assist those with a hearing impairment.

PUBLIC TESTIMONY PROCEDURES

Pursuant to the Government Code Section 54954.3, the public may address the Commission on each agenda item during the Commission's consideration of that item. Each speaker has the option to state his or her name for the record before testifying. Depending on the number of speakers or the interest of the item, the Planning Commission Chairman may also restrict, at his/her discretion, the speaker's time to three minutes. The Chairman may also restrict public comments if they become irrelevant to the agenda item or repetitious of prior comments. All persons interested may appear and be heard or submit written statements prior to the Planning Commission meeting. Please note that if you challenge the City's decision on any of these matters in court, you may be limited to raising only those issues you or someone else raised at the meeting or in written correspondence delivered to the City at, or prior to, the meeting.

CHALLENGING DECISIONS OF CITY ENTITIES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City of St. Helena is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision, including without limitation Government Code section 65009 applicable to many land use and zoning decisions, Government Code section 66499.37 applicable to the Subdivision Map Act, and Public Resources Code section 21167 applicable to the California Environmental Quality Act (CEQA). Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. Government Code section 65009 and 66499.37, and Public Resources Code section 21167, impose shorter limitations periods and requirements, including timely service in addition to filing.

If a person wishes to challenge the above actions in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of

St. Helena, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Planning Commission regarding any item on this Agenda, after the posting of the Agenda, will be available for public review in the Planning Department's Office located at 1088 College Avenue, St. Helena, California, during normal business hours. In addition, such writings or documents will be made available on the City's web site at <http://cityofstheleena.org> and will be available for public review at the respective meeting.

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, May 6, 2025 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

A complete video recording of this meeting can be found at <https://sthelena.civicweb.net/Portal/> or by calling the City Clerk at (707) 967-2792. The Planning Commission video is the official record of the Planning Commission meeting.

Present: Chair John Ponte, Vice-Chair Christopher Warner, Commissioner Autumn Anderson, Commissioner Hector Lopez, and Commissioner Sue Furdek

Absent: None

Staff Present: Maya DeRosa, Community Development Director, Senior Planner Jackie Oneal, Contract Planner Linda Ruffing, and Xinia Gamero, Planning Commission Secretary

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

No public comment was received.

4. CONSENT ITEMS

4.1 Approval of Minutes: April 15, 2025

Vice-Chair Christopher Warner moved to approve the Minutes on Consent Calendar. The motion was seconded by Commissioner Autumn Anderson and on roll call carried by the following vote:

AYES: John Ponte, Christopher Warner, Autumn Anderson, Hector Lopez, and Sue Furdek

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

****Chair Ponte requested that Public Hearing Item 5.2 be considered prior to Item 5.1. This item was requested to be pulled from the agenda and moved to a date certain due to a zoning compliance issue.**

5. PUBLIC HEARINGS

- **5.2** Request for Tentative Parcel Map (TPM) approval to allow the existing ±1.696 acre (73,879.9 sq. ft.) parcel to be subdivided into two individual parcels located at 710 Kidd Ranch Road in the Medium Density Residential zoning district.

Prepared By: Jackie Oneal, Senior Planner

Chair Ponte opened the public hearing.

Applicants Katie and Miles MacDonnell expressed concerns to the Planning Commission regarding the handling of their application process and differences in zoning code flag lot interpretations.

Chair Ponte closed the public hearing.

Vice-Chair Christopher Warner moved to continue Item 5.2 to a date certain of June 17 to allow the applicant to address flag lot requirements. The motion was seconded by Commissioner Hector Lopez and on roll call carried by the following vote:

AYES: John Ponte, Christopher Warner, Autumn Anderson, Hector Lopez, and Sue Furdek

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

- 5.1** Request by Centric Building, Inc. on behalf of the St. Helena Community Church for adoption of a resolution (Attachment 1) approving a Conditional Use Permit amendment and a resolution (Attachment 2) approving Design Review for modifications to an existing church building including: removal of three poorly-constructed additions; rehabilitation of the church building; construction of a chapel addition, a new classroom building, a two-story building with storage and services on the first floor and a second-story parsonage and a storage shed; installation of site landscaping, hardscaping, parking lot, and signage at 1343 Spring Street within the Public/Quasi-Public zoning district and the Historic Preservation Overlay district.

Prepared By: Linda Ruffing, Planning Consultant

Chair Ponte opened the public hearing.

No ex-parte communication was disclosed by the Planning Commission.

Community Development Director Maya DeRosa introduced Contract Planner Linda Ruffing.

Contract Planner Linda Ruffing delivered a presentation and reported on the

item.

Architect Ollie Lundberg of Lundberg Design, Celeste White, and Maria White, Landscape Architect, addressed the Planning Commission.

Chair Ponte closed the public hearing.

Vice-Chair Christopher Warner moved to determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301, 15302, and 15303; and accept the required findings and approve the attached resolution (Attachment 1) granting approval of a use permit amendment for the St. Helena Community Church project at 1343 Spring Street, subject to recommended amended and restated conditions of approval; and accept the required findings and approve the attached resolution (Attachment 2) granting major design review approval for modifications to an existing church building including demolition of three previously constructed non-historic additions and construction of a chapel extension, new construction of a classroom with attached service area and second-story parsonage, landscaping, parking, lighting, signage and site improvements for the St. Helena Community Church project at 1343 Spring Street, subject to recommended conditions of approval and recommended modifications to the Use Permit Conditions as follows:

18. Should the parking agreement be ~~nullified~~ modified at any time in the future to reduce the number of leased parking spaces or restrict their availability, the St. Helena Community Church must immediately notify the City and submit an alternative offsite parking plan as part of a Use Permit amendment.
19. Events held on the project site shall not displace designated parking spaces, unless specific approval is granted by the City.
- ~~20. The area under the covered patio identified on Plan Set Sheet A1.02 of this approval shall not be used for assembly area at any time in order to comply with the parking requirements for this project.~~
- ~~21.~~ 20. The parsonage may only be occupied by an employee affiliated with the St. Helena Community Church and may not rented out to private citizens.

The motion was seconded by Commissioner Hector Lopez and on roll call carried by the following vote:

AYES: John Ponte, Christopher Warner, Autumn Anderson, Hector Lopez, and Sue Furdek

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

6. SCHEDULED MATTERS

None.

7. DEPARTMENT REPORTS

Community Development Director Maya DeRosa provided the following updates:

- The upcoming Planning Commission meeting of May 20 is expected to be a full session with several items on the agenda.
- Director DeRosa thanked Vice-Chair Christopher Warner and Commissioner Sue Furdek for their participation in the Spring Grove Ad Hoc Committee. Draft protocols have been prepared and submitted to the City Attorney for review and feedback.
- Commissioner Autumn Anderson and Director DeRosa participated in an interview focusing on housing and Spring Grove matters.
- A joint meeting with the City Council and Planning Commission is planned for August to discuss housing laws and regulations and to inform the community.

Vice-Chair Warner expressed concerns regarding the proposed joint meeting. He suggested that an in-person meeting be held prior to the joint session, involving staff, the Planning Commission, and the City Council, to provide input on the topics to be addressed during the joint meeting.

Chair Ponte called for a recess at 7:46 p.m.

Chair Ponte reconvened the meeting at 7:48 p.m.

8. AGENDA FORCAST

9. ADJOURNMENT

Chair Ponte adjourned the meeting at **7:50 p.m.**

The May 6, 2025 minutes were approved at the _____ Planning Commission meeting.

APPROVED:

ATTEST:

John Ponte, Chair
Planning Commission

Maya DeRosa, AICP
Community Development Director



PLANNING COMMISSION REPORT

Planning Commission Meeting of May 20, 2025

SUBJECT: Consideration and proposed approval of a resolution determining that the Fiscal Year 2025/26 Capital Improvement Program (CIP) is in conformance with the General Plan

PREPARED BY: Stephanie Killingsworth, Public Works Financial Analyst

REVIEWED BY: Joseph Leach, Public Works Director and City Engineer

APPROVED BY: Maya DeRosa, Community Development Director

BACKGROUND

Sections 65401 and 65402 of the California Government Code require that the Capital Improvement Program (CIP) be in conformance with the General Plan. State Law also mandates that this determination of conformance be made by a designed planning agency. For the City of St. Helena, the designated planning agency is the Planning Commission. The purpose of this staff report is to have the Planning Commission make a determination of consistency with the adopted General Plan.

PROJECT DESCRIPTION

The Planning Commission is tasked with reviewing the planned CIP for Fiscal Year 2025/2026 and making the finding that the activities proposed for inclusion in the CIP are in conformance and consistent with the General Plan.

General Plan conformity can best be described as furthering the eventual achievement of the goals, policies, and infrastructure identified in the General Plan. For example, the construction of a roadway would be consistent with the General Plan if the roadway is depicted on the Circulation Element, identified in the goals and policies, or listed as an implementation program/activity.

Staff has developed and reviewed the proposed Fiscal Year 2025/2026 capital projects and has evaluated the proposed improvements for consistency with the classifications contained in the General Plan. As shown in the **Resolution with Exhibit A**, these activities are consistent with the policies contained in the General Plan. It should be

noted that **Exhibit A** has been updated from last year's action to reflect completed projects (via "strikethrough" font) and new projects (via yellow highlighting). Additionally, the table has been updated to include a short description of project disposition.

Once the Planning Commission makes the finding that the Fiscal Year 2025/2026 CIP is consistent with the General Plan, it will be brought to the City Council for adoption, along with anticipated funding sources and project budgets for a five-year period, at a meeting in May 2025.

ANALYSIS

The City's Fiscal Year 2025/2026 CIP consists of a number of projects in four divisions. The project list retains the projects approved by Planning Commission last year in addition to a number of new projects being added this Fiscal Year. The fiscal impact of the CIP is identified in the operating budget for Fiscal Year 2025/2026 will be heard at City Council in June 2025. Any Mid-Cycle Budget Adjustments would be brought before Council in Winter/Spring 2026 or as an action during award of consultant agreement or construction contract.

The determination of conformity with the General Plan pursuant to Government Code Sections 65401 and 65402 is not considered a "project" under the California Environmental Quality Act (CEQA). Furthermore, actions implementing the adopted 2019 General Plan are consistent with the certified 2019 General Plan Environmental Impact Report (EIR). Specific projects proposed as part of the CIP will require their own CEQA determination at the time of project implementation.

It should be noted that attached document titled, "**CIP Summary Sheets_043025**" has been included as a reference for project delivery schedule AND the proposed budget appropriation. This document is for reference and only and not part of the recommended Commission action.

STAFF RECOMMENDATION

Adopt the attached resolution determining that Fiscal Year 2025/2026 Capital Improvement Program (CIP) is in conformance with the General Plan.

ATTACHMENTS

[01 - PC CIP Resolution FY26 w Ex A Goals 050525](#)

[02 - CIP Summary Sheets_043025](#)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO. PC 2025-XX

**DETERMINING THAT FISCAL YEAR 2025/26 CAPITAL
IMPROVEMENT PROGRAM IS IN CONFORMANCE WITH
THE CITY OF ST. HELENA GENERAL PLAN**

RECITALS

- A. The City of St. Helena adopted its General Plan on May 14, 2019.
- B. The City Council of the City of St. Helena has designated the City Planning Commission as the planning agency for the City of St. Helena.
- C. State Law requires that designated planning agencies review their agency's Capital Improvement Program to ensure compliance with the adopted General Plan.
- D. The City has identified numerous projects within the Capital Improvement Program, including civic, street, water, wastewater and storm drain improvements for implementation in Fiscal Year 2025/2026.
- E. On May 20, 2025, the Planning Commission, during a regularly scheduled meeting, considered the projects and programs for Fiscal Year 2025/2026 in the City's Capital Improvement Program and their conformity to the adopted City General Plan.
- F. The determination of conformity with the General Plan pursuant to Government Code Sections 65401 and 65402 is not considered a "project" under the California Environmental Quality Act (CEQA).

RESOLUTION

The Planning Commission of the City of St. Helena hereby makes the following finding:

- A. The proposed Fiscal Year 2025/2026 Capital Improvement Program and corresponding projects as attached in **Exhibit A**, are consistent with the City of St. Helena's adopted General Plan by furthering the goals and policies as discussed in the staff report dated May 20, 2025.

Approved at a Regular Meeting of the St. Helena Planning Commission on May 20, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

John Ponte
Chair, Planning Commission

Maya DeRosa, AICP
Community Development Director

5-Year Capital Improvement Program
FY2025/26 through FY2029/30

RESOLUTION - EXHIBIT A

Number	Name	Description	General Plan Policy and Goals	Project Disposition (04/01/25)
Civic Projects (Buildings and Parks)				
C18-83	ADA Transition Plan - Facilities	ADA upgrades to existing City public facilities.	LU6.1 & PR1.2 High quality City public facilities & accessible parks to all residents	<i>Scope of improvements included in various roadway projects</i>
C19-03	Crane Park Lighting Improvements	Retrofit existing park lights fixtures and upgrades to electrical equipment.	PR4.4 Ensure that all parks and recreational facilities are attractive, safe, and well-maintained with adequate lighting	Project completed FY24Q4
C20-02	Repaint Fire Station #1	Repaint the Fire Station.	4.4 (p.4-22) Maintain high standard of quality for facilities and infrastructure.	Future project
C20-04	Baldwin Park Fence & Pathway Repair	Remove and replace fence bordering, pathway repair, and minor modifications to entrance.	PR4.4 Ensure that all parks and recreational facilities are attractive, safe, and well-maintained.	Project continued
C21-01	PSPS Emergency Back-up Power	To replace the 35-year-old generator at the Louis Stralla Water Treatment Plant (LSWTP) and to purchase one 175 KW portable generator that can be used at all critical City facilities which do not have back-up power.	9.4 (p.9-28) & PS6.1 Maintain High Levels of Public Health and Safety & Ensure that City emergency procedures are adequate	Project completed; Construction awarded FY22Q3
C22-01	City Hall Relocation - Tenant Improvements	Tenant Improvements for City Hall and Police Department Relocation to Napa Valley College, St. Helena campus.	4.4 (p.4-22) Maintain high standard of quality for facilities and infrastructure	Project completed FY24Q2
C22-02	Replace Playground Equipment and Fence at Crane Park	Replacement of Playground Equipment and Fence.	PR4.4 Ensure that all parks and recreational facilities are attractive, safe, and well-maintained.	Funding to be repurposed to another facility
C22-03	Jacob Meilly Park Drainage Site Survey and Installation of New Turf and Upgrade Irrigation	Conduct a site survey to address drainage and install new turf and upgrade irrigation; assume consultant to develop topographic survey and grading/irrigation design.	PR4.4 Ensure that all parks and recreational facilities are attractive, safe, and well-maintained.	Project completion anticipated FY25Q4
C23-01	Emergency Back-up Power - Corp Yard & Crinella Pump Station	This project will replace existing emergency generators and related equipment at the City's Corporation Yard and Crinella Pump Station. These upgrades increase generator capacities and update aging equipment. This project is funded in part by Hazard Mitigation Grant Program (HMGP) funds secured from FEMA and California Office of Emergency Services.	9.4 (p.9-28) & PS6.1 Maintain High Levels of Public Health and Safety & Ensure that City emergency procedures are adequate.	Corp Yard scope completed FY25Q2; Crinella scope scheduled for FY26Q1
C24-01	Parks & Recreation Master Plan	Develop parks and recreation master plan consistent with the 2019 General Plan, Ch 12.	PR1.A Develop a comprehensive, long-range Parks and Recreation Master Plan to aid the City in creating an integrated system of parks. The plan should be updated periodically to address changing recreation interests, trends, needs, and priorities.	Professional Services Agreement awarded FY25Q3
C24-02	Trails & Open Space Amenities - Phase 1	The Parks & Recreation Commission Ad Hoc subcommittee on Walking Routes, Trails, and Publicly Accessible Open Space developed findings/recommendations for Council consideration. Phase 1 of project deliver is for recommended projects that do not require additional study, processing, permitting or stakeholder engagement.	PR6.2 Develop a comprehensive network of bicycle and pedestrian trails to enhance bicycle and pedestrian connectivity throughout the city and the region.	Funding continued into FY26

5-Year Capital Improvement Program
FY2025/26 through FY2029/30

RESOLUTION - EXHIBIT A

Number	Name	Description	General Plan Policy and Goals	Project Disposition (04/01/25)
Streets Projects				
R18-81	Downtown Sidewalk Improvements	This is a sidewalk improvement project funded by One Bay Area Grant III program and local funds. The project will replace sidewalks, trees, and implement traffic calming devices on Main Street between Mitchell Drive and Pine Street.	5.6 (p. 5-33) & CR2.5 Safe and Well-Maintained Circulation System & Improve the pedestrian experience through streetscape enhancements, focusing improvements where there is the greatest need, and by orienting development toward the street.	Permitting through Caltrans expected to be completed FY25Q4; Construction FY26Q1-Q2
R19-05	Grayson and South Crane Rehabilitation (Design Only)	This project will reconstruct Grayson and South Crane Avenues. Accessibility improvements to sidewalks and curb ramps will be included as part of the project whenever applicable.	CR4.1 Ensure adequate maintenance of transportation facilities such as streets, sidewalks, and multi-use paths.	Construction FY26Q1
R19-07	Silverado Trail Guardrail Replacement	Replace guardrail and pavement markings/stripping on Silverado Trail within the City limits.	CR4.1 Ensure adequate maintenance of transportation facilities such as streets, sidewalks, and multi-use paths.	Project completed FY24Q4
R21-01	Pratt and Elmhurst Crosswalk Improvements on Main Street/Highway 29	This project will upgrade curb ramps as well as improve crosswalk markings and signage.	CR2.F Improve street crossings and gaps in the sidewalk system through development review and capital improvement projects	Project completed FY25Q1
R21-04	Pope Street Crosswalk Improvements at College Avenue	Installation of a rectangular rapid flashing beacon system (or equivalent) located on Pope Street at College Avenue, four ADA-compliance curb ramps, and continental crosswalk markings on Pope Street and College Avenue.	CR2.F Improve street crossings and gaps in the sidewalk system through development review and capital improvement projects	Project completed FY24Q3
R22-79	Pavement Restoration FY22 Design/FY 23 Construction	Rehabilitate streets throughout the City with various surface treatments (i.e. slurry seal, microsurface and overlay). Curb ramp upgrades may be part of projects as needed.	CR4.1 Ensure adequate maintenance of transportation facilities such as streets, sidewalks, and multi-use paths.	Project completed FY25Q2
R23-01	Signalization Dowdell Lane and Hwy 29	Manage movement of traffic for the Long Meadow Ranch Project at 1000 Mills Lane, Condition of approval No. 66; Farmstead will cost share 23.3% of total project costs; FY24 - design budget moved from FY23 to FY24.	CR1.1 Promote a connected street and bicycle and pedestrian network within the city to provide better internal automobile, bicycle, and pedestrian connections for residents.	Project continued
R23-02	"HAWK" Pedestrian Hybrid Flashing Beacon for Hwy 29 at Charter Oak	Mitigate pedestrian hazards for the Long Meadow Ranch Project at 738 Main Street; Resolution #2020-101, Item #48; LMR Cost Share 28.8%; FY24 - moved budget from FY23 to FY24.	CR1.1 Promote a connected street and bicycle and pedestrian network within the city to provide better internal automobile, bicycle, and pedestrian connections for residents.	Project continued
R23-79	Pavement Restoration FY23 Design/FY 24 Construction	Rehabilitate streets throughout the City with various surface treatments (i.e. slurry seal, microsurface and overlay). Curb ramp upgrades may be part of projects as needed.	CR4.1 Ensure adequate maintenance of transportation facilities such as streets, sidewalks, and multi-use paths.	Project completed FY25Q1
R24-01	Streets Master Plan	Develop Streets Master Plan that not only incorporates a number of previously developed documents (e.g. General Plan Circulation Element, Active Transportation/Safe Routes to School Plan, Walking Audit, Parking Study, etc.) but includes updated speed survey; policy direction on traffic calming including Complete Streets options; and development of growth-related Capital Improvement Program as a precursor for Development Impact Fee update.	CR1.1 Promote a connected street and bicycle and pedestrian network within the city to provide better internal automobile, bicycle, and pedestrian connections for residents.	Project completion scheduled for FY26Q2
R24-02	Oak Avenue Rehabilitation	Rehabilitate underground utilities, pavement, curb/gutter/sidewalk including collaboration with various stakeholders including School District, NVTA (Napa Valley Transportation Authority)/Vine Trail, etc.	CR1.1 & CR4.1 Promote a connected street and bicycle and pedestrian network within the city to provide better internal automobile, bicycle, and pedestrian connections for residents. Ensure adequate maintenance of transportation facilities such as streets, sidewalks, and multi-use paths.	Design completion FY25Q4; underground construction FY26Q1-Q2

5-Year Capital Improvement Program
FY2025/26 through FY2029/30

RESOLUTION - EXHIBIT A

Number	Name	Description	General Plan Policy and Goals	Project Disposition (04/01/25)
R24-79	Pavement Restoration FY24 Design/FY 25 Construction	Rehabilitate streets throughout the City with various surface treatments (i.e. slurry seal, microsurface and overlay). Curb ramp upgrades may be part of projects as needed.	CR4.1 Ensure adequate maintenance of transportation facilities such as streets, sidewalks, and multi-use paths.	Project completed FY25Q2
R25-79	Pavement Restoration FY 25 Design/FY 26 Construction	Rehabilitate streets throughout the City with various surface treatments (i.e. slurry seal, microsurface and overlay). Curb ramp upgrades may be part of projects as needed.	CR4.1 Ensure adequate maintenance of transportation facilities such as streets, sidewalks, and multi-use paths.	Project construction anticipated FY26Q1
R25-81	Downtown Sidewalk Paver Rehabilitation Project	Rehabilitate select locations of pavers, curb/gutter, trees, etc. to eliminate trip hazards.	CR4.1 Ensure adequate maintenance of transportation facilities such as streets, sidewalks, and multi-use paths.	Project completed FY25Q3
R26-01	Bike Paths/Trails - Measure U Equivalent Funds	The countywide transportation Measure T mandated that jurisdictions allocated a 6.67% match of the annual revenue generated by Measure T, using other eligible fund sources, for the construction or upkeep of Class 1 trail infrastructure. These funds are known as Measure T Equivalent Funds. Now, as Measure U, the obligation has been increased to 7.0%.	CR4.1 Ensure adequate maintenance of transportation facilities such as streets, sidewalks, and multi-use paths.	New CIP project added to track all time/materials expended by City staff AND contracts associated with Class I bike facilities.
R26-02	Napa Valley Vine Trail - Yountville to St Helena	The City has a fiscal obligation towards the development and construction of the final phase of the Napa Valley Vine Trail multi-use path from Yountville to St Helena.	CR4.1 Ensure adequate maintenance of transportation facilities such as streets, sidewalks, and multi-use paths.	New CIP project added to track fiscal obligations related to the the delivery of this project.
R26-03	Measure U Maintenance of Effort	Under Measure U reporting guidelines, jurisdictions must allocate a specified minimum of general fund revenues towards the maintenance of local streets and roads. This CIP Project has been established to track City staff time, materials purchased, contractors retained, etc. as part of the ongoing maintenance obligations of local streets.	CR4.1 Ensure adequate maintenance of transportation facilities such as streets, sidewalks, and multi-use paths.	New CIP project added to track all time/materials expended by City staff AND contracts for the maintenance of City streets & associated infrastructure
R26-04	Spring Street/Highway 29 Intersection Project	The Project will rehabilitate the intersection to increase and promote safety. Elements of the rehabilitation will include reconfiguration and restoration of the pedestrian paths of travel; installation of ADA curb ramps, curb extensions, installation of RRFBs, high visibility crosswalk and road striping, signage, sidewalk replacement, and curb and gutter replacement. The improvements will occur through the extent of the Project limits which is to include 100' north, south and west of the centerline of the intersection.	CR4.1 Ensure adequate maintenance of transportation facilities such as streets, sidewalks, and multi-use paths.	New project originally approved for development in Feb 2024; anticipate bid FY26Q1, construction FY26Q2
R26-79	Pavement Restoration FY 26 Design/FY 27 Construction	Rehabilitate streets throughout the City with various surface treatments (i.e. slurry seal, microsurface and overlay). Curb ramp upgrades may be part of projects as needed.	CR4.1 Ensure adequate maintenance of transportation facilities such as streets, sidewalks, and multi-use paths.	Design project FY26Q2, bid Q3, construction FY27Q1
R27-79	Pavement Restoration FY 27 Design/FY 28 Construction	Rehabilitate streets throughout the City with various surface treatments (i.e. slurry seal, microsurface and overlay). Curb ramp upgrades may be part of projects as needed.	CR4.1 Ensure adequate maintenance of transportation facilities such as streets, sidewalks, and multi-use paths.	Future project
R28-79	Pavement Restoration FY 28 Design/FY 29 Construction	Rehabilitate streets throughout the City with various surface treatments (i.e. slurry seal, microsurface and overlay). Curb ramp upgrades may be part of projects as needed.	CR4.1 Ensure adequate maintenance of transportation facilities such as streets, sidewalks, and multi-use paths.	Future project
R29-79	Pavement Restoration FY 29 Design/FY 30 Construction	Rehabilitate streets throughout the City with various surface treatments (i.e. slurry seal, microsurface and overlay). Curb ramp upgrades may be part of projects as needed.	CR4.1 Ensure adequate maintenance of transportation facilities such as streets, sidewalks, and multi-use paths.	Future project
R30-79	Pavement Restoration FY 30 Design/FY 31 Construction	Rehabilitate streets throughout the City with various surface treatments (i.e. slurry seal, microsurface and overlay). Curb ramp upgrades may be part of projects as needed.	CR4.1 Ensure adequate maintenance of transportation facilities such as streets, sidewalks, and multi-use paths.	Future project

5-Year Capital Improvement Program
FY2025/26 through FY2029/30

RESOLUTION - EXHIBIT A

Number	Name	Description	General Plan Policy and Goals	Project Disposition (04/01/25)
Water Projects				
W-35	Bell Canyon Reservoir Improvements	Dredging of Bell Canyon Reservoir will return the storage capacity to design limits; FY24 - perform bathymetric survey and analyze volume of accumulated sediment.	LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems.	Finalize project FY25Q4
W-80	Dwyer Road Booster Station	Contribute a fair share to a project to construct a booster station that will increase water system pressure.	LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems.	Project continued pending City of Napa development of project
W-85	Bell House Valve Replacement	Replace the bell house valve at the base of the Bell Canyon dam per the requirements of the Division of Safety of Dams.	LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems.	Professional Services Agreement awarded FY24Q4 & currently being designed w/ W-109; Project design completion anticipated FY26Q2
W-86	Spring Mountain Pressure Zone Improvements (Holmes Tank Upgrade)	Upgrade pressure zone pumps on Spring Mountain Road, piping that feed Holmes Tanks, and emergency back-up power.	LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems.	Project paused pending completion of W24-10 Hydraulic Model
W-91	Bell Canyon Creek Flow Measurement	Required for measurement of flow into the reservoir to instantaneously release same amount downstream of reservoir. Project to design, permit and construct structure in the creek, includes mitigation. Necessary to achieve compliance with current regulations. PROJECT NOT COMPLETED; REINSTATED.	LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems.	Evaluation pending coordination with W-109
W-101	Tank 2 Rehabilitation	Rehabilitate Tank 2 at Lower Reservoir. Rehabilitation includes sandblasting, coating of interior, and sanitization of tank.	LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems.	Project construction anticipated FY26Q2-Q3
W-108	Lower Reservoir Dam Rehabilitation	Rehab Lower York Creek Dam as required by the Division of Safety of Dams. Repair 12" diameter gate in the outlet tower, repair 24" diameter spillway gate, geotechnical investigation and stability analysis, seismic stability analysis of intake tower and survey and rehab 12" diameter low level outlet pipe.	LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems.	Pending coordination with DSOD
W-109	Bell Canyon Intake Tower Replacement	Replace intake tower at Bell Canyon Reservoir.	LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems.	Professional Services Agreement awarded FY24Q4 & currently being designed w/ W-85; Project design completion anticipated FY26Q2
W-110	Rutherford Pump Upgrade	Upgrade electrical equipment and install a permanent structure	LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems.	Project transferred to W24-02
W18-111	WTP Condition Assessment	This is an assessment to develop short and long term needs of the Louis Stralla Water Treatment Plant.	LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems.	Project completion anticipated FY25Q4
W18-113	Water System SCADA Improvements	This project will apply power and instrumentation upgrades to integrate the City's water pump stations into Supervisory Control and Data Acquisition System (SCADA). SCADA is utilized to monitor and control a plant and/or equipment.	LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems.	Project completion anticipated FY26Q2
W18-118	Replace Mains <6" in Diameter	This annual project will begin the replacement of City water mains. It is anticipated that there will be one project per year based on the completed Integrated Master Utility Plan.	LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems.	Ongoing
W18-120	Bell Canyon Phreatic Surface Monitoring & Assessment	The Bell Canyon Phreatic Surface Monitoring and Assessment is a new requirement of the Division of Dam Safety as a direct result of the 2017 Oroville Dam incident.	LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems.	Initial project coordination w/ DSOD completed FY25Q2
W21-01	Kearney and Andrea Water Main Replacement	The 4" water main on Kearney between Hillview Place and Adams Street needs to be replaced as well as the main on Andrea from Kearney to Oak Avenue.	PF1.S & PF1.B Provide for capital needs of water systems & replace undersized water mains.	Project completed FY25Q2
W24-01	Water Distribution Fire Flow Improvements	Replace smaller diameter (6" or less) pipelines with larger diameter pipes; in total, 4,900 linear feet (0.9 miles) of fire flow improvements are recommended per 2021 Integrated Utility Master Plan.	PF1.S & PF1.B Provide for capital needs of water systems & replace undersized water mains.	Ongoing
W24-02	Napa Intertie Pump Station (Rutherford) Replacement	Replace current pump station "temporary structure" with permanent facility.	PF1.S & PF1.B Provide for capital needs of water systems & replace undersized water mains.	Project design award anticipated FY25Q4
W24-03	ArcGIS Infrastructure Development	ArcGIS Purchase & Setup and data acquisition; FY24 - included in Integrated Utility Master Plan, Chapter 7 & Appendix C recommendations; split w/ Wastewater's S24-03.	PF1.S & PF1.B Provide for capital needs of water systems & replace undersized water mains.	Ongoing

5-Year Capital Improvement Program
FY2025/26 through FY2029/30

RESOLUTION - EXHIBIT A

Number	Name	Description	General Plan Policy and Goals	Project Disposition (04/01/25)
W24-04	Retrofit/Deploy SMART water meters	Update all water meters to all customers to SMART meter technology; FY24 - updates all meters with current SMART meter technology so City can insure efficient meter operation AND customers can monitor usage in real-time.	PF1.S & PF1.B Provide for capital needs of water systems & replace undersized water mains.	Project construction award FY25Q3; estimated construction completion FY26Q1
W24-05	PFAS Sampling Project	Monitor drinking water for PFAS chemicals (i.e. Teflon® and similar chemicals) and report findings to the State of California.	PF1.S & PF1.B Provide for capital needs of water systems & replace undersized water mains.	Required project coordination with State and Federal Environmental Protection Agency; Completed in FY24
W24-06	Risk and Resilience Assessment Report Implementation	The Risk and Resilience Assessment Report for the Water Utility was completed in January 2022 and provides a number of recommendations for reducing risk and enhancing resiliency. This project provides a preliminary budget to investigate details of recommendations and develop projects/CIP to address.	PF1.S & PF1.B Provide for capital needs of water systems & replace undersized water mains.	Ongoing
W24-07	Cyber-Security Implementation	The Risk and Resilience Assessment Report for the Water Utility was completed in January 2022. Appendix A, Cyber Security Report provides a number of recommendations for reducing susceptibility to a cyber attack. This project provides a preliminary budget to investigate details of recommendations and develop projects/CIP to address.	PF1.S & PF1.B Provide for capital needs of water systems & replace undersized water mains.	Ongoing
W24-08	Safe Yield Policy & Water Neutrality Policy Update	The Safe Yield analysis was completed over 10 years ago. The policy/process for declaration of various stages of water emergencies needs to be updated to reflect current climate projections, proposed rates and supply sustainability. The Water Neutrality Policy was most recently updated in 2016. The update is required to address current development trends and to provide a more practical application to address a neutral impact to the City's water supply.	PF1.S & PF1.B Provide for capital needs of water systems & replace undersized water mains.	Project on pause pending completion of W25-03 Water Management Plan
W24-09	Emergency Repairs to Water Infrastructure to address discolored water	Project added per Council action RESO 2023-016 on 8/22/23 to declare emergency to address repairs at Louis Stralla Water Treatment Plant.	LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems.	Project completed FY25Q4
W24-10	Water System Hydraulic Model Update	Update the existing hydraulic model developed during the 2021 Integrated Utility Master Plan process to include a calibration/verification process to insure the model accurately reflects system operations/dynamics.	LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems.	Project completion anticipated FY26Q2
W24-11	Bell Canyon Dam DSOD Analysis/Improvements	Perform required geotechnical investigation/reporting for compliance with Division of Safety of Dams regulations AND construct improvements to mitigate seepage.	LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems.	Pending coordination with DSOD
W24-12	Disinfection By Products Project	Develop strategy & implement measures to conform to regulatory requirements associated with these continuants.	LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems.	Develop Request For Proposal/Qualifications in FY26
W25-01	Napa Intertie Pipeline Replacement	Per Integrated Utility Master Plan, Appendix A, Project PWTM-1, replace the 12-inch pipeline from the Rutherford Pump Station to the connection at the intersection of SR29/Dowdell Ln.	PF1.S & PF1.B Provide for capital needs of water systems & replace undersized water mains.	Project design awarded FY24Q4; anticipate construction FY26
W25-02	Water Treatment Plant Transmission Main Replacement	Replace 16,300 lineal feet of 14-inch, 18-inch & 24-inch pipeline per 2021 Integrated Utility Master Plan.	PF1.S & PF1.B Provide for capital needs of water systems & replace undersized water mains.	Anticipate RFP for design services FY25Q4
W25-03	Water Management Plan	Develop a Water Management Plan that provides strategy for management of water portfolio (including groundwater, surface water, recycled water, etc.), comparable to an Urban Water Management Plan for larger water purveyors.	LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems.	Awarded professional services agreement FY25Q2; anticipate completion FY26Q2
W26-01	Water Treatment Plant Microgrid/SCADA Upgrades	Develop Microgrid System, including Solar Panels and Energy Storage, and associated WTP Scada upgrades necessary monitor/operate.	LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems.	Develop Request For Proposal/Qualifications in FY26
W26-02	Asset Management & Computerized Maintenance & Management System Development/Implementation	Asset Management Software Assessment & Optimization planning, Asset Management Program Development, CMMS Purchase & Setup.	PF1.S & PF1.B Provide for capital needs of water systems & replace undersized water mains.	Ongoing

5-Year Capital Improvement Program
FY2025/26 through FY2029/30

RESOLUTION - EXHIBIT A

Number	Name	Description	General Plan Policy and Goals	Project Disposition (04/01/25)
W29-01	Water Treatment Plant (Water Treatment Plant Rehabilitation)	Implementation of CIP that results from Water Treatment Plant Condition Assessment, CIP No. W18-111 to be adopted FY25Q2; included in 2023 Rate Study Long Term Forecast.	LU6.1 & PF1.S Provide high-quality water systems & provide for capital needs of water systems.	Future project
W29-02	PWRR-1 yr 6-10 Water Main Annual Replacement Program Allowance	Replace systemwide pipelines on an annual basis as recommended per 2021 Integrated Utility Master Plan.	PF1.S & PF1.B Provide for capital needs of water systems & replace undersized water mains.	Future project

5-Year Capital Improvement Program
FY2025/26 through FY2029/30

RESOLUTION - EXHIBIT A

Number	Name	Description	General Plan Policy and Goals	Project Disposition (04/01/25)
Wastewater Projects				
S-52	WWTRP Upgrades Phase 1	Feasibility study, workplan and Phase 1 improvements as required by CDO Regional Board Order R2-2016-0004.	PF2.B Continue wastewater treatment system upgrades.	Expect project completion FY26Q1
S18-70	Replace 1% Sewer Mains Annually	Replacement of City sewer mains.	PF2.D & PF2.4 Reduce sewer system inflow and infiltration through repair and replacement of sewer pipes and protection from inflow sources & increase sewer collection system efficiency by ensuring proper maintenance of sewer pipes.	Future project; funding available in FY27 & FY28.
S18-71	Crinella Pump Station Upgrade	Update the structure and pumping systems as well as including a filter system to control odors.	LU6.1 & PF1.S Provide high-quality wastewater systems & provide for capital needs of wastewater systems.	Contract award FY25Q1; expect construction completion FY25Q4
S18-74	Update GIS Maps of Sewer System	OLD PROJECT		
S18-78	Recycled Water Feasibility Study	OLD PROJECT		
S21-01	WWTP Recycled Pipeline and Pump Station	Provide pump station to distribute recycled water to the WWTP spray fields and provide recycled water to City customers via mainline connection.	LU6.1, PF1.1, PF1.5, PF2.1 & PF2.4 Provide high-quality wastewater systems, ensure adequate sewage treatment capacity at the City treatment plant to meet the needs of population growth & increase sewer collection system efficiency by ensuring proper maintenance of sewer pipes.	Additional evaluation required FY25Q4 to determine viability of existing pump station
S23-04	Recycled Water - Crane Park Irrigation Infrastructure	Installation of necessary piping such that the Recycled Water Pipe is delivering recycled water to Crane Park's irrigation infrastructure; FY24 RW main exists in Grayson from SR29 to Crane/Valley View; budget included in Rate Study; use for design/construction to connect to Crane Park irrigation if viable per S24-04 RW Master Plan.	PF1.C Continue to aggressively look for new water supply sources adequate to serve St. Helena's population into the future. New sources may include adoption of new technologies, such as effective water recycling.	Project completed FY25Q2
S23-02	Emergency Back-Up Power - WWTP	This project will replace the existing emergency generator and related equipment at the Wastewater Treatment Plant. The upgrades increase generator capacities, update aging equipment, and will allow the City to provide backup power to an essential City facility during a disaster. This project is funded in part by Hazard Mitigation Grant Program (HMGP) funds secured from FEMA and California Office of Emergency Services.	9.4 (p.9-28) & PS6.1 Maintain High Levels of Public Health and Safety & Ensure that City emergency procedures are adequate.	Construction award FY24Q1; anticipate completion FY25Q4
S24-01	Closed-Circuit Television (CCTV) Inspection Program, Phase I	CCTV inspection of approximately 63,000-feet of the gravity sewers to help identify sewers that are in poor condition and/or potential sources of high inflow and infiltration (I/I). Project to include defect rating and development of CIP. Differentiate between High Priority pipes (within proximity to water bodies) vs. non-High Priority. (Integrated Utility Master Plan WWRR-1).	LU6.1, PF1.1, PF1.5, PF2.1 & PF2.4 Provide high-quality wastewater systems, ensure adequate sewage treatment capacity at the City treatment plant to meet the needs of population growth & increase sewer collection system efficiency by ensuring proper maintenance of sewer pipes.	Contract award FY24Q1; anticipate completion FY25Q4

5-Year Capital Improvement Program
FY2025/26 through FY2029/30

RESOLUTION - EXHIBIT A

Number	Name	Description	General Plan Policy and Goals	Project Disposition (04/01/25)
S24-02	High Priority Pipeline Replacement	This annual project includes the rehabilitation or replacement of pipelines that are in poor condition within proximity of bodies of water. This program consists of approximately 9,500 feet of gravity sewers.	LU6.1, PF1.1, PF1.5, PF2.1 & PF2.4 Provide high-quality wastewater systems, ensure adequate sewage treatment capacity at the City treatment plant to meet the needs of population growth & increase sewer collection system efficiency by ensuring proper maintenance of sewer pipes.	Ongoing
S24-03	ArcGIS Infrastructure Development	ArcGIS Purchase & Setup and data acquisition; FY24 - included in Integrated Utility Master Plan, Chapter 7 & Appendix C recommendations; split w/ Water's W24-03	LU6.1, PF1.1, PF1.5, PF2.1 & PF2.4 Provide high-quality wastewater systems, ensure adequate sewage treatment capacity at the City treatment plant to meet the needs of population growth & increase sewer collection system efficiency by ensuring proper maintenance of sewer pipes.	Initial project complete; full system on pause subject to funding alternative to enterprise cash flow
S24-04	Recycled Water System Master Plan Update	Develop detailed recycled water system master plan including capital improvement program to implement based upon stakeholder engagement.	PF1.C Continue to aggressively look for new water supply sources adequate to serve St. Helena's population into the future. New sources may include adoption of new technologies, such as effective water recycling.	Project on pause pending completion of W25-03 Water Management Plan
S24-05	Del Campo Court Gravity Main Improvements	This project includes the replacement of approximately 450 feet of 15-inch and 18-inch diameter pipeline along Del Campo Court, between Hunt Avenue and Paseo Grand Drive; and 910 feet of 18-inch diameter pipeline along Paseo Grand Drive, between Del Campo Court and Los Robles Ct. (Integrated Utility Master Plan WWGM-6).	LU6.1, PF1.1, PF1.5, PF2.1 & PF2.4 Provide high-quality wastewater systems, ensure adequate sewage treatment capacity at the City treatment plant to meet the needs of population growth & increase sewer collection system efficiency by ensuring proper maintenance of sewer pipes.	Project delayed. Upon review of preliminary CCTV inspection, pipe did not warrant complete rehab. Evaluating for reduced scope for construction in FY26Q2.
S25-01	Flow Monitoring Program	Conduct a temporary flow monitoring program to help quantify inflow and infiltration (I/I) rates throughout the system. This data will be used to help prioritize gravity sewer projects.	LU6.1, PF1.1, PF1.5, PF2.1 & PF2.4 Provide high-quality wastewater systems, ensure adequate sewage treatment capacity at the City treatment plant to meet the needs of population growth & increase sewer collection system efficiency by ensuring proper maintenance of sewer pipes.	Staff to purchase flow monitoring equipment FY25Q3 and install/data collection in prep for commencement of S26-01 Model Update in FY26.
S26-01	Model Update and System Analysis	Update the City's existing wastewater collection system hydraulic model based on the proposed flow monitoring program. The model update will consist of a model calibration and system analysis.	LU6.1, PF1.1, PF1.5, PF2.1 & PF2.4 Provide high-quality wastewater systems, ensure adequate sewage treatment capacity at the City treatment plant to meet the needs of population growth & increase sewer collection system efficiency by ensuring proper maintenance of sewer pipes.	Issue RFP for design/modeling services FY26Q2.
S26-02	Asset Management & Computerized Maintenance & Management System Development/Implementation	Asset Management Software Assessment & Optimization planning, Asset Management Program Development, CMMS Purchase & Setup.	LU6.1, PF1.1, PF1.5, PF2.1 & PF2.4 Provide high-quality wastewater systems, ensure adequate sewage treatment capacity at the City treatment plant to meet the needs of population growth & increase sewer collection system efficiency by ensuring proper maintenance of sewer pipes.	May need to defer commencement beyond FY26 unless determine alt funding strategy.
S27-01	WWTP Pond Cleaning, Decommissioning, and Repurpose	With the completion of the upgrades to the Wastewater Treatment Facility in FY24, the treatment ponds will need to be decommissioned, including processing/removing existing sludge and permitting through the State Water Board.	LU6.1, PF1.1, PF1.5, PF2.1 & PF2.4 Provide high-quality wastewater systems, ensure adequate sewage treatment capacity at the City treatment plant to meet the needs of population growth & increase sewer collection system efficiency by ensuring proper maintenance of sewer pipes.	Future project; ponds are required for significant I/I but could assume a different configuration AND the accumulation of sludge needs to be processed/off-hauled; develop RFP for design/permit processing services FY26Q4.

5-Year Capital Improvement Program
FY2025/26 through FY2029/30

RESOLUTION - EXHIBIT A

Number	Name	Description	General Plan Policy and Goals	Project Disposition (04/01/25)
Stormwater Projects				
D24-01	Oak Avenue Storm Drain Rehab - Ph1	Upsize the storm drain system in Oak Avenue per 2021 Integrated Utility Master Plan	OS3.2 Reduce stormwater runoff in developed areas to protect water quality in creeks.	Design completion FY25Q4; underground construction FY26Q1-Q2
R19-03	Sulphur Creek Erosion Repair	This project will implement bank repairs that were caused during the 16/17 storm year and identified in the 2017 Flood Control Project post-construction monitoring and reporting year. The repairs will be made utilizing funds from the Flood Control Project adaptive management program. The area is located at the base of a mature valley oak, approximately 100 feet upstream of the confluence with the Napa River; FY24 - budget required to monitor and report to regulatory agencies.	PF3.4 & PS5.6 Consider efforts to prevent risk to structures and property along Sulphur Creek & maintain protocols and funding for the regular inspection and maintenance of flood control facilities in the city.	Ongoing
R20-01	Mitchell Drive to Sulphur Creek Storm Drain	Replace storm drain pipe on Mitchell Drive and slip-line portion of pipe from Mitchell Drive to Sulphur Creek.	OS3.2 Reduce stormwater runoff in developed areas to protect water quality in creeks.	Project incorporated into R24-02 & D24-01 Oak Ave Rehab; Design completion FY25Q4; underground construction FY26Q1-Q2
R20-02	Mills Lane Storm Drain	Install new storm drain along Mills Lane that outfalls to the Napa River.	OS3.2 Reduce stormwater runoff in developed areas to protect water quality in creeks.	Project delayed due to Farmstead Development delays

Category Summary Report

FY2025-26 to FY2029-30

1 - Civic

PROJECT TITLE	Exp/Enc as of 2/28/2025	Continued Approp.	2025-26	2026-27	2027-28	2028-29	2029-30	TOTALS
C20-02 Repaint Fire Station # 1			25,000	75,000				100,000
C20-04 Baldwin Park Fence & Pathway Repair	7,750	72,250						80,000
C22-02 Replace Playground Equipment and Fence at Crane Park		250,000						250,000
C22-03 Jacob Meily Park Drainage Site Survey and Installation of New Turf and Upgrade Irrigation	260,810	5,750						266,560
C23-01 Emergency Back-Up Power - Corp Yard & Crinella Pump Station	373,074	37,300						410,374
C24-01 Parks & Recreation Master Plan		125,000						125,000
C24-02 Trails & Open Space Amenities - Phase 1		50,000						50,000
	641,634	540,300	25,000	75,000				1,281,934
PROJECT FUNDING SOURCES								
101 General Fund			25,000	62,639				87,639
420 Go Bonds				12,361				12,361
571 Wastewater Rate Revenues	7,300	37,300						44,600
733 Prop 68 Grant		170,000						170,000
733 Civic CIP	62,843							62,843
733 Civic CIP HMGP Funds	302,931							302,931
734 Park Impact Fees	268,560	333,000						601,560
	641,634	540,300	25,000	75,000				1,281,934

Category Summary Report

FY2025-26 to FY2029-30

2 - Streets

PROJECT TITLE		Exp/Enc as of 2/28/2025	Continued Approp.	2025-26	2026-27	2027-28	2028-29	2029-30	TOTALS
R18-81	Downtown Sidewalk Improvements	1,103,963	1,574,314	900,000					3,578,277
R19-04	Sulphur Creek Sediment Removal		10,000	10,000	10,000	10,000	10,000		50,000
R19-05	Grayson and South Crane Rehab	233,095	212,511						445,606
R21-02	Crosswalk Improvements on Main Street/Highway 29 at Pratt Avenue and Elmhurst Avenue	113,471							113,471
R23-01	Signalization Dowdell Lane and Hwy 29		200,000						200,000
R23-02	"HAWK" Pedestrian Hybrid Flashing Beacon for Hwy 29 at Charter Oak		200,000						200,000
R24-01	Streets Master Plan	325,374							325,374
R24-02	Oak Avenue Rehabilitation	151,545	1,018,980	300,000					1,470,525
R24-79	Pavement Restoration FY24 Design/FY 25 Construction	3,356,165	21,948						3,378,113
R25-79	Pavement Restoration FY 25 Design/FY 26 Construction		130,000	1,167,000					1,297,000
R25-81	Downtown Sidewalk Paver Rehabilitation Project	317,328							317,328
R26-01	Bike Paths/Trails - Measure U Equivalent Funds			10,000					10,000
R26-02	Napa Valley Vine Trail - Yountville to St Helena				300,000	300,000	300,000		900,000
R26-03	Measure U Maintenance of Effort			296,791	302,727	308,781	314,957	321,256	1,544,512
R26-04	Spring Street/Highway 29 Intersection Project			500,000					500,000
R26-05	Napa Valley Vine Trail - Calistoga to St. Helena	593,250		361,000					954,250
R26-79	Pavement Restoration FY 26 Design/FY 27 Construction			136,500	1,236,500				1,373,000
R27-79	Pavement Restoration FY 27 Design/FY 28 Construction				145,300	1,307,300			1,452,600
R28-79	Pavement Restoration FY 28 Design/FY 29 Construction					153,700	1,383,300		1,537,000
R29-79	Pavement Restoration FY 29 Design/FY 30 Construction						162,000	1,464,000	1,626,000
R30-79	Pavement Restoration FY 30 Design/FY 31 Construction							172,000	172,000
		6,194,191	3,367,753	3,681,291	1,994,527	2,079,781	2,170,257	1,957,256	21,445,056
PROJECT FUNDING SOURCES									
101	General Fund	657,750		667,791	602,727	608,781	614,957	321,256	3,473,262
101	General Fund - Measure T/RMRA MOE	293,720	670,673						964,393
225-229	Gas Tax		382,729						382,729
230	Gas Tax - RMRA/SB1	240,039	385,607						625,646
240	Measure T/U	4,258,862	669,914	1,600,500	1,381,800	1,461,000	1,545,300	1,636,000	12,553,376
421	Go Bonds	20,000	10,000	300,000					330,000
700	Flood Control Funds		10,000	10,000	10,000	10,000	10,000		50,000
740	Traffic Mitigation Impact Fees	325,374	531,630						857,004

Category Summary Report

FY2025-26 to FY2029-30

2 - Streets

		Exp/Enc as of 2/28/2025	Continued Approp.	2025-26	2026-27	2027-28	2028-29	2029-30	TOTALS
741	LMR Cost Share		104,200						104,200
741	Streets Capital Improvement - Grant OBAG III		603,000	603,000					1,206,000
741	Streets Capital Improvement - PLBP			500,000					500,000
741	Streets Capital Improvement	348,446							348,446
741	Streets Capital Improvement - Grant TDA III	50,000							50,000
		6,194,191	3,367,753	3,681,291	1,994,527	2,079,781	2,170,257	1,957,256	21,445,056

Category Summary Report

FY2025-26 to FY2029-30

3 - Water

PROJECT TITLE		Exp/Enc as of 2/28/2025	Continued Approp.	2025-26	2026-27	2027-28	2028-29	2029-30	TOTALS
W-101	Tank 2 Rehabilitation	115,684	930,125						1,045,809
W-108	Lower Reservoir Rehab	246,379	224		50,000				296,603
W-109	Bell Canyon Intake Tower Replacement	1,517,142	18,289		5,000,000				6,535,431
W-35	Bell Canyon Reservoir Improvements	29,714	70,286						100,000
W-80	Dwyer Road Booster (Pump Station)		900,000						900,000
W-85	Bell Canyon Valve House Replacement	99,907		475,703					575,610
W-86	Spring Mountain Pressure Zone Improvements (Holmes Tank Upgrade)	138,073		100,000		3,515,968			3,754,041
W-91	Bell Canyon Creek Flow Measurement								
W18-111	WTP Condition Assessment	289,937							289,937
W18-113	Water System SCADA Improvements	404,344		533,327					937,671
W18-118	Replace Mains <6" in Diameter	5,570	310,136	327,702	338,189	349,011			1,330,608
W18-120	Bell Canyon Phreatic Surface Monitoring & Assessment	100,092							100,092
W21-01	Kearney and Andrea Water Main Replacement	818,540	1,005,645						1,824,185
W24-01	Water Distribution Fire Flow Improvements	254,394	57,762		156,000				468,156
W24-02	Napa Intertie Pump Station (Rutherford) Replacement		2,522,780				10,597,220		13,120,000
W24-03	ArcGIS Infrastructure Development	7,582	45,611						53,193
W24-04	Retrofit/Deploy SMART water meters	2,156,399	103,831	5,000					2,265,230
W24-05	PFAS Sampling Project								
W24-06	Risk and Resilience Assessment Report Implementation		160,965						160,965
W24-07	Cyber-Security Implementation		53,655						53,655
W24-08	Safe Yield Policy & Water Neutrality Policy Update	80,650	69,350						150,000
W24-09	Emergency Repairs to Water Infrastructure to address discolored water	1,067,624	212,070						1,279,694
W24-10	Water System Hydraulic Model Update	199,638	12,562						212,200
W24-11	Bell Canyon Dam DSOD Analysis/Improvements	200,303	150,000	100,000	750,000	2,017,684			3,217,987
W24-12	Disinfection By Products Project		52,500		379,288	391,425			823,213
W25-01	Napa Intertie Pipeline Replacement	446,200		6,092,269					6,538,469
W25-02	Water Treatment Plant Transmission Main Replacement	37,073	1,662,927		7,400,084				9,100,084
W25-03	Water Management Plan	284,573							284,573

Category Summary Report

FY2025-26 to FY2029-30

3 - Water

	Exp/Enc as of 2/28/2025	Continued Approp.	2025-26	2026-27	2027-28	2028-29	2029-30	TOTALS
W25-91 Bell Canyon Creek Flow Measurement		50,000						50,000
W26-01 Water Treatment Plant Microgrid/SCADA Upgrades		100,000	200,000	2,300,000				2,600,000
W26-02 Asset Management & Computerized Maintenance & Management System Development/Implementation	22,575	110,099						132,674
W29-01 Water Treatment Plant (Water Treatment Plant Rehabilitation)						5,900,000	2,500,000	8,400,000
W29-02 PWRR-1 yr 6-10 Water Main Annual Replacement Program Allowance					239,157	246,810		485,967
	8,522,393	8,598,817	7,834,001	16,373,561	6,513,245	16,744,030	2,500,000	67,086,047
PROJECT FUNDING SOURCES								
421 Go Bonds	360,056	367,898	797,702	544,189	349,011			2,418,856
561 Water Rate Revenues	1,514,439	401,706						1,916,145
763 Water Capital Improvement - Bond	5,988,873	6,228,989	6,836,299	13,529,372	5,925,077	1,287,571		39,796,181
763 Water Capital Improvement	510,952	224						511,176
763 Water Capital Improvement - Grant/Interagency Fund		1,600,000	200,000	667,000				2,467,000
764 Water Impact Fees	148,073							148,073
999 Unidentified				1,633,000	239,157	15,456,459	2,500,000	19,828,616
	8,522,393	8,598,817	7,834,001	16,373,561	6,513,245	16,744,030	2,500,000	67,086,047

Category Summary Report

FY2025-26 to FY2029-30

4 - Wastewater

PROJECT TITLE		Exp/Enc as of 2/28/2025	Continued Approp.	2025-26	2026-27	2027-28	2028-29	2029-30	TOTALS
S-52	WWTP Phase 1 Upgrades	18,260,358	68,259	1,700,000					20,028,617
S18-70	Replace 1% of Sewer Mains Annually	22,527		820,000	620,000				1,462,527
S18-71	Crinella Pump Station Upgrades	1,539,989	26,067						1,566,056
S21-01	WWTP Recycled Pipeline and Pump Station	183,572	1,622,687						1,806,259
S23-01	Recycled Water - Crane Park Irrigation Infrastructure	61,200							61,200
S23-02	Emergency Back-Up Power - WWTP	1,779,884	35,506						1,815,390
S24-01	Closed-Circuit Television (CCTV) Inspection Program, Phase I	366,505							366,505
S24-02	High Priority Pipeline Replacement		511,200	255,600		255,600	255,600		1,278,000
S24-03	ArcGIS Infrastructure Development	7,582	45,611						53,193
S24-04	Recycled Water System Master Plan Update	241,698	258,302						500,000
S24-05	Del Campo Court Gravity Main Improvements	246,295	361,705						608,000
S25-01	Flow Monitoring Program			60,000					60,000
S26-01	Model Update and System Analysis				50,000				50,000
S26-02	Asset Management & Computerized Maintenance & Management System Development/Implementation	22,575		50,000	60,099				132,674
S27-01	WWTP Pond Cleaning, Decommissioning, and Repurpose				500,000	500,000			1,000,000
		22,732,185	2,929,337	2,885,600	1,230,099	755,600	255,600		30,788,421
PROJECT FUNDING SOURCES									
421	Go Bonds	2,917,629	2,815,467	2,635,600	1,120,000	500,000			9,988,696
571	Wastewater Rate Revenues	2,832,968	113,870	50,000	110,099	255,600	255,600		3,618,137
742	Storm Drain Impact Fees			200,000					200,000
773	Wastewater Capital Improvement - HMGP Funds	1,361,326							1,361,326
773	Wastewater Capital Improvement	2,169,860							2,169,860
773	Wastewater Capital Improvement - Debt	12,739,496							12,739,496
774	Wastewater Impact Fees	710,906							710,906
		22,732,185	2,929,337	2,885,600	1,230,099	755,600	255,600		30,788,421

Category Summary Report

FY2025-26 to FY2029-30

5 - Stormwater

		Exp/Enc as of 2/28/2025	Continued Approp.	2025-26	2026-27	2027-28	2028-29	2029-30	TOTALS
PROJECT TITLE									
D24-01	Oak Avenue Storm Drain Rehab		1,154,000						1,154,000
R19-03	Sulphur Creek Erosion Repair	95,206	20,000						115,206
R20-01	Mitchell Drive to Sulphur Creek Storm Drain	59,800							59,800
R20-02	Mills Lane Storm Drain Project	643,496							643,496
		798,502	1,174,000						1,972,502
PROJECT FUNDING SOURCES									
101	General Fund	52,905							52,905
225- 229	Gas Tax	6,895							6,895
421	Go Bonds		954,000						954,000
700	Flood Control Funds	95,206	20,000						115,206
741	LMR Cost Share	330,000							330,000
742	Storm Drain Impact Fees	313,496	200,000						513,496
		798,502	1,174,000						1,972,502



PLANNING COMMISSION REPORT

Planning Commission Meeting of May 20, 2025

FILE NUMBER: TUP25-005

SUBJECT: Request by Caroline Hernandez to approve a Temporary Use Permit for the private, ticketed, Andrea Bocelli dinner and entertainment event to be held the Monte Olivos estate, located at 2500 Spring Mountain Road, St. Helena, within the Twenty-Acre Agriculture zoning district, to be held on June 20, 2025, with a maximum attendance of 600 persons.

PREPARED BY: Jackie Oneal, Senior Planner

REVIEWED BY: Maya DeRosa, Community Development Director

APPROVED BY: Maya DeRosa, Community Development Director

APPLICATION FILED:04/08/25

ACCEPTED AS COMPLETE:05/05/25

LOCATION OF PROPERTY: 2500 Spring Mountain Road

APN: 009-131-044

GENERAL PLAN/ZONING: Agriculture/Twenty-Acre Agriculture

APPLICANT: Caroline Hernandez,
Outstanding in the Field

PHONE: 707-710-0039

BACKGROUND

On April 8, 2025, Caroline Hernandez submitted an application requesting approval of a Temporary Use Permit to allow for a private, ticketed, Andrea Bocelli dinner event to be held the Monte Olivos estate, located at 2500 Spring Mountain Road, St. Helena, within the Twenty-Acre Agriculture zoning district to be held on June 20, 2025, with a maximum attendance of 600 persons.

The St. Helena Municipal Code includes a provision (SHMC 17.22.250 (D)(1)) that allows the Community Development Director to refer a TUP application to the Planning Commission when there are factors such as events with attendance over 400 persons. After learning about the proposed event featuring celebrity musician Andrea Bocelli and the high attendance projections, the Community Director advised the applicant that the request would be referred to the Planning Commission for consideration which is the subject of this staff report. In February 2025, Staff administratively approved one TUP for an unrelated, music and dinner event held on the site.

The project site is located in the north western portion of St. Helena with a portion of the site fronting along Main Street. Spring Mountain Road is located south of the site and access to the site is provided by Bieber Road, a private road that serves this site and other residences in the immediate vicinity. The property is developed with a single-family residence and associated accessory structures and an agricultural barn complex that was approved for use as a commercial agricultural olive oil press, processing, and storage facility in 2014. There is an olive grove on the site with the remaining undeveloped area containing wooded slopes around the perimeter

Uses to the north (within the unincorporated portion of the County), west and south consist of large, agriculturally zoned parcels, some developed with estate homes and wineries. The Culinary Institute of America's Greystone campus is located to the south and east of the site with agricultural uses located to the immediate east, on the west side of Main Street (SR 29).

PROJECT DESCRIPTION

OVERVIEW

Caroline Hernandez (Outstanding in the Field) has requested approval of a temporary use permit to host a one-day, ticketed event to consist of a seated dinner with live entertainment by Andrea Bocelli accompanied by classical instruments (piano, viola, violin, cello, and flute). The concert would be held on Friday, June 20, 2025 with expected attendance not to exceed 600 guests who would be on-site from 4:30 p.m. to 10 p.m. Live entertainment would end at 9:30 PM with light, ambient music to follow until the conclusion of the event. Staff and vendors would be on-site to set-up/break-down from Wednesday, June 18, 2025 to Sunday June 22, 2025 from 10 a.m. to 5 p.m. each day, with the exception of the day of the event, when staff and vendors will be onsite from 8 a.m. to 12 a.m.

TRANSPORTATION

All guest arrivals and departures will be facilitated using small motor coaches operating between Charles Krug Winery and 2500 Spring Mountain. Guests will park at Charles Krug Winery, arriving via private vehicle or rideshare service. Charles Krug Winery has agreed to serve exclusively as the designated parking and transportation hub for the event.

Parking personnel will be deployed on-site at Charles Krug Winery to manage traffic flow, direct vehicles, and assist guests during arrival and departure. Guests will be

transported on 13 mini-coach buses each with a capacity of 27-35 passengers. Passengers will be transported in two waves beginning at 4:30 p.m. from the Charles Krug Winery to the event via Spring Mountain Road. On-site staff will coordinate traffic management to ensure smooth ingress and egress at the event as well as assist with local traffic. At the event's conclusion, motor coaches will return guests to Charles Krug Winery for pickup and departure with the final departure estimated at 10:00 pm.

No patron parking will be permitted at the 2500 Spring Mountain Road site. On-site parking will be limited and restricted to essential working personnel only.

KITCHENS & TENTING

The event will utilize pop up tents, but there will be no other tenting involved. Three kitchens will be stationed onsite, each utilizing propane and wood-fired cooking equipment, consisting of convection ovens, grills, fryers, griddles, and six-burner stove ovens. No heated cooking equipment will be used under the tenting. The Commission will note that the submitted written statement incorrectly states that tents under 400 square feet will not require a building permit. A Condition of Approval requires a building permit for any tent larger than 120 square feet.

RESTROOMS AND SANITATION

There will be three self-contained restroom trailers from United Site Services available onsite; one ten-stall public restroom trailer, one eight-stall ADA accessible public restroom trailer, and one four-stall staff-only restroom trailer.

STAGES

A temporary 40 ft. x 20 ft. stage will be erected along with two, approximately 22 foot tall scaffolds on each side of the stage which will be used to hold audio and lighting equipment. A Condition of Approval states that a building permit will be required for these temporary structures.

LIGHTING

Dining tables will be lit with string lights down the length of each table. These string lightings will be powered by power drops from generators. Guest pathways will be lit by eight foot tall pin spots connected to property's grid power and battery-powered up lights. Shuttle drop-off areas will be lit by pin spots connected to property's grid power. Kitchens will be lit by both battery powered stand lights and rented lighting, connected to property's grid power & power drops from generators. Two light towers connected to generators will be utilized for back of house and breakdown purposes.

SITE MODIFICATIONS

There will be no modifications to any existing buildings or any other permanent site modifications. Generators will be placed on-site to supplement the existing power grid and temporary fencing will be anchored to the ground with sandbags.

SECURITY, FIRST AID, AND EMERGENCY PLAN

An on-site paramedic and ambulance will be present, managed by Rock Medicine. The medical services will be equipped with first aid supplies and basic life support, to respond to any medical needs during the event's duration. Additionally, security guards will be deployed to oversee guest safety, assist with crowd management, manage emergencies, and monitor the overall security of the event space. Weather conditions will be actively monitored through a professional meteorological service to ensure timely awareness of any developing hazards.

Event staff will be trained on emergency protocols and will communicate via radio or mobile phone to coordinate efficient and safe responses. Two points of ingress and egress will remain accessible to provide alternative access routes in the event of an emergency. In the event of inclement weather, guests will be directed to shelter in place. In the case of a need for evacuation, the motor coaches staged on-site during the event will be utilized for transportation.

ANALYSIS**CEQA**

Staff has conducted the required analysis and concluded that the project is categorically exempt from the requirements of CEQA, pursuant to CEQA Guidelines Section 15304(e), which exempts the minor temporary use of land having negligible or no permanent effects on the environment.

St. Helena Municipal Code (SHMC) 17.05.110 establishes that the purpose of a Temporary Use Permit (TUP) is to provide procedures for short-term activities and uses on privately or publicly owned property with appropriate regulations so that such activities will be compatible with the surrounding areas. A TUP may only be approved after the the deciding body has made the following findings:

1. The temporary activity complies with applicable standards identified in Section 17.22.250, Temporary uses; and
2. Maintenance or operation of the temporary activity would not be detrimental to the public health, safety, or welfare of persons residing or working in the neighborhood of the proposed temporary activity.

Staff Response: SHMC Section 17.22.250(B) establishes that that short term activities listed in 17.22.250(D) may be allowed via application and approval of a Temporary Use Permit (TUP). Such temporary allowed activities include events such as food and outdoor entertainment events on nonresidential properties when such activities do not exceed fourteen consecutive days or six two-day weekends. While there is an existing single-family residence on the property, the site maintains an active agricultural use and the nature of the one-day event meets the required Code Standards.

Staff finds that the documentation submitted by the applicant clearly demonstrates that the proposed event will not be detrimental to the public health, safety, or welfare of those persons residing or working in the vicinity of the site. The applicant has submitted a detailed ingress and egress plan, traffic management plan, and will have safety, medical, and security staff on-site. Further, the application materials have been reviewed and approved by St. Helena Police, Fire, Building, and Public Works departments.

St. Helena, California, prioritizes the protection of its rural and small-town character by managing environmental noise to preserve quality of life and public health. As outlined in the Public Health, Safety, and Noise Element of the General Plan, the city identifies key noise sources, sensitive land uses, and quantifiable standards to guide land use planning and noise mitigation efforts.

Given that the location of the event is within a zoning district that allows residential uses with known residences within a mile of the event location, staff required the applicant to submit a noise study to confirm that the proposal would not create disturbances to any sensitive receptors. The submitted study was prepared using the standard methodology for calculating outdoor sound propagation and has been peer-reviewed by a Board Certified Institute of Noise Control Engineer, Luke Saxelby. Figure 1 of the study indicated that approximately eight residences located approximately .25 to .50 miles from the event site may experience noise levels between 40-55 dBA during the duration of the event. As such, the applicants have obtained a Noise Permit from the St. Helena Police Departments. The Conditions of Approval for the Noise Permit include noticing nearby residents and on-site decibel monitoring and have been incorporated into the attached resolution. The study verifies that there will not be any perceptible disturbance to residences beyond .50 miles as the sound levels are expected to attenuate at 40 dBA or below at that distance.

ISSUES

Staff has not identified any outstanding issues related to this application that require additional discussion.

CORRESPONDENCE

At the time of agenda publication, staff had not received any correspondence related to this application.

STAFF RECOMMENDATION

For the reasons described above, staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15304(e), which

exempts the minor temporary use of land having negligible or no permanent effects on the environment.

2. Adopt the attached Resolution approving TUP25-005 to allow for the private, ticketed, Andrea Bocelli dinner and entertainment event to be held the Monte Olivos estate, located at 2500 Spring Mountain Road, St. Helena, within the Twenty-Acre Agriculture zoning district, to be held on June 20, 2025, with a maximum attendance of 600 persons, subject to the Conditions of Approval enumerated therein.

ATTACHMENTS

[Attachment 1. Written Project Statement](#)

[Attachment 2. Aerial Site Plan](#)

[Attachment 3. Peer Reviewed Noise Study](#)

[Attachment 4. Traffic Management Plan](#)

[Attachment 5. Off-Site Parking Agreement \(Krug\)](#)

[Attachment 6. Traffic Management Egress Plan](#)

[Attachment 7. Monte Olivos Primary and Secondary Entrances and Exits](#)

[Attachment 8. Proposed Fire Department Staging Areas](#)

[Attachment 9. Stage and Tent Aerial Site Plan](#)

[Attachment 10. Dinner Kitchen Layout](#)

[Attachment 11. Reception Kitchen Layout](#)

[Attachment 12. Planning Commission Draft Resolution](#)

Written Statement

OVERVIEW

This event will take place at Monte Olivos (25000 Spring Mountain Rd) on Friday, June 20th 2025. The event will consist of a concert by Andrea Bocelli, occurring during a seated family style dinner served by Outstanding in the Field. We are expecting 600 guests, who will be onsite from 4:30pm-10:00pm. Entertainment to end at 9:30pm per permitting requirements, light ambient music to follow from 9:30pm-10:00pm.

TRANSPORTATION

All guest arrivals and departures will be facilitated using small motorcoaches operating between Charles Krug Winery and Monte Olivos. Guests will park at Charles Krug Winery, arriving via private vehicle or rideshare/livery service. Beginning at 4:30 PM, motorcoaches will transport guests from the winery to the event via Spring Mountain Road.

No patron parking will be permitted at Monte Olivos. Parking at Monte Olivos will be limited and restricted to essential working personnel only.

Charles Krug Winery will serve exclusively as the designated parking and transportation hub for the event. Parking personnel will be deployed on-site to manage traffic flow, direct vehicles, and assist guests during arrival and departure.

Staff will also be strategically stationed at Monte Olivos to coordinate the timely dispatch and arrival of coaches, ensuring smooth ingress and egress at the event site as well as assist with local traffic. Once all guests have been transported to Monte Olivos, motorcoaches will stage in preparation for return service.

After the event, shuttles will begin to return guests to Charles Krug Winery starting at 9:30pm. Final departure estimated for 10:00 pm.

KITCHENS & TENTING

We will be using pop up tents, but there will be no other tenting involved. We will be building three kitchens onsite under the pop tents. The kitchens will utilize propane and wood-fired cooking equipment, consisting of convection ovens, grills, fryers, griddles, and 6-burner stove ovens. No heated cooking equipment will be used under the tenting.

MODIFICATIONS

There will be no modifications to any existing buildings.

There will be generators used onsite to supplement the existing power grid.

There will be some 6' x 8' redwood fencing segments to be used to mask back of house areas, but the segments will be anchored to the ground by sandbags. They will not be staked or semi-permanently installed.

STAR WAGON

There will be a “Star Wagon” on property, to be used by Andrea Bocelli and his family. This trailer will fully self-sufficient, with its own water.

RESTROOMS

There will be three restroom trailers from United Site Services (permitted in Napa County) available onsite:

1. 10 stall restroom trailer
2. 8 stall ADA restroom trailer
3. 4 stall restroom trailer (used for staff only)

LIGHTING

The dining tables will be lit with string lights down the length of each table. These string lightings will be powered by power drops from generators.

Guest pathways will be lit by 8’ height pin spots (connected to property’s grid power) and battery-powered uplights.

Shuttle drop off areas will be lit by pin spots (connected to property’s grid power).

Kitchens will be lit by both battery powered stand lights and rented lighting—high bay and clip on lights (connected to property’s grid power & power drops from generators).

Two light towers will be utilized for BOH / breakdown purposes (connected to generators).

Key Contacts for Inspection

Outstanding in the Field - food & beverage service

Planning & Permitting

Caroline Hernandez, Outstanding in the Field - 415-260-8979

Health & Fire Inspections

Seth Heitzenrater, Outstanding in the Field - 215-485-7738

100x Hospitality - entertainment & transportation

Andrew Clements - Producer 724.875.1522

Elliott Little - Technical Director 608.201.7337

Mike Medvin - Operations 215.237.6365

Randi Nall- Associate Producer 251.809.5293

David Nelson - Project Manager +52.984.186.6962

Set Up & Breakdown Plan

Wednesday, June 18th (10am-5pm)

Event rentals delivered
Restroom trailers delivered
Staging installed

Thursday, June 19th (10am-5pm)

All back of house areas assembled
Dining tables and chairs set up
Lighting installed

Friday, June 20th (8am-12am)

Final event set up
All vendors arrive for service
Event occurs from 4:30pm-10:00pm

Saturday, June 21st (10am-5pm)

Staging, lighting, and event rentals broken down and removed from property

Sunday, June 22nd (10am-5pm)

Staging, lighting, and event rentals broken down and removed from property
All vendors full off of property by end of day

Security, First Aid, & Emergency Plan

An on-site Emergency Medical Technician (EMT) will be present, equipped with first aid supplies and basic life support, to respond to any medical needs during the event's duration. Additionally, the appropriate number of security guards will be deployed to oversee guest safety, assist with crowd management, manage emergencies, and monitor the overall security of the event space.

Weather conditions will be actively monitored through a professional meteorological service to ensure timely awareness of any developing hazards.

Monte Olivos will maintain emergency access points on both sides of the property to provide alternative ingress and egress in the event of an emergency. Event staff will be trained on emergency protocols and will communicate via radio or mobile phone to coordinate an efficient and safe response.

Inclement Weather Plan

To ensure the safety and comfort of all attendees, weather conditions will be continuously monitored through a professional meteorological service. This allows the event team to respond quickly to any developing weather concerns.

In the event of inclement weather, guests and staff will be directed to shelter within the two large covered structures on-site. If additional shelter is required, motorcoaches will be available as backup protected spaces. These coaches will also be staged and ready to return patrons to Charles Krug Winery if early evacuation becomes necessary.

Tent Sizes

All tenting will be under 400sqft and thus will not require permitting.

Total Number of Staff & Vendors

Wednesday, June 18th (10am-5pm)

55 staff & vendors onsite throughout the course of the day

Thursday, June 19th (10am-5pm)

53 staff & vendors onsite throughout the course of the day

Friday, June 20th (8am-12am)

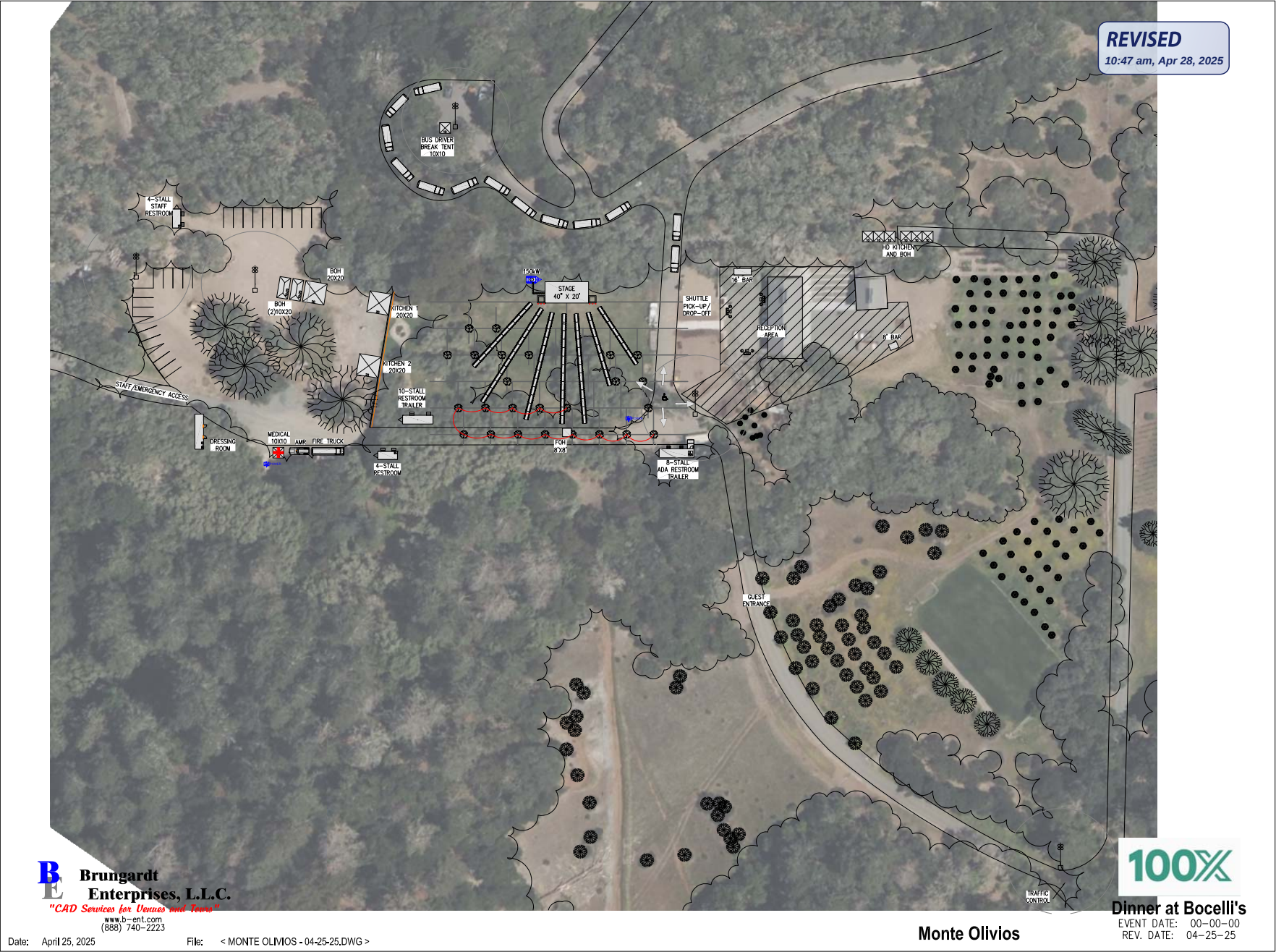
128 staff & vendors onsite throughout the course of the day

Saturday, June 21st (10am-5pm)

55 staff & vendors onsite throughout the course of the day

Sunday, June 22nd (10am-5pm)

20 staff & vendors onsite throughout the course of the day





May 5, 2025

Jonathan Fordin
100x Hospitality
jon@100xhospitality.com

Subject: Acoustical Peer Review for the “A Dinner at Bocelli’s” Event – Monte Olivos, St. Helena, California

Dear Mr. Fordin:

Saxelby Acoustics has reviewed the noise study prepared by RSC Audio Engineering LLC¹ which has been included here as **Attachment 1**. The following outlines the study and our review of the methods and conclusions.

The study uses the NoizCalc 4.0 module within SoundPLAN to calculate the noise emissions of the proposed concert event. Noise levels are mapped according to ISO 9316-2 which is the worldwide leading methodology for calculating and mapping outdoor sound propagation. The calculated operating level of up to 90-95 dBA at 120 feet from the sound source is reasonable for a concert of this size. We concur that a median level of around 90 dBA is a realistic for this type of event. The mapped noise levels for the project as shown on Figures 1 and 2 are in line with what we would expect to see for the assumed source levels. In our experience the levels predicted using SoundPLAN tend to be conservative for events of this nature, especially at distances beyond around 1,000 feet. We concur that sound levels at or below 40 dBA, beyond ½ mile are likely to become barely perceptible or inaudible.

We hope this peer review is helpful. Please don’t hesitate to contact me with any additional questions or comments.

Sincerely,
Saxelby Acoustics LLC



Luke Saxelby, INCE Bd. Cert.
Principal Consultant
Board Certified, Institute of Noise Control Engineering

¹ Noise Study for A Dinner at Bocelli’s Monte Olivos Location. RSC Audio Engineering, LLC. May 1, 2025.

(916) 760-8821
www.SaxNoise.com | Luke@SaxNoise.com
915 Highland Pointe Drive, Suite 250
Roseville, CA 95678



Attachment 1: Noise Study

Noise Study for A Dinner at Bocelli's Monte Olivos Location

Client: 100x Hospitality

Contact: Jonathan Fordin

Date: May 1, 2025

Created By: RSC Audio Engineering. LLC

The information in this document is intended solely for the designated recipient(s) and may contain confidential and/or privileged material. Unauthorized review, retransmission, dissemination, modification, copying, or any action taken based on this information by anyone other than the intended recipient is prohibited.

RSC Audio Engineering, LLC 2025

Contents

I. Introduction2

 A. Event Information.....2

 B. Sound Source2

II. Definitions2

III. Local Noise Overview3

IV. Methodology.....3

 A. Software and Model4

 B. Sound Levels at Reference Position During Musical Event4

 C. Speaker Manufacturer Consideration4

 D. Environmental Considerations.....4

V. Sound Level Predictions During the Musical Event.....5

 A. Noise Level - Nearest Receptors5

 B. Noise Level – 1 mile6

VI. Conclusion6

VII. Appendix A. – Additional Noise Predictions8

The information in this document is intended solely for the designated recipient(s) and may contain confidential and/or privileged material. Unauthorized review, retransmission, dissemination, modification, copying, or any action taken based on this information by anyone other than the intended recipient is prohibited.

RSC Audio Engineering, LLC 2025

I. Introduction

The primary objective of this noise study is to evaluate the potential noise levels at various receptors specifically the nearest receptors to the event site. Local authorities have requested a detailed prediction of sound levels at these receptors to ensure that the event complies with applicable noise ordinances and does not cause disruptions to the surrounding area. The study will focus on calculating predicted SPLs based on the sound source at a reference position located 120 feet from the performance area.

A. Event Information

Name Of Event:	Dinner At Bocellis
Date:	Friday June 20, 2025
Location:	Monte Olivos – St. Helena, CA
Operation Hours:	Saturday: 6PM-9:59PM (Hard Curfew)
Noise Source:	1 open-air outdoor stages – Broadband, Instruments: Piano, 2 Violins, 1 Viola, 1 Cello, Vocalists
Receptors:	Adjacent neighbors

B. Sound Source

The sound source for the event will primarily consist of a small string quartet with sound amplification provided through a high-quality sound system. This study aims to predict and assess SPL produced by orchestral performance, specifically focusing on the potential impact of these sound levels on the nearby community.

II. Definitions

Decibel (dB): A unit measuring the intensity of sound. The decibel scale is logarithmic, meaning a 10 dB increase represents a tenfold increase in intensity.

A-Weighting (dBA): A frequency weighting that approximates the human ear's sensitivity to different frequencies, commonly used in environmental noise assessments.

A-Weighted Equivalent Continuous Sound Level (LAeq): The average sound level over a specified period, accounting for varying noise levels.

Sound Pressure Level (SPL): The pressure variation, relative to a reference value, caused by a sound wave, typically measured in decibels.

The information in this document is intended solely for the designated recipient(s) and may contain confidential and/or privileged material. Unauthorized review, retransmission, dissemination, modification, copying, or any action taken based on this information by anyone other than the intended recipient is prohibited.

RSC Audio Engineering, LLC 2025

Front-Of-House (FOH) – Sound system control area and sound level reference point.

III. Local Noise Overview

Typical ambient noise levels in St. Helena, California particularly in areas with traffic or commercial activity, can raise the ambient noise floor above these limits. For example, traffic noise along major roads can range from 55 dBA to 70 dBA during peak hours, depending on the volume of vehicles. In more commercial or industrial zones, ambient noise levels can exceed 65 dBA due to the combined effect of vehicle traffic, equipment operation, and other sources of noise. Furthermore, common gardening equipment, such as lawn mowers, leaf blowers, and hedge trimmers, can significantly raise ambient noise levels, often exceeding 85 dBA, which may contribute to overall noise disturbance in residential areas, particularly when used for extended periods.

St. Helena, California, prioritizes the protection of its rural and small-town character by managing environmental noise to preserve quality of life and public health. As outlined in the *Public Health, Safety, and Noise Element* of the General Plan, the city identifies key noise sources, sensitive land uses, and quantifiable standards to guide land use planning and noise mitigation efforts.

The City has established maximum allowable LAeq thresholds for intrusive noise across specific time periods. These standards are designed to protect the most sensitive receptors—primarily residential areas—and represent the maximum ambient levels considered acceptable to avoid adverse impacts on homes and other noise-sensitive land uses:

- **Daytime (7:00 a.m. – 7:00 p.m.):** 45 dBA LAeq
- **Evening (7:00 p.m. – 10:00 p.m.):** 40 dBA LAeq
- **Nighttime (10:00 p.m. – 7:00 a.m.):** 35 dBA LAeq

Any proposed project or activity producing noise above these levels at a noise-sensitive receptor is considered potentially significant and may require mitigation.

IV. Methodology

This noise study utilizes predictive modeling to assess the potential SPL at various receptors surrounding the outdoor orchestral music event. The methodology incorporates the following key components:

The information in this document is intended solely for the designated recipient(s) and may contain confidential and/or privileged material. Unauthorized review, retransmission, dissemination, modification, copying, or any action taken based on this information by anyone other than the intended recipient is prohibited.

RSC Audio Engineering, LLC 2025

A. Software and Model

Software: NoizCalc 4.0 (SoundPLAN) a noise prediction software specifically designed for use with D&B Audiotechnik manufactured sound systems, was used to generate noise predictions for the event.

Model: The ISO 9316-2:1996 calculation model was employed to account for sound propagation, including environmental factors such as temperature and humidity. This model is recognized for its reliability in predicting outdoor sound levels and is widely used in environmental noise assessments.

B. Sound Levels at Reference Position During Musical Event

SPL predictions were made based on measurements taken at a FOH position located 120 feet from the sound source. Two reference SPL values were generated:

- 95 dBA (Maximum prediction) – Should not exceed this maximum amount
- 90 dBA (Medium prediction) – This is the average prediction amount

The 90dBA prediction was conducted to provide a realistic representation of the event's loudest expected sustained level while remaining consistent with modern sound engineering practices for open-air concerts. However, given that the event will feature a small orchestral group, overall sound levels are expected to be lower than those of amplified or large ensemble performances ensuring alignment with the City of St. Helena's noise standards and minimizing the potential for exceedance at the nearest residential receptors. Based on the prediction conducted at 95 dBA, consistent sound levels at or above 95 dBA should be avoided. Predictions for this SPL can be found in Appendix A.

C. Speaker Manufacturer Consideration

Although a different speaker manufacturer may be used for the actual event, the model was created using a comparable speaker driver size and output to ensure that the predictions remain accurate. The selected speaker model for the predictions has a similar output capacity and dispersion characteristics, ensuring that the sound levels predicted here are representative of the actual event's sound system performance.

D. Environmental Considerations

Historical data on temperature and humidity were incorporated into the predictions to simulate real-world conditions. These factors influence sound propagation and were factored into the ISO 9316-2:1996 calculations to provide accurate estimates of SPL at various receptor locations.

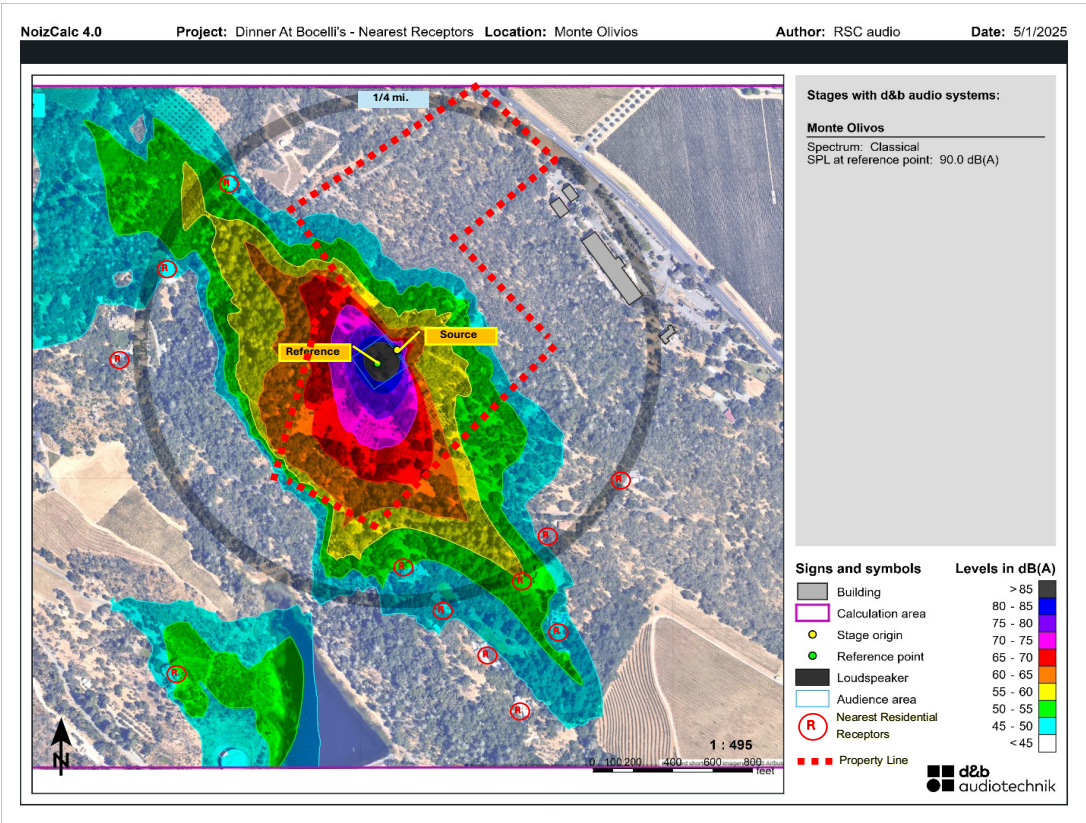
V. Sound Level Predictions During the Musical Event

A. Noise Level - Nearest Receptors

Based on a maximum FOH SPL of 90 dBA, receptors located beyond 1/2 mile are predicted to experience sound pressure levels at or below 40 dBA, aligning with the City of St. Helena’s evening LAeq threshold for intrusive noise. Because the event is scheduled to conclude by 10:00 p.m., all sound activity will cease before the City's more restrictive nighttime threshold of 35 dBA takes effect. The SPL levels represented in these figures, are based on the instrumental ensemble consisting of 1 Piano, 2 Violins, 1 Viola, 1 Cello and Vocalists.

Figure 1 – Noise Prediction at the nearest sensitive receptors @ source SPL of 90 dBA

Source = Stage/Speakers, Reference = FOH (Sound Board measurements). Instruments Piano, 2 Violins, 1 Viola, 1 Cello, Vocalists



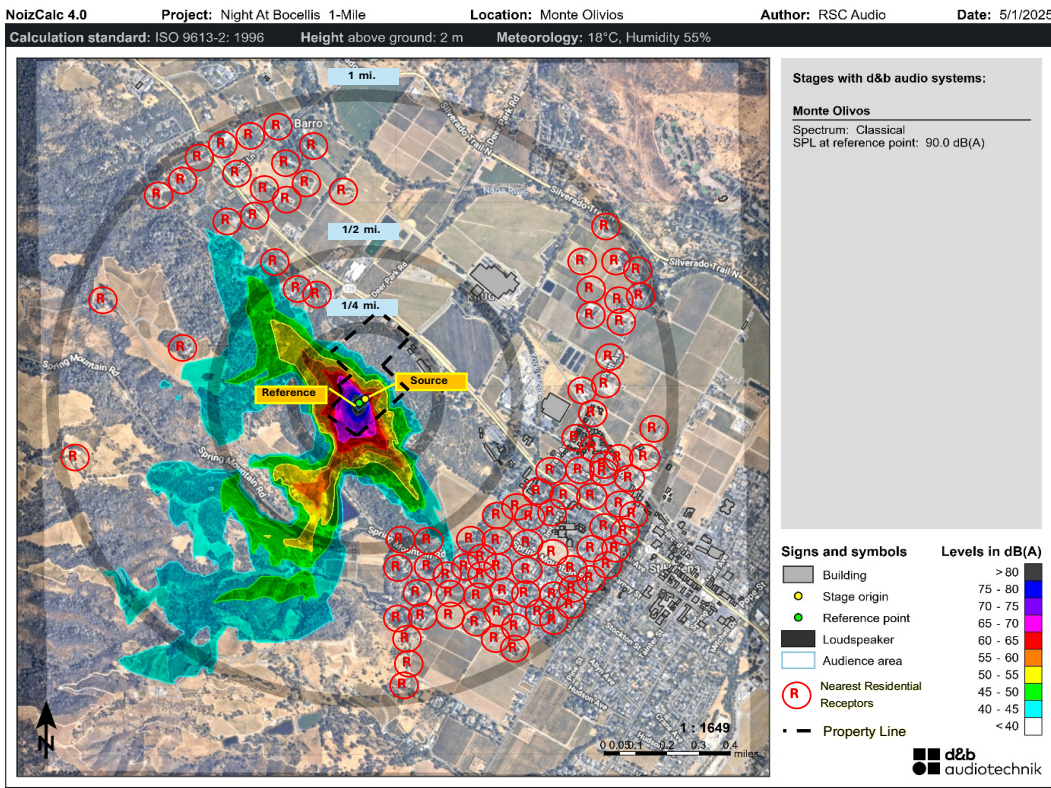
The information in this document is intended solely for the designated recipient(s) and may contain confidential and/or privileged material. Unauthorized review, retransmission, dissemination, modification, copying, or any action taken based on this information by anyone other than the intended recipient is prohibited.

RSC Audio Engineering, LLC 2025

B. Noise Level – 1 mile

Receptors located beyond ½ mile from the event site are expected to experience sound levels at or below 40 dBA. Noise propagating from the event is anticipated to become barely perceptible or inaudible beyond ½ mile, particularly in the more densely populated areas of the city. The below chart shows the anticipated levels of the 5 main instruments at the ¼ mile, ½ mile and 1 mile radius of the site.

Figure 2 - Noise Prediction at 1-mile @ source SPL 90 dBA
Source = Stage/Speakers, **Reference** = FOH (Sound Board measurements). Instruments Piano, 2 Violins, 1 Viola, 1 Cello, Vocalists



VI. Conclusion

Based on propagation modeling, sound levels are expected to attenuate to 40 dBA or below at distances of ½ mile or more from the source, aligning with the City of St. Helena’s 40 dBA

The information in this document is intended solely for the designated recipient(s) and may contain confidential and/or privileged material. Unauthorized review, retransmission, dissemination, modification, copying, or any action taken based on this information by anyone other than the intended recipient is prohibited.

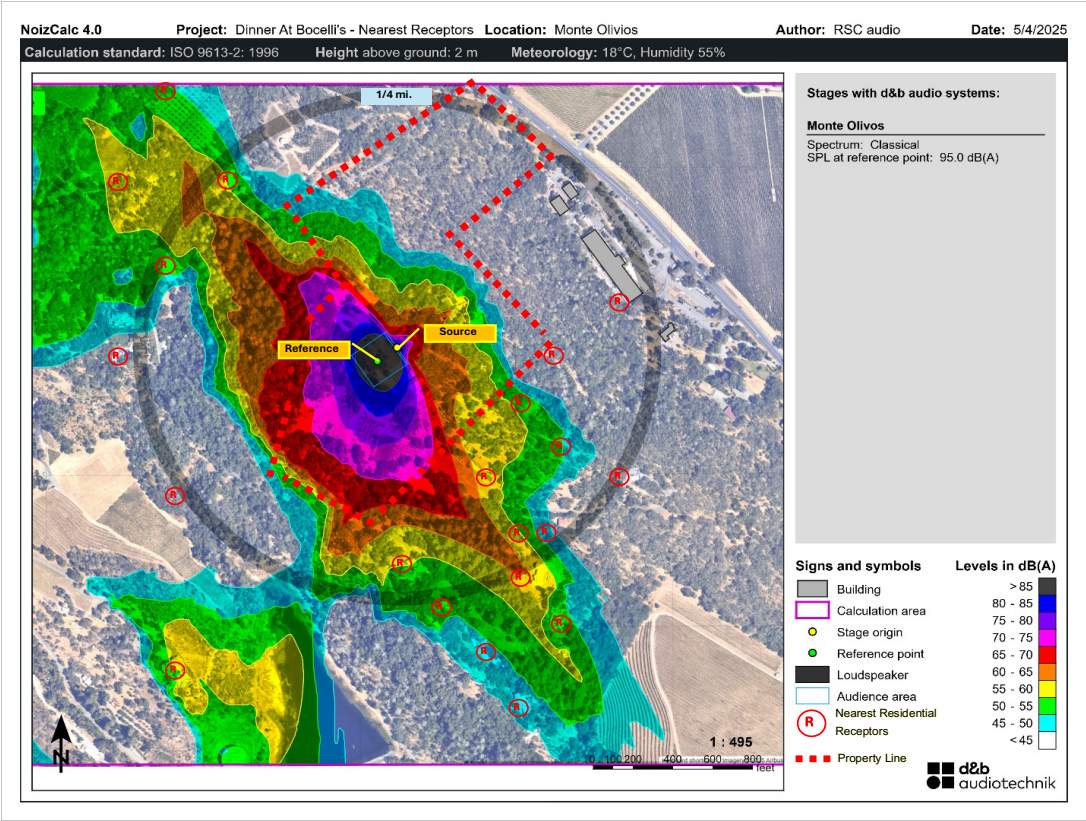
evening LAeq threshold for intrusive noise. As the event concludes by 10:00 p.m., it avoids overlapping with the City's more restrictive 35 dBA nighttime standard.

Environmental conditions such as terrain and elevation differences were considered in the modeling. Some of the nearest residential receptors are located at higher elevations relative to the performance area, which may reduce natural ground attenuation and result in slightly elevated received levels. However, modeling suggests that even with these topographic factors, receptors beyond 1/2 mile remain within compliance. The predicted sound field is not expected to cause significant exceedance of local noise standards, and no additional mitigation is deemed necessary.

VII. Appendix A. – Additional Noise Predictions

Figure 3 – Nearest Receptors with Sound Source of 95 dBA

Source = Stage/Speakers, Reference = FOH (Sound Board measurements). Instruments Piano, 2 Violins, 1 Viola, 1 Cello, Vocalists

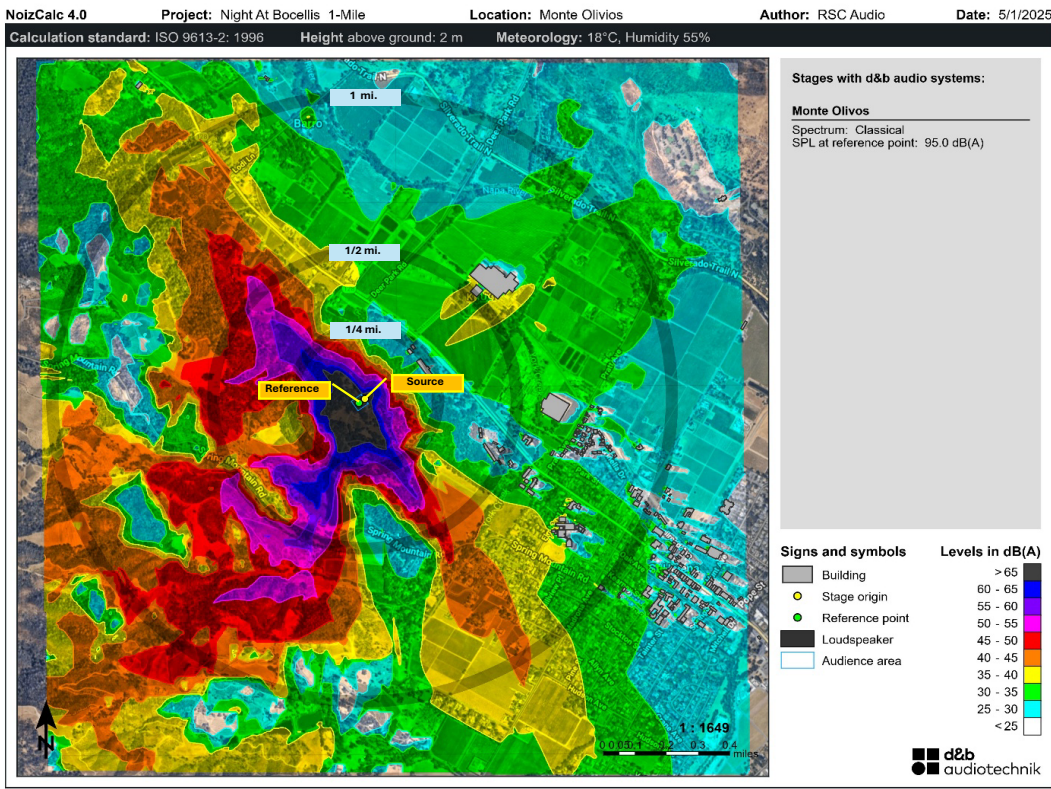


The information in this document is intended solely for the designated recipient(s) and may contain confidential and/or privileged material. Unauthorized review, retransmission, dissemination, modification, copying, or any action taken based on this information by anyone other than the intended recipient is prohibited.

RSC Audio Engineering, LLC 2025

Figure 4 – Noise Prediction at 1 mile – 95 dBA

Source = Stage/Speakers, Reference = FOH (Sound Board measurements). Instruments Piano, 2 Violins, 1 Viola, 1 Cello, Vocalists



The information in this document is intended solely for the designated recipient(s) and may contain confidential and/or privileged material. Unauthorized review, retransmission, dissemination, modification, copying, or any action taken based on this information by anyone other than the intended recipient is prohibited.

RSC Audio Engineering, LLC 2025

Dinner at Bocelli's

Transportation Management Plan (TMP)

Event Overview

Event Name: Dinner at Bocelli's

Date: Friday, June 20th

Time: 3:00 PM – 11:00 PM

Venue: Monte Olivios Estate, St. Helena, Napa County

Expected Attendance: 600 guests

Transportation Narrative

All guest arrivals and departures will be managed through Charles Krug Winery, which will serve as the central hub for parking and loading. At full capacity, approximately 600 guests will be transported to the off-site venue using 13 mini-coaches, each with a seating capacity of 27-35 passengers per wave. Parking availability at Krug exceeds 1000 spaces.

To minimize congestion and avoid two-way traffic conflicts, guests will be transported in two pre-assigned groups of 300 passengers. The first departure is tentatively scheduled for 4:30 PM, followed by a second departure at 5:00 PM. Coaches will follow a predetermined routing plan to ensure efficient ingress. Each mini-coach measures on average 25 feet by 7 feet, allowing for maneuverability along narrow access roads. If guests arrive late or outside of their scheduled departure time, one passenger van will be available to transport guests to Monte Olivios. All 13 buses will be staged at Monte Olivios after the 5:00 pm departure and will be available as needed.

We propose law enforcement deployment along Spring Valley Road from 3:00 PM to 11:15 PM to assist with traffic flow and event access control. In addition, we plan to deploy professional flaggers at both Spring Mountain Road and the entrance to Monte Olivios. These traffic personnel will help manage the two-way flow and support staff and production arrivals, maintaining safety along the narrow access routes throughout the event. They will also be able to clear the road if needed in an emergency situation.

Upon arrival at Monte Olivios, buses will drop off passengers and stage within the property to await the return trip. Return transportation will be similarly organized into two groups, with scheduled departures at 9:30 PM and 10:00 PM. An ADA-compliant vehicle will be available for guests with special needs throughout the evening. Also, accommodations will be made for guests who leave early.

Traffic Management Personnel

Refer to Appendix A for the Monte Olivios TMP Egress Plan, which outlines road signage, traffic flow, and staging logistics.

- Proposed law enforcement deployment: Spring Valley Road, 3:00 PM – 11:15 PM
- Flaggers:
 - Spring Mountain Road (intersection control)
 - Monte Olivios entrance (arrival coordination and safety)
 - Flaggers will mitigate traffic impacts for residents and maintain clear access for emergency response vehicles.
 - All flaggers will utilize two-way radio communication for real-time coordination and incident response.

Shuttle Operations

- Departure Waves: 4:30 PM and 5:05 PM from Charles Krug
- Return Waves: 9:30 PM and 10:00 PM from Monte Olivios
- Capacity: 13 mini-coaches, ~27-35 passengers each
- ADA transport: Available and on-call throughout the event

Parking & Access Summary

- Guest Parking: Charles Krug Winery only
- The majority of event staff will also park at Charles Krug Winery and be transported to Monte Olivios via shuttle
- No patron parking permitted at Monte Olivios
- Monte Olivios access restricted to essential working personnel
- Bus staging permitted on-site at Monte Olivios

Contingency Planning

- Accommodations will be made for early departures
- Route adjustments are available in collaboration with law enforcement if needed

Conclusion

This Transportation Management Plan aims to support guest safety, minimize local traffic impact, and ensure a seamless experience for all event attendees and staff. We welcome collaboration with local stakeholders to finalize and effectively implement the plan.

Appendix A

Monte Olivios TMP Egress Plan – View Online: [MONTI OLIVIOS TMP EGRESS PLAN R0.1 \(1\).pdf](#) prepared by C. McEndree PE, dated April 17, 2025. This diagram provides scale mapping of road signage placement, bus staging, ingress/egress flow, and key intersections for flagger and enforcement deployment.

Appendix B

Charles Krug Winery Parking Lot Map - View Online:

[Krug - 04-23-25 Parking .pdf](#)

Prepared by 100x Hospitality, dated April 23, 2025. This diagram details available parking spaces at Charles Krug Winery.

RECEIVED

By XGamera at 10:47 am, Apr 28, 2025



April 24, 2025

To Whom It May Concern:

This letter serves as authorization for parking on the Charles Krug Winery property on Friday, June 20th, 2025, in conjunction with the Andrew Bocelli Dinner event at Monte Olivios.

Parking is permitted for up to 750 vehicles within designated areas of the property. All event-related parking must be managed in accordance with local regulations and winery policies to ensure safety, accessibility, and minimal disruption to regular operations.

Please ensure all attendees and vendors comply with Charles Krug's parking agreement submitted to 100X Hospitality on April 24, 2025.

If you require any additional details or have further inquiries, please feel free to reach out to me at 707.967.2213.

Sincerely,

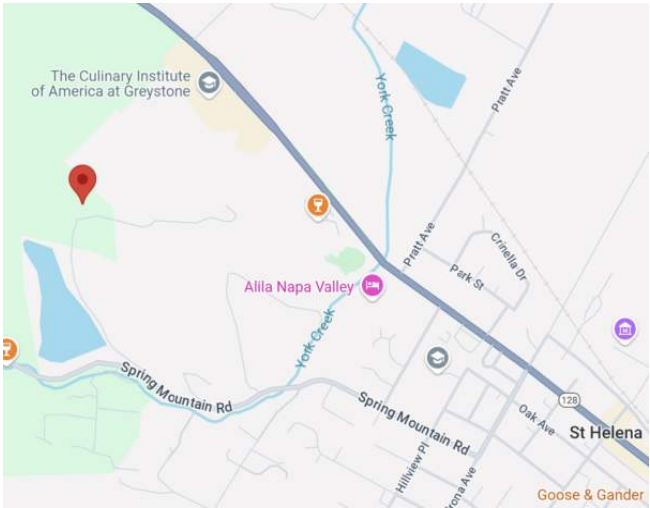
A handwritten signature in dark ink, appearing to read "A.J. Perez", is written over a light blue horizontal line.

A.J. Perez

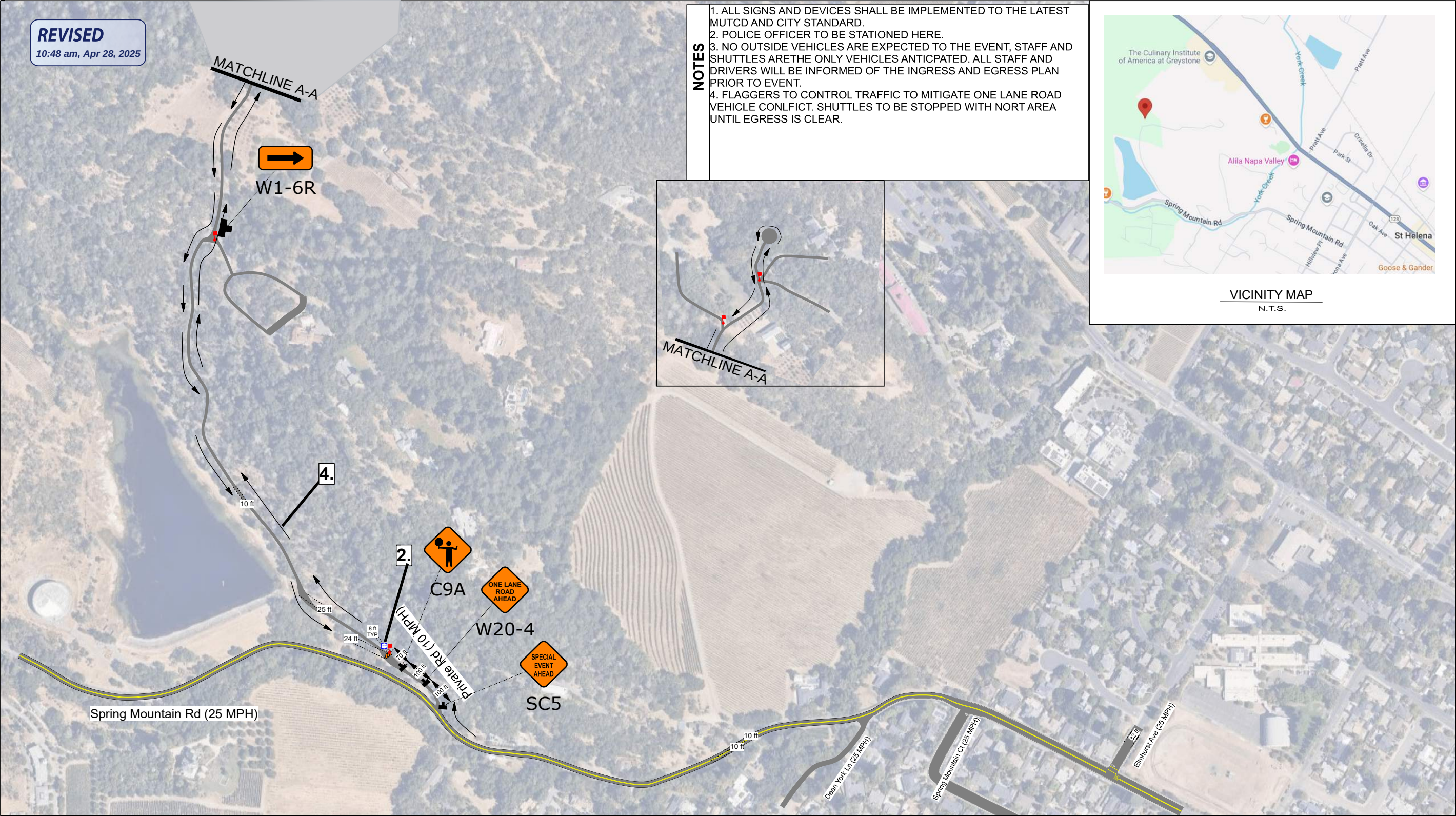
Director of EHS & Facilities

REVISED
10:48 am, Apr 28, 2025

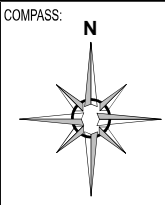
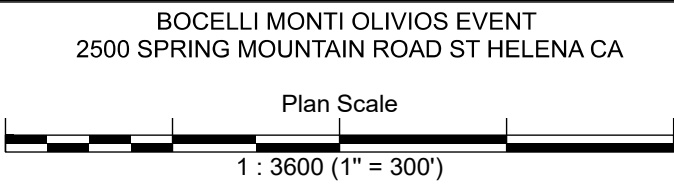
- NOTES**
1. ALL SIGNS AND DEVICES SHALL BE IMPLEMENTED TO THE LATEST MUTCD AND CITY STANDARD.
 2. POLICE OFFICER TO BE STATIONED HERE.
 3. NO OUTSIDE VEHICLES ARE EXPECTED TO THE EVENT, STAFF AND SHUTTLES ARE THE ONLY VEHICLES ANTICIPATED. ALL STAFF AND DRIVERS WILL BE INFORMED OF THE INGRESS AND EGRESS PLAN PRIOR TO EVENT.
 4. FLAGGERS TO CONTROL TRAFFIC TO MITIGATE ONE LANE ROAD VEHICLE CONFLICT. SHUTTLES TO BE STOPPED WITH NORT AREA UNTIL EGRESS IS CLEAR.



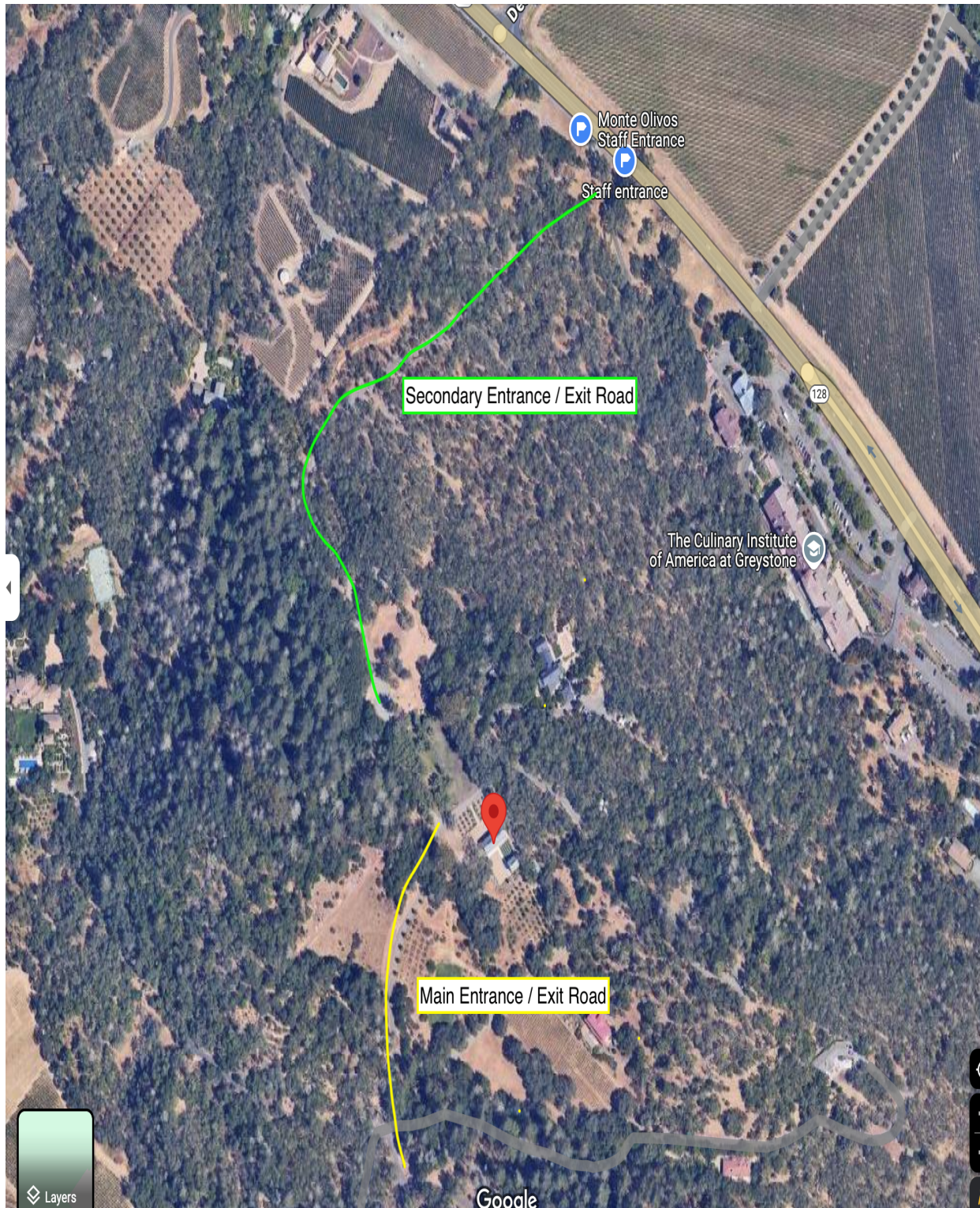
VICINITY MAP
N.T.S.

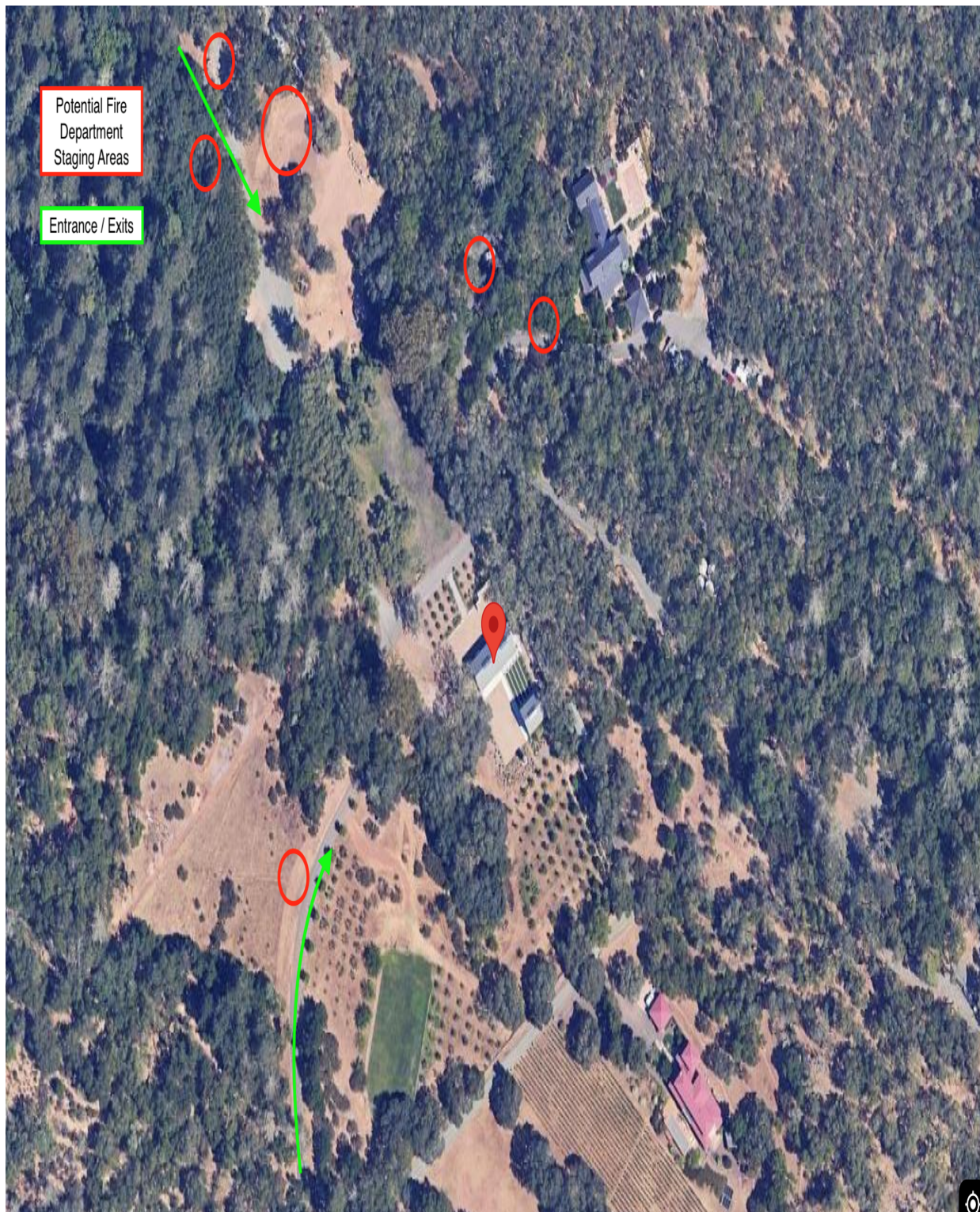


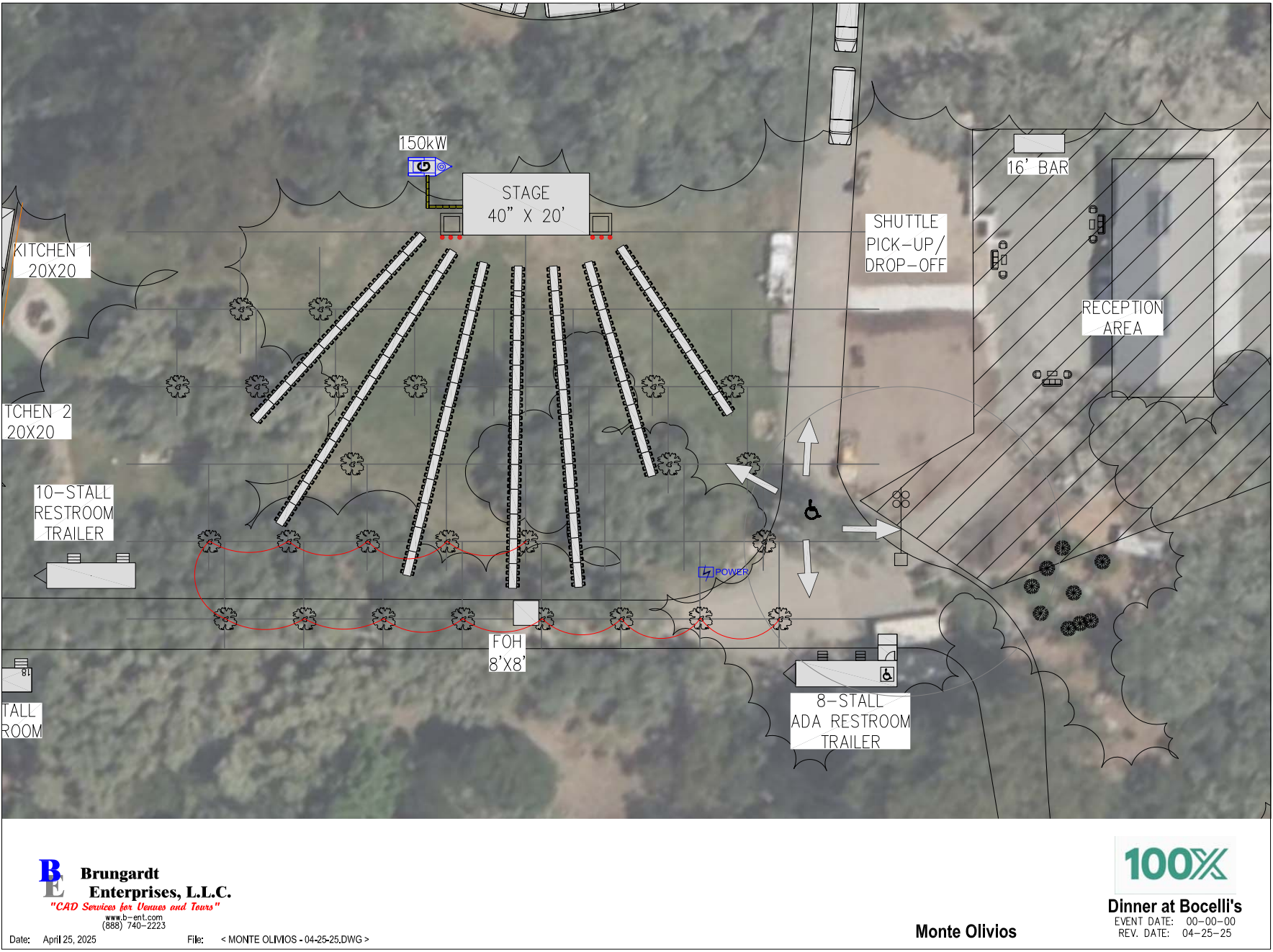
REV.	DATE	DESCRIPTION	BY
0	04/17/25	INITIAL SUBMITTAL	CM

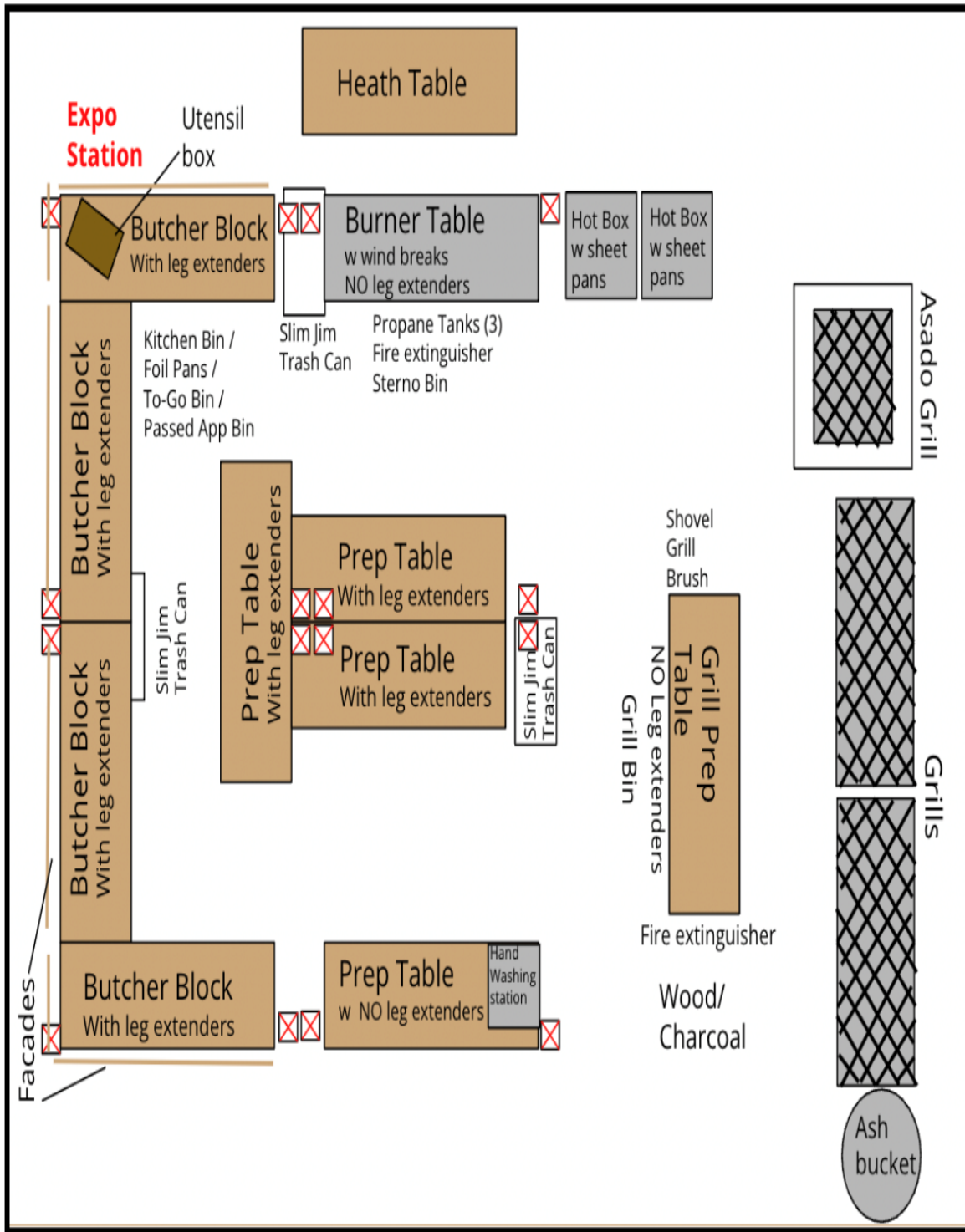


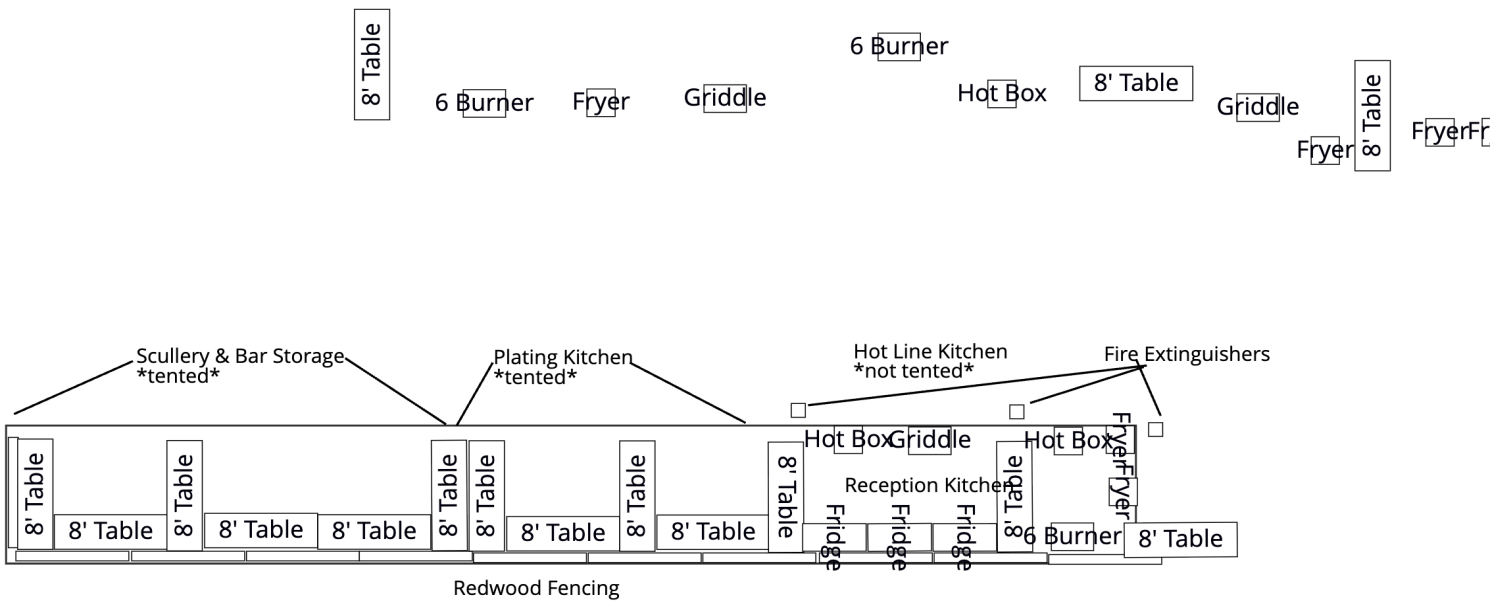
DESIGNED BY: C MCENDREE	DATE: 04/17/25	PAGE:	OF:
CHECKED BY:	DATE:	01	01
DRAWN BY:	DATE:		











REVISED
10:45 am, Apr 28, 2025



CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO. PC2025-_____

**GRANTING TEMPORARY USE PERMIT APPROVAL FOR ANDREA BOCELLI
DINNER AND CONCERT TO
2500 SPRING MOUNTAIN RD. (File No. TUP25-005)**

PROPERTY OWNER: Jorge Hernandez

APN: 009-131-044

Recitals

1. The applicant, Caroline Hernandez, Outstanding in the Field, has requested adoption of a resolution approving a Temporary Use Permit in order to allow for a private, ticketed, Andrea Bocelli dinner event to be held the Monte Olivos estate, located at 2500 Spring Mountain Road, St. Helena, within the Twenty-Acre Agriculture zoning district to be held on June 20, 2025, with a maximum attendance of 600 persons.
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law; and
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on May 20, 2025; and
4. Now, therefore let it be found that the Planning Commission approves the Temporary Use Permit thereby authorizing the use contained in said application based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

- A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.
- B. The Planning Commission hereby finds that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15304(e), which exempts the minor temporary use of land having negligible or no permanent effects on the environment.
- C. In accordance with SHMC Section 17.05.110, the Planning Commission makes the following Temporary Use Permit findings to support the motion to approve the request:
 1. The temporary activity complies with applicable standards identified in Section 17.22.250, Temporary uses *in that the event is held on a site with active agricultural use and the duration of the event is within the prescribed time-limit standards*; and

2500 Spring Mountain Rd.
Resolution / Conditions of Approval, TUP25-005
May 20, 2025

2. Maintenance or operation of the temporary activity would not be detrimental to the public health, safety, or welfare of persons residing or working in the neighborhood of the proposed temporary activity *in that the applicant has provided sufficient documentation that demonstrates that the event has adequate safety and welfare protocols in place including a traffic management plan and will have medical and security staff on site. Further, the City of St. Helena Police, Fire, Public Works, and Building Departments have reviewed the application materials and have provided Conditions of Approval as needed.*

Planning Department Conditions of Approval

- D. The Planning Commission approves a Temporary Use Permit for the above-described project with the following conditions of approval. Failure to comply may result in the immediate revocation of the permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
 1. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance.
 2. Operations shall be in compliance with application materials, site plan, and the written project statement submitted and reviewed by the Planning Commission on May 20, 2025, except as modified herein. This approval is limited to and must be consistent with those activities described in the submitted Written Statement which outlines the details of the event operations.
 3. The applicant is responsible for ensuring compliance with the Traffic Management Plan and all agreed upon off-site parking and circulation arrangements. There shall be no guest/patron parking onsite and all guests are to arrive and depart via shuttles departing from Charles Krug Winery.
 4. This permit is valid for a single-day event to take place on June 20, 2025, to be held from the hours of 4:30 p.m. to 10:00 p.m., with a maximum of 600 guests. All guests must be off site by 11 p.m.
 5. Staff and vendors are permitted on-site from Wednesday June 18, 2025, to Sunday June 22, 2025, as specified in the written statement. Should the event need to be rescheduled, it is the applicant's responsibility to formally request a modification of this approval in writing to be considered by the Planning Commission.
 6. Live entertainment must conclude by 9:30 p.m. Ambient music not to exceed the 35 dBA is permitted from 9:30 p.m. to 10:00 p.m. The applicant must utilize on-site decibel monitoring during the event to ensure that the sound levels are within the ranges as indicated in the submitted Noise Study.
 7. The City reserves the right to request a day-of inspection to verify that all the required components are implemented as outlined in this approval.
 8. The applicant must notify the immediate neighbors regarding the details of the upcoming event (staff will provide a list of addresses) on their own letterhead. The

2500 Spring Mountain Rd.
Resolution / Conditions of Approval, TUP25-005
May 20, 2025

envelope must be postmarked no later than June 9th. Details shall include the date, time, and duration of the event as well as notes regarding any potential disturbances (traffic, noise, etc.) and include the non-emergency police department number for reference. The notice must be consistent with the conditions of approval as set forth in this resolution. A draft of the notice shall be reviewed by staff prior to mailing to the identified residents.

9. If any commercial vendors are involved in the event, they must secure a business license from the finance department pursuant to SMC Title 5, Business Licenses and Regulations.
10. A license from the California Department of Alcoholic Beverage Control (ABC) must be obtained to serve alcohol at the event. The applicant is required to submit evidence that the appropriate licenses have been obtained no later than one week prior to the approved event.
11. All food vendors/caterers must acquire the necessary permits from the Napa County Department of Environmental Health. The applicant is required to submit evidence that the appropriate permits have been obtained no later than one week prior to the approved event.
12. Each site occupied by a temporary activity shall be cleaned of debris, litter, or any other evidence of the temporary activity upon completion or removal of the activity and shall thereafter be used in compliance with the provisions of this zoning code.
13. Extensions of Temporary Use Permits Prohibited. The term of a temporary use permit may not be extended. Applicants for activities that would exceed the allowed terms identified in Section 17.22.250(D) shall file for a conditional use permit, rather than a temporary use permit, in compliance with Section 17.05.020, Conditional use permit (CUP), and all other applicable zoning standards.
14. Required Lapse of Time for Temporary Use Permits. Except for seasonal sales lots, a minimum of thirty (30) days shall pass between the expiration of a temporary use permit and the issuance of a new and similar temporary use permit for the same property, or the actual removal of the materials and structures associated with the former activity, whichever last occurs.
15. This discretionary approval takes effect the day following the expiration of the appeal period if no appeal is filed or the day following the denial of an appeal.
16. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than the initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
17. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents,

2500 Spring Mountain Rd.
Resolution / Conditions of Approval, TUP25-005
May 20, 2025

officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

18. Provided they are in general compliance with this approval, minor modifications may be approved by the Community Development Director.
19. The only permitted temporary signage is that as shown on the Traffic Management Egress Plan. All temporary signage must be removed at the conclusion of the event.
20. Any qualifying violation of the conditions of approval, the city's Municipal Code, or any law which results from any activities on the subject property may result in revocation of this temporary use permit in compliance with city authorities.
21. The Noise Permit issued by the City may be revoked should there be complaints received regarding the noise generated.

Public Works Department Conditions of Approval

22. If any work occurs within the public right-of-way, an Encroachment Permit is required. Encroachment Permits will not be issued prior to the approval of the Improvement Plans.
23. All streets, curbs, gutters, sidewalks, or other public facilities damaged in association with this Project shall be the responsibility of the Applicant and shall be repaired to the satisfaction of the City at the Applicant's expense.

Building Department Conditions of Approval

24. A building permit is required for the temporary stage and associated lighting scaffolding/towers. Please submit a building permit application, site plan, engineered plans/calculations for temporary stage and lighting towers designed in accordance with 1609 California Building Code. Permit application and required plans must be submitted by June 9, 2025, to assure sufficient review timeline. A site inspection will be required after installation of the temporary stage and lighting, prior to the event. Plan review fees are due at the time of submittal.
25. Tents, including pop-up tents, that are larger than 120 square feet require a tent permit (See 3103.1.2, California Building Code). Tent permit application and required plans must be submitted by June 9, 2025, to assure sufficient review timeline. A site inspection will be required after installation of the tents, prior to the event. Plan review fees are due at the time of submittal.

Fire Department Conditions of Approval

2500 Spring Mountain Rd.
Resolution / Conditions of Approval, TUP25-005
May 20, 2025

26. Any future plans submitted for building permit shall exhibit compliance with the current St. Helena Fire Code, as adopted and codified in St. Helena Municipal Code Chapter 15.36.
27. No cooking or open flames are permitted under tented areas.
28. Heat and fuel sources for cooking equipment must have a clearance of 6 feet from any combustible material including, but not limited to, vegetation, wooden fences/structures etc.
29. Provide a clear staging area for fire department vehicle access near any and all exits/entrances to the property.
30. Arrange for professional emergency medical care to be on site for the event. AMR ambulance or comparable service is acceptable.
31. Engine company shall inspect the staging areas and the Fire Inspector shall inspect the cooking sites after they have been setup, but before the event begins.
32. The applicant is required to reimburse the City for all Fire Department expenses associated with the event.

Police Department Conditions of Approval

33. The applicant is required to reimburse the City for all Law Enforcement expenses associated with the event.

I HEREBY CERTIFY that the foregoing temporary use permit application was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on May 20, 2025, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

John Ponte
Chair, Planning Commission

Maya DeRosa, AICP
Community Development Director

2500 Spring Mountain Rd.
Resolution / Conditions of Approval, TUP25-005
May 20, 2025

Comment to SH Planning Commission

I'm Michael Haley and I live with my wife Jennifer at 2490 Spring Mountain Road, next door to the property requesting the temporary use permit.

I'll start with my conclusion, that it is clearly inappropriate and unsafe to have this large of concert events taking place in a residential neighborhood like this. I'll explain.

I first became aware of the large concert events taking place there several weeks ago when I needed to run out quickly to do something and I was blocked on the driveway—my own driveway—and was not allowed to go down it by someone I did not know who told me to wait. I waited a little while then said to heck with it, this is my driveway and just went. They got mad at me but at that point I didn't care. I had no idea what was going on.

This is a long narrow one lane driveway through a hill side, with a steep drop on one side and an uphill on the other, and cars approaching from opposite directions often have to back up to one of several turn outs just to get by each other. It serves nine homes in this little neighborhood, and just with that level of traffic I have had several near misses on accidents as there are several blind curves and you have to go slowly to be safe.

I see from the staff report that a total of 13 rather large buses are going to be taking people up here and back, over a period of about an hour and a half. No one will be able to get past those buses without stopping and back up to a turn out if they are encountered directly. If there was an emergency and everyone had to leave, ie a wildfire, all it would take is one or two cars going inadvertently in the opposite direction to jam up the whole road. It wouldn't matter if there were police and fire, they would be stuck too. It's a really dangerous situation.

Last year, I believe it was around September, very loud music was playing at what I thought was my neighbors house, it happened three Saturdays within a month. I thought they were having a house party so I just let it go but decided I would go and talk to them if it happened again, then they all disappeared and have been gone all winter. Neither of them, 2500 and what I understand is a guest house next to it, have been occupied since last fall for all appearances and I pass by daily.

The music was so loud that we could hear it in our house even with noise cancelling head phones on, every couple seconds a bass sound that vibrated our windows. This lasted for six hours each time.

I believe that the ag zoning they are using to justify this level of event is is being misused and applied inappropriately.

My wife's family were farmers in Napa County from the 1870's and she inherited a vineyard/farmland south of Yountville where we lived for many years. I managed our wine grape growing operation through 14 harvests on about 100 acres of vineyard, working together with her brother next door who had about 140 acres. We decided to sell our property in 2015 and retire, and I have only recently, less than a year ago, moved to St. Helena.

I was a member of the General Plan Steering Committee that produced the current General Plan during the years 2005 to 2008. I also had input to the update of the Winery Definition Ordinance that took place around 2009-10 to my recollection.

My impression of the justification for permitting these large concert events at 2500 Spring Mountain is that it is zoned A 20, which allows for accessory uses for ag land. In simple terms.

I am not familiar with all the thinking and applications of the laws in St. Helena, but I can tell you that in the debates that went on over the WDO and the resulting code that came forth, an accessory use is not the main use of a property. It's an accessory. The main use is supposed to be agriculture.

It was done so the wineries, which are producing large volumes of wine, could sell their wine. Events are done to sell wine, and as you all probably well know, they are limited and are permitted with very specific rules, winery by winery, as to number of visitors, hours, number of events, down to number of allowed parking spaces, and etc. The smaller the winery, the more limited the events and numbers allowed.

The large events taking place at 2500 Spring Mt. are hardly an accessory use, they appear to be the main use. It appears from their literature that they are doing weddings, large concerts, and they advertise for others to contract to use their space for events.

I live next door, and I see a small, less than one acre, vineyard on what I believe is the guest house. They say they have olive trees, but I see no signs that any farming is being done, but if so it is minimal. No one in and out of the place all winter and right through the time when Olive trees should be harvested, no signs of any farming, trucks, bins of olives, nothing.

We had 300 Olive trees in our vineyard near Yountville and harvest takes place in the late fall and is very labor intensive. But perhaps they are doing more ag than I know, but in any case their production is obviously small and in no way justifies the large events they are doing as an accessory use.

If they really were harvesting and bottling olive oil and they had events for people to come in and taste their olive oil, perhaps with some food, that would be my concept of an appropriate accessory use for that kind of ag. Not big rock concerts where I doubt very much they are handing out olive oil to the crowd for the hope of future sales.

County rules are not the same as Saint Helena rules, but if you are going to use the word accessory, then I think it needs to be accessory, and not the main use of the property, which is clearly not the case here. From their advertising it appears they are offering to rent the property to outside parties to put on concerts or other events. This is totally inappropriate for a residential neighborhood even under ag accessory rules.

I see that St. Helena has a winery definition ordinance that states that events are only for large wineries. I copied this from the code:

““Winery visitor center” means a day use area including tour and tasting facilities, [retail](#) sales of wines and wine-related items, [catering](#) shops, cafes, restaurants, delicatessens, and drinking places. Must be conducted within [structures](#) specifically designated for such uses. Winery visitor centers are an [accessory use](#) to a [large winery](#). (Ord. 23-4 § 5 (Exh. A))”

These are very large and intrusive events not at anything even approximating a large winery.

Thank you for considering my opinion, I realize that I may lose on this issue, and I would at least appreciate the following considerations:

1. Please notify us of upcoming events as soon as possible so we can make plans to manage our response.
2. There needs to be some kind of noise limit. In the noise study done for the June 20 event, at our house it will be 96db, according to my conversation with the planner at your office. That is an ear damaging level of noise.
3. There needs to be a limit on how many events take place per year, and I would add on the number of participants. During fire season if, admittedly the low probability event happens of a wildfire, no one will get out of there safely no matter how many firefighters and police you have on duty.

Michael and Jennifer Haley

2490 Spring Mountain Rd.

From: [Juli Pringle](#)
To: [Public Comment](#)
Cc: [Planning Commission](#); [Contact City Council](#)
Subject: [External] Proposed event 2500 Spring Mountain Road
Date: Sunday, May 18, 2025 3:59:42 PM

Good Afternoon,

We are writing of our concerns about events at the residence 2500 Spring Mountain Road. As neighbors we received a letter informing us of a concert coming on June 20th with 600 guests attending. It is stated that the attendees will be bused in and out of the event. While this is certainly an inconvenience for us as residents our concern lies with future events planned as 2500 Spring Mountain Road is being advertised as an event space for sale

We have endured previous events that we were not notified of last year including concerts and loud music. It was impossible to enjoy being in your own yard in the evening.

Our questions to you all are as follows:

With an event with 600 guests how many total persons are going to be shuttling back and forth? Vendors for catering, lighting, sound, security etc.?

Is our road safe for these shuttle buses and residential traffic? It is a single lane road and we would venture to say that in the case of emergency the neighborhood could not get out with this many people. There is no two way traffic on our road, period.

How many events are allowed per year assuming that this is legal? Would they all require a Temporary Use Permit? As we have stated we have not been notified of any previous events although they are occurring.

Planning Department conditions of approval for this event number 7 states “the city reserves the right to request a day of inspection to verify that all required components are implemented as outlined in this approval.” We strongly recommend and request that the city follows through with this day of inspection.

Who do we call if there is an issue with this or future events? On a weekend? Police? Fire?

We do not object to a truly one time event but we do object to the property being used as an ongoing event center. We believe the City needs to guard against the abuse of the Temporary Use Permit to effectively change the zoning. The use of the website Distinct Locations offering up the property for all sorts of events is very disconcerting. We have a quiet rural neighborhood and do not believe that an event center is appropriate for this location.

Thank you for your consideration.

Sincerely,

Terry and Juli Pringle
2484 Spring Mountain Road
St Helena, CA 94574
(707) 337-6362

From: ladybuglane@napablogger.com
To: [Public Comment](#)
Subject: [External] Public comment- CODE A20 usage at Monte Olivos, 2500 Spring Mountain Rd.
Date: Tuesday, May 20, 2025 1:29:46 PM

Jennifer Haley
 2490 Spring Mountain Rd
 Saint Helena, CA 94574

RE: Commercial Events at 2500 Spring Mountain Rd, Saint Helena, CA (Monte Olivos private estate residence)

Dear City of Saint Helena Planning Department,

I am a Napa native. My husband and I just bought our home in a very small neighborhood on Spring Mountain Rd last summer. The reason we bought it, was for the peacefulness and the beauty of living in the foothills of the Napa Valley. Last year, when we began hearing loud concerts at the Monte Olivos private estate, I just thought the family was having extravagant family parties to celebrate birthdays or something. It wasn't until this year, when Monte Olivos held a large country music concert, which was blocking the one lane road leading our neighborhood and home, that I began to wonder what was actually going on there. I began to check the internet for events on that property. I discovered Monte Olivos was clearly advertising their private estate for commercial wedding and event venues, including concerts for profit. The following are links I found that state large commercial events for profit are being held and advertised.

[Ensemble — LITV](#) This link explains what the Ensemble company is, along with its promotion of Live in the Vineyard events, one of which was the country music concert at the Monte Olivos private estate.

[Ensemble — LITV](#) This is a link is the "thank you" announcement written by the owners of Monte Olivos private estate.

[Monte Olivos Estate — Distinct Locations Event Venues](#) This link is about the company which promotes weddings and all kinds of venues. One of the distinct locations being advertised is the Monte Olivos private estate.

[Events — Grove 45 Olive Oil](#) This is a link if you will flip through the pages for Grove 45 and Museion, you will see the advertisement for corporate and private events at the Monte Olivos private estate.

My concerns as a full-time resident in our very small neighborhood, which adjoins the Monte Olivos private estate at 2500 Spring Mountain Rd are;

- All our neighbors including myself share the curving one lane road leading to our driveways. It is difficult as it is when two vehicles need to figure out how to get past each other, let alone a large event driving on this road. If there is an emergency for one of the residences that they have to get down the hill or emergency staff needs to come up the hill during one of Monte Olivos' events, it is going to be extremely difficult if not impossible. In my opinion I do not see how a fire engine would be able to get up to the residences where we live on Spring Mountain Road, if there are event vehicles sharing the road at the same time.
- When these events have been held at Monte Olivos, and for the upcoming large events one of which is going to be having 600 people attending this year, we haven't been given any notice when these events are being planned. As a resident of the neighborhood, we could be planning a special family celebration like a small family engagement party, and then find out when our guests can't drive up or down the shared Spring Mountain Rd, because of a large Monte Olivos event we weren't aware of.
- Noise levels. Two of the Monte Olivos concerts last year were so loud, the base sound permeated inside our home even with our doors and windows closed, and I was using headphones.
- I understand the City of Saint Helena has added a new zoning code, A20, and understandably the details of the definition of this new zoning needs to be reviewed to work out the problems it can also bring. Napa County found it necessary to do the same when it was developing its allowed uses and disallowed use.
- It is my opinion the Monte Olivos private estate commercial events for profit such as the concerts, corporate events and weddings, are not appropriate for our very private neighborhood. The Monte Olivos was

approved by Spring Mountain residences and the City of Saint Helena as a private estate.

- The safety issues of living in a very secluded, small and wealthy neighborhood. We feel very safe up here, but with as many of the public and working staff that now is aware of our neighborhood with these large events, it naturally creates the uncertainty we didn't feel before about the potential for criminal behavior.
- It is my opinion that due to these commercial venues for weddings and concerts, etc., that the real estate value for the homes in our small neighborhood will deteriorate due to the loud noise factors these events create. If we had known before we bought our home here last year, these large and loud events were happening as a business, we would have changed our minds about buying up here.
- When Napa County residence receive their property bills, and when a person buys a home within the Napa Valley, there is always the reminder statement, about the Right-To-Farm law. I do believe there should be a similar statement on behalf of the new Code A20, so that people thinking of buying property next to, or close to an existing A20 use property have the right to know. That said, I do not feel that a property with a Code A20 use, such as the Monte Olivos private estate property, should be allowed cart blanche by the City of Saint Helena.

Thank you taking the time to understand my personal concerns, and my concerns for our neighborhood.

Sincerely,

Jennifer Haley



City of St. Helena Planning Commission

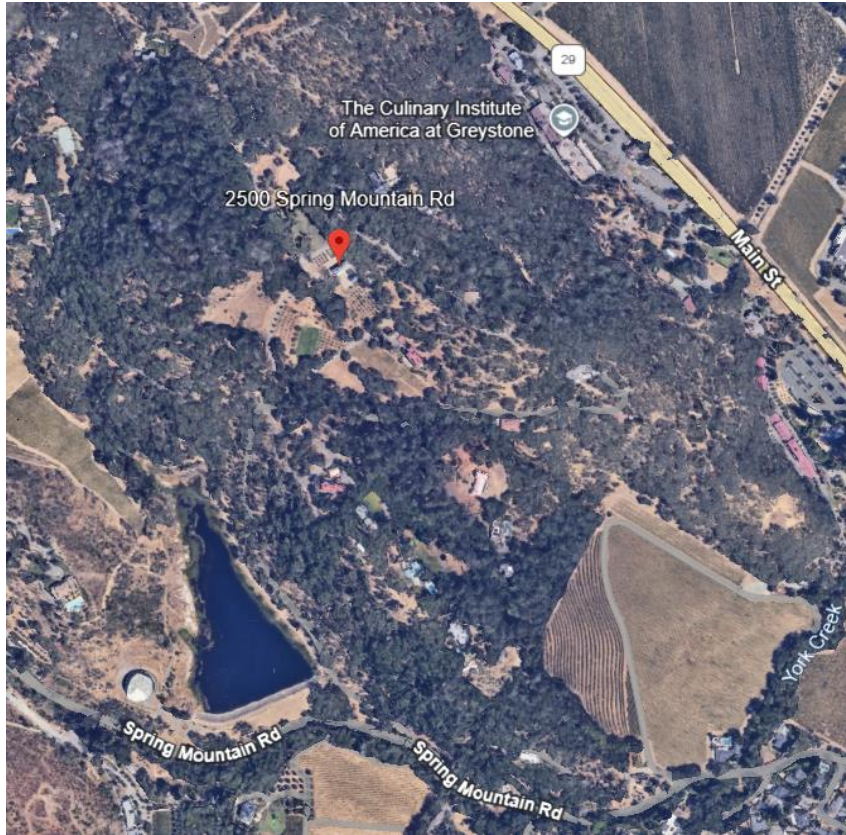
Project: 2500 Spring Mountain Rd.
Temporary Use Permit, TUP25-005
Staff: Jackie Oneal

Community Development Department

May 20, 2025



Aerial View 2500 Spring Mountain Rd.





Background

- St. Helena Municipal Code (SHMC) 17.05.110 establishes that the purpose of a Temporary Use Permit (TUP) is to provide procedures for short-term activities and uses on privately or publicly owned property with appropriate regulations so that such activities will be compatible with the surrounding areas.
- The property is developed with a single-family residence and associated accessory structures and an agricultural barn complex that was approved for use as a commercial agricultural olive oil press, processing, and storage facility in 2014.
- In February 2025, staff administratively approved one TUP for an unrelated, music and dinner event held on the site.



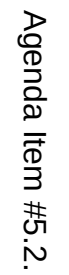
Project Description

- Temporary Use Permit application to allow for a private, ticketed, dinner and music event, within the Twenty-Acre Agriculture zoning district on June 20, 2025, with a maximum attendance of 600 persons.
- Guests would be on-site from approximately 4:30 to 10:00 p.m. with live entertainment scheduled to end at 9:30.
- Staff and vendors would be on-site to set-up/break-down from Wednesday, 6/18/25 - 6/22/25 from 10 a.m. to 5 p.m., with the exception of the day of the event, when staff and vendors will be onsite from 8 a.m. to 12 a.m.



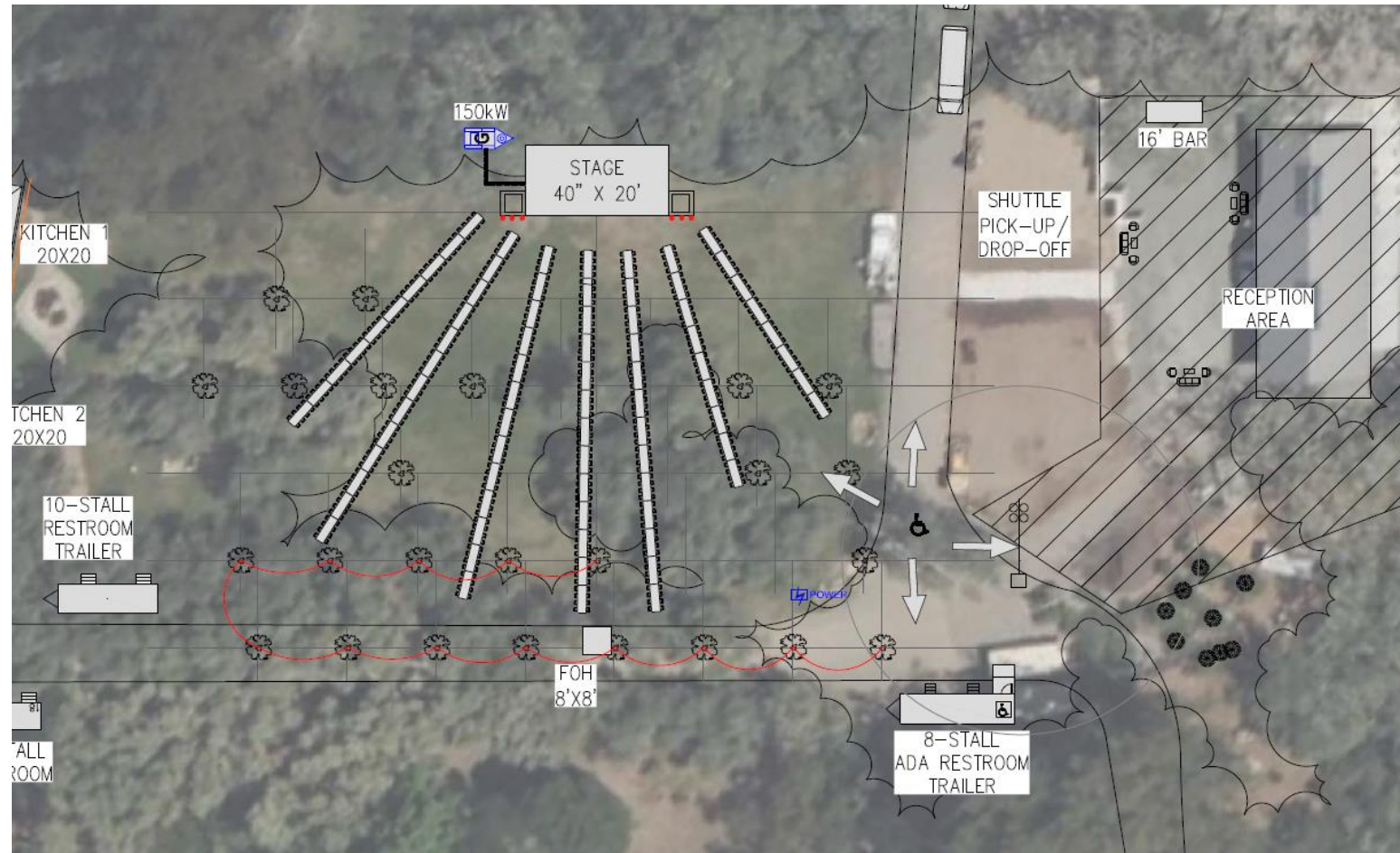
Project Description cont.

- Guests will park at Charles Krug Winery and be transported via 13 mini-coach buses each with a capacity of 27-35 passengers.
- Passengers will be transported in two waves beginning at 4:30 p.m. with return transportation from 9:30 to 10:00 p.m.
- On-site parking limited to essential personnel, no guests to be parked at 2500 Spring Mountain.
- Pursuant to St. Helena Municipal Code Section 17.22.250 (D)(1), the Community Development Director may refer a TUP application to the Planning Commission when there are factors such as events with attendance over 400 persons.





Event Aerial Stage and Seating Plan



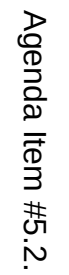


Noise

The City has established maximum allowable thresholds for intrusive noise across specific time periods. These standards are designed to protect the most sensitive receptors—primarily residential areas—and represent the maximum ambient levels considered acceptable to avoid adverse impacts on homes and other noise-sensitive land uses:

- Daytime (7:00 a.m. – 7:00 p.m.): 45 dBA
- Evening (7:00 p.m. – 10:00 p.m.): 40 dBA
- Nighttime (10:00 p.m. – 7:00 a.m.): 35 dBA

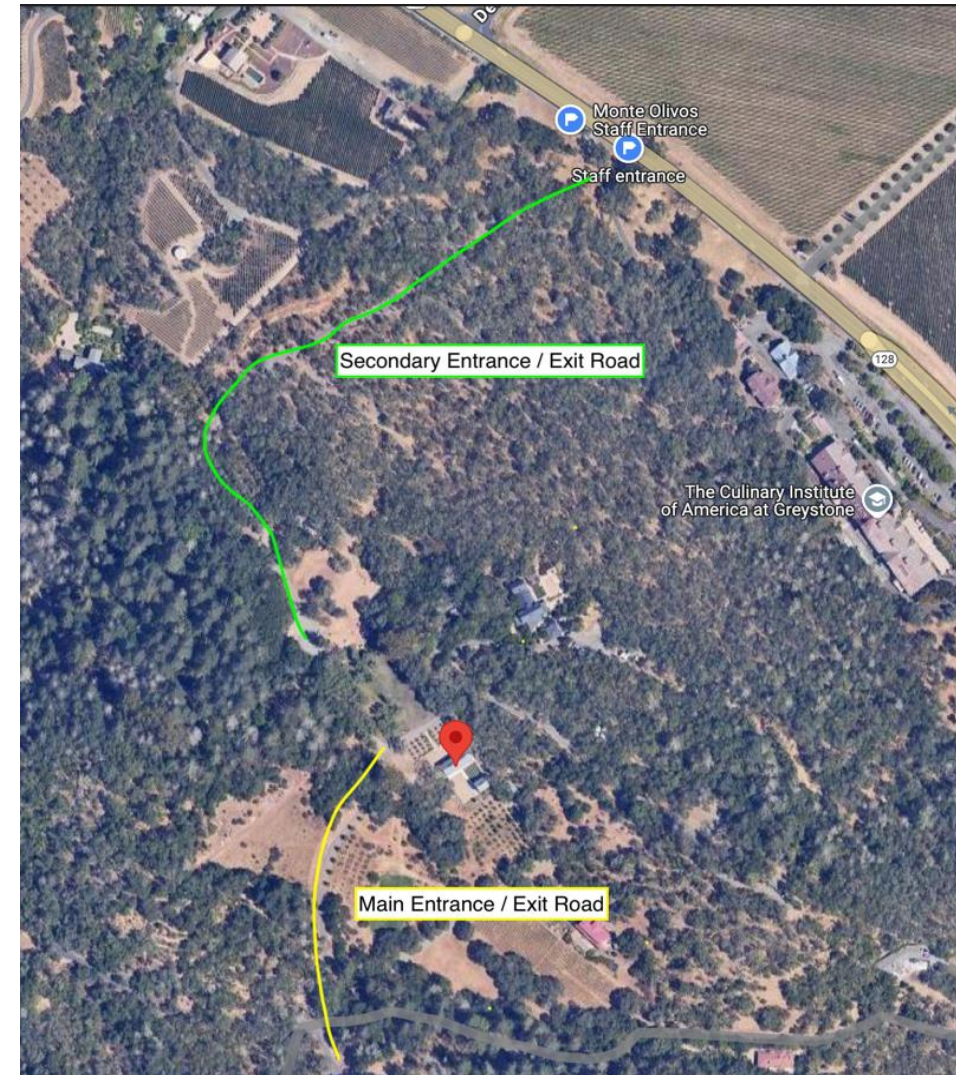
St. Helena Police Department issued a Noise Permit to exceed these levels in the day and evening.





Safety/Emergency

- On-site paramedic and ambulance (Rock Medicine/AMR)
- Security Guards On-Site
- Weather Monitoring
- Staged motor coaches in the event of emergency evacuation
- 2 PD Officers on-site
- Building and Fire Dept. Pre-event site inspections





Analysis

Project is categorically exempt from the requirements of CEQA, pursuant to CEQA Guidelines Section 15304(e), which exempts the minor temporary use of land having negligible or no permanent effects on the environment.

A TUP may only be approved after the deciding body has made the following findings:

- 1.The temporary activity complies with applicable standards identified in Section 17.22.250, Temporary uses; and
- 2.Maintenance or operation of the temporary activity would not be detrimental to the public health, safety, or welfare of persons residing or working in the neighborhood of the proposed temporary activity.



Recommendation

For the reasons described in this presentation and the staff report, staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15304(e), which exempts the minor temporary use of land having negligible or no permanent effects on the environment.
2. Adopt the attached Resolution approving TUP25-005 to allow for the private, ticketed, Andrea Bocelli dinner and entertainment event to be held the Monte Olivos estate, located at 2500 Spring Mountain Road, St. Helena, within the Twenty-Acre Agriculture zoning district, to be held on June 20, 2025, with a maximum attendance of 600 persons, subject to the Conditions of Approval enumerated therein.



Questions?



PLANNING COMMISSION REPORT

Planning Commission Meeting of May 20, 2025

FILE NUMBER: TUP25-007

SUBJECT: Request by C. Mondavi and Family to allow for the "Weekend in Napa Valley Event" featuring Andrea Bocelli to be held at the Krug Winery, 2800 Main Street on June 21 and 22, 2025.

PREPARED BY: Maya DeRosa, Community Development Director

REVIEWED BY: Maya DeRosa, Community Development Director

APPROVED BY: Maya DeRosa, Community Development Director

APPLICATION FILED:04/29/25

LOCATION OF PROPERTY: 2800 Main Street

GENERAL PLAN/ZONING: Agriculture/Winery

APPLICANT: C. Mondavi and Family

BACKGROUND

On November 30, 1994, the Charles Krug Winery submitted to the City a document recording the nature and intensity of past outdoor events held at the Charles Krug Winery (Attachment 1A) In 2006 the winery was granted a use permit, design review and an amended sign permit to make improvements to the property. Charles Krug has regularly hosted events at their winery, with the largest thus far taking place having an attendance of 6000 persons in 2022 as part of the Blue Note jazz event. That event restricted private vehicles onsite and required guests to utilize off-site shuttles to access the event which substantially reduced anticipated traffic impacts. The City (staff) has issued many Temporary Use Permits for the events held at Krug, and each TUP approval has specific conditions of approval.

The St. Helena Municipal Code includes a provision (SHMC 17.22.250 D 1) that allows the Community Development Director to refer a TUP application to the Planning Commission when there are factors such as events with attendance over 400 persons. After learning about the proposed "Weekend in Napa Valley" event featuring celebrity musician Andrea Bocelli and the high attendance projections, the Community Director advised the applicant that the request would be referred to the Planning Commission for consideration which is the subject of this staff report.

The project site is a corner parcel located in the northern city limits of St. Helena with the primary frontage along Main Street. Deer Park Road and Silverado Trail also border the site to the north and east respectively. The Charles Krug property is partially planted as a vineyard and is also developed as a fully functioning winery with a tasting room and industrial winery related operations. The large property also hosts numerous special events throughout the year.

Uses to the north and east (within the unincorporated portion of the County) consist of agriculture and winery related uses, to the west is the Culinary Institute of America Greystone campus and to the south is the Beringer Winery complex.

PROJECT DESCRIPTION OVERVIEW

The event will take place across both the large outdoor areas and within the historic winery buildings at the Charles Krug winery. The applicant has submitted an Event Operations Plan (Attachment 2) that fully describes the proposed two day event "A Weekend in Napa Valley" at the Charles Krug Winery featuring Andrea Bocelli. Please refer to that document for details pertaining to event host responsibilities, attendance and seating, food and beverage, travel packages, event schedule, event layout, event production, security plan, traffic and parking plan, site operations, emergency services and first aid, and staffing overview.

The primary activity on the site will begin at 3 pm when event doors open, and the food and beverage experience will follow until 6 pm. The first act will start at 7 pm, second act at 8:30 pm and the performance will conclude prior to 10 pm when the noise curfew goes into effect.

TRAFFIC MANAGEMENT PLAN (TMP)

In the months and weeks preceding this event, the City and event host have participated in multi-jurisdiction coordination meetings to discuss the proposed event and how traffic flow on the days of the event will be managed on major roadways including Deer Park Road and Silverado Trail. Participants in the planning included CHP, Napa County, St. Helena Police, Fire and Public Works.

The TMP (Attachment 3) includes deployment of both Law Enforcement and Flagger personnel for traffic control positions, visual messaging, signage, and roadside safety.

This plan takes into account the Vine Trail, with two flagger positions to provide for the safe crossing of the primary Krug entrance for cyclists and pedestrians.

Additionally please refer to the Ingress Plan (Attachment 4) and Egress Plan (Attachment 5) to visualize the path of travel for guests, shuttles and rideshare.

Napa County event staff require an Encroachment Permit to be approved in order to allow use of Deer Park Road, which is a condition of approval. Napa County staff have indicated an Encroachment Permit has been submitted (Attachment 6).

PARKING

A professional parking operations team will oversee internal vehicle routing and traffic flow within the Krug property to ensure safe and efficient ingress and egress. Dedicated zones will be designated for private livery and rideshare services.

An estimated 800 attendees (most hotel guests) are expected to arrive via a coordinated private shuttle program organized by the event sponsor, 100X, with support from Transportation Management Services.

The applicant has provided a parking site plan (Attachment 7A) which illustrates the locations of all guest parking, as well as rideshare and shuttle parking. Please refer to Table 1 in the Operations Plan (Attachment 7B) which accounts for how guest parking will be accommodated on site. As a contingency plan should additional parking be needed, the adjacent Beringer winery parking lot will be made available (Attachment 8).

SITE MODIFICATIONS

As noted in the letter from C. Mondavi and Family (Attachment 9), the vineyard near the intersection of Deer Park Road and Highway 29 is in the process of having the vines removed due to cost re-structuring approved by Executive Management. This area is also shown for temporary use of parking during the event. There will be no surface covering of gravel, the area will be left as dirt. Properties used for agricultural purposes may remove vines and vegetation without approval from the City. The applicant does not have plans to make this a permanent parking area which would require a use permit amendment.

ECONOMIC IMPACT

This event is considered a "destination event" and is expected to draw visitors primarily from outside the region. The total Napa Valley economic impact is estimated between \$18 million and \$25 million, based on tourism economic models which place average spend per overnight visitor in high-value destinations at \$800-\$1200 per person for multi-day stays.

ANALYSIS

CEQA

Staff has conducted the required analysis and concluded that the project is categorically

exempt from the requirements of CEQA, pursuant to Section 15323. Class 23 consists of the normal operations of existing facilities for public gatherings for which the facilities were designed, where there is a past history of the facility being used for the same or similar kind of purpose.

ZONING ORDINANCE

St. Helena Municipal Code (SHMC) 17.05.110 establishes that the purpose of a Temporary Use Permit (TUP) is to provide procedures for short-term activities and uses on privately or publicly owned property with appropriate regulations so that such activities will be compatible with the surrounding areas. A TUP may only be approved after the the deciding body has made the following findings:

1. The temporary activity complies with applicable standards identified in Section 17.22.250, Temporary uses.

Staff Response: SHMC Section 17.22.250(B) establishes that that short term activities listed in 17.22.250(D) may be allowed via application and approval of a Temporary Use Permit (TUP). Such temporary allowed activities include events such as food and outdoor entertainment events on nonresidential properties when such activities do not exceed fourteen consecutive days or six two-day weekends.

The site is zoned Winery and used primarily for commercial, industrial and agriculture. The proposed entertainment event duration is over two consecutive days and therefore complies with the above finding.

2. Maintenance or operation of the temporary activity would not be detrimental to the public health, safety, or welfare of persons residing or working in the neighborhood of the proposed temporary activity.

Staff Response: Staff finds that the documentation submitted by the applicant demonstrates that the proposed event will not be detrimental to the public health, safety, or welfare of those persons residing or working in the vicinity of the site. The applicant has submitted a detailed ingress and egress plan, traffic management plan, and will have safety, medical, and security staff on-site.. Further, the application materials have been reviewed and approved by St. Helena Police, Fire, Building, and Public Works departments. A noise study has been submitted and more details regarding the study is provided below.

St. Helena, California, prioritizes the protection of its rural and small-town character by managing environmental noise to preserve quality of life and public health. As outlined in the Public Health, Safety, and Noise Element of the General Plan, the city identifies key noise sources, sensitive land uses, and quantifiable standards to guide land use planning and noise mitigation efforts. During the evening hours (7 pm to 10 pm), the maximum allowable noise levels is 40 dBA for residential receptors.

Given that the concerts have the ability to create short term noise in the surrounding area, staff required the applicant to submit a noise study to model expected sound levels during the event. (Attachment 10) The submitted study was prepared using the standard methodology for calculating outdoor sound propagation and has been peer-reviewed by a Board Certified Institute of Noise Control Engineer, Luke Saxelby. There are no residential uses immediately adjacent to the site but the study did model sound levels up to one mile distance which had a maximum predicted ambient SPL less than 45 dBA. As such, the applicants have obtained a Noise Permit (Attachment 11) from the St. Helena Police Department. The Conditions of Approval include on-site decibel monitoring during the event which have been incorporated into the attached resolution.

ISSUES

The City has encouraged the applicant to actively communicate about the event to the community via media and other methods so local residents are aware of the peak periods of traffic movement into the site on June 21st and 22nd.

STAFF RECOMMENDATION

For the reasons described above, staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15323; and
2. Adopt the attached Resolution approving TUP25-007 to allow for the Andrea Bocelli entertainment event to be held at Charles Krug Winery, located at 2800 Main Street, St. Helena, within the Winery zoning district, to be held on June 21 and June 22, 2025 pursuant to the conditions of approval.

ATTACHMENTS

[Attachment 1A-Winery Outdoor Events 2800 MAIN ST.](#)
[Attachment 1B-Resolution TUP25-007 2800 MAIN ST. BOCELLI EVENT 05202025 v2](#)
[Attachment 2 Event Operations v3 - Permit Version](#)
[Attachment 3-Traffic Management Plan \(Figure 11 & 12\)](#)
[Attachment 4-Vehicle Ingress Plan \(Figure 8\)](#)
[Attachment 5-Vehicle Egress Plan \(Figure 9\)](#)
[Attachment 6- Napa County EP coordination for Krug Event](#)
[Attachment 7A- Parking Site Plan Krug - 05-13-25](#)
[Attachment 7B-Parking Grid Table 1](#)
[Attachment 8-Preliminary Beringer Parking Plan \(Figure 10\)](#)
[Attachment 9-Krug Parking Authorization Letter](#)
[Attachment 10- Noise Study Final V4](#)
[Attachment 11-Noise Permit Bocelli-Krug 6-21 and 6-22 2025](#)
[Attachment 12-Production Packet](#)

JOSEPH G. PEATMAN
WALTER J. FOGARTY, JR.
DAVID W. MEYERS
C. RICHARD LEMON
FRANCIS J. COLLIN, JR.
DAVID B. GILBRETH
CHARLES H. DICKENSON
PAUL G. CAREY
RICHARD P. MENDELSON
FRANK G. TOLLER
STEPHEN D. NUTT
JOSEPH M. KEEBLER
CATHY A. ROCHE
KATHERINE OHLANDT
STAN D. BLYTH

DICKENSON, PEATMAN & FOGARTY
A PROFESSIONAL LAW CORPORATION
809 COOMBS STREET
NAPA, CALIFORNIA 94559-2977
TELEPHONE 707 252-7122

ROGER D. PETERSON
OF COUNSEL

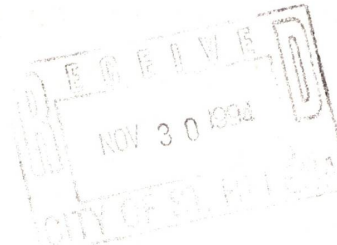
HOWARD G. DICKENSON
RETIRED

FACSIMILE
707 255-6876

November 30, 1994

HAND-DELIVERED

Mr. Jerry Cormack
City Planner
City of St. Helena
1480 Main Street
St. Helena, CA 94574



Re: Charles Krug Winery Outdoor Events

Dear Mr. Cormack:

As you know, our office represents Charles Krug Winery. This letter is a follow-up to our previous meeting concerning the outdoor events held at the winery prior to June 25, 1979, which is the date when use permits were first required for wineries in the City of St. Helena.

Based on the enclosed historical report and the personal recollections of family members and winery visitors, we believe the following types of outdoor events constitute "grandfathered" rights of the winery:

1. Professional and social events for individuals and organizations, including the service of food and wine (weddings, trade and corporate events, private and public tastings, etc.).
2. Charitable and community professional and social events, including auctions, seminars, etc.
3. Private and public events for the arts, including the display and sale of wines, foods, arts and crafts (theater, music and dance concerts, arts and crafts fairs, etc.).

It is impossible to recreate with any precision the number and frequency of such events. Suffice it to say that the grounds were utilized as often as possible, weather permitting, for a wide range of events. The largest such event appears to be 2,500 persons for the Krug Summer Tasting.

Mr. Jerry Cormack
November 30, 1994
Page 2

In terms of total attendance, our records indicate that since at least 1960 around 17,000 people have attended outdoor activities annually at the winery. All of the types of events listed above have continued with regularity since 1979, and the total attendance figures have remained fairly constant.

Please contact me directly if you have any questions concerning this matter.

Sincerely,

DICKENSON, PEATMAN & FOGARTY

A handwritten signature in dark ink, appearing to read 'Richard Mendelson', written over the typed name.

Richard Mendelson

RPM:srw
Enclosure:
rpm\krugcorm.ltr

Charles Krug Outdoor Event History

Prepared by
Marshall Foletta
November 14, 1994

Charles Krug Outdoor Event History

In order to determine the type and frequency of the outdoor events held at the Charles Krug Winery prior to June 25, 1979, and to determine the general attendance figures for those events, several sources were utilized. The most important of these was *Bottles and Bins*, a winery newsletter published four times a year since 1949. This newsletter provided descriptions of selected events, dates, names of participating groups, and attendance figures. This information was used to guide a spot survey of the *St. Helena Star* and the *Napa Register*. Several of the events described in *Bottles and Bins* were traced in the *Star* and *Register* in order to verify the general accuracy of the information in the newsletters. Further information and confirmation was provided by a series of phone interviews held with event participants, caterers, and winery employees. A list of these is contained in Appendix A. A final source of information was the letters and documents compiled as part of an earlier research effort.

These materials provide a consistent picture of the outdoor events held at the winery. The newsletter descriptions, *Star* and *Register* notices and stories, records and recollections of event participants, and information contained in the previously collected correspondence and documents all paint a similar history of the events which can be broken into the following categories.

1) Winery Sponsored Formal Tastings

Beginning in 1950 these were held at the winery as part of its regularly scheduled public relations calendar. They were open to the public on an invitation-by-request basis. While the specifics varied slightly year to year, eight or nine were held annually between May and September. While attendance numbers for individual tastings were not available for the early years, the total attendance for the 1960 events was 1734. Catering records for the years between 1972 and 1975 indicate that attendance increased significantly. Most tastings drew between 350 and 500 participants with annual totals usually in the 3000 to 4300 range. (1972 - 4300, 1974 - 3000, 1975 - 3010. But two tastings in 1973 registered 2,500 participants per event and the total attendance for that year's seven events was 7300.)

2) Private Events for Business, Professional, and Civic Organizations

This broad category includes outdoor tastings, luncheons, dinners, and lectures held on the winery grounds for various local, national, and even international organizations. Lists of some of the larger organizations holding these events were periodically provided in *Bottles and Bins*. The

attendance figures for these events, when provided, ranged from 200 to 1500. (See Appendix B) But these lists were far from complete. Anecdotal evidence suggests that there were many of these events held annually. As early as 1958 interested parties were being urged to book their events early as the calendar was quickly filled. In 1960 the winery boasted an extensive schedule of outdoor events "ranging from a dozen or so people up to five hundred." In 1962 *Bottles and Bins* reported that they "came so thick and fast it was hard to keep track of them." And in 1963 the winery announced in April that the summer and fall calendar was all but filled.

Included in this category are also the numerous convention groups that arranged tours and events as part of their convention agenda. One article noted that 83 convention groups had visited the winery the previous year bringing 7328 guests. Other articles suggest that an outdoor tasting was a frequent part of these tours.

3) Private Parties

This category would include luncheons, weddings, and other celebrations arranged by individuals and groups. As these were rarely mentioned, their frequency is difficult to ascertain. Most likely they were included by the winery publicists within the more general description of outdoor events referred to above.

4) Community and Charitable Events

The most frequently mentioned event in this category was the Annual Wine Tasting of the Napa Valley Wine Library Association. Attendance for these events ranged from 800 to 1200.

5) Winery Sponsored Music Events

The August Moon Concert Series has been a regular event at the winery since 1966. Three concerts are held annually on the lawn area with the 1978 attendance estimated at 1200-1500 per performance.

Summary

After reviewing the sources it is clear that a variety of events was held on the winery grounds with great frequency between 1950 and 1979. The precise number of events is difficult to determine. While the sources describe many of the major events held annually-- the seven to nine winery sponsored tastings, seven or eight large corporate or civic functions, and three August Moon concerts -- the smaller, and far more frequent, events are described in only general terms.

But the consistency within these general descriptions supports the conclusion that, at least in some years, there were as many of these smaller events as the calendar could accommodate.

Attendance figures are available for some of these outdoor events, but not all. Numerous sources refer to a range of a 12 to 500 participants. But the sources also reveal that an occasional event drew larger numbers.¹ In addition, by 1978 the August Moon series was drawing between 1200 and 1500 per event.

While precise annual total attendance figures for all outdoor events are difficult to determine, some conclusions can be reasonably drawn. In 1960 the sources placed this figure at 10,000. But this included an attendance figure of only 1734 for the winery-sponsored tastings, and this was also before the initiation of the August Moon Concert series. Given the much larger figures available for the tastings held in the 1970s, and the recorded attendance figures for the 1978 August Moon concerts, a reasonable estimate of total attendance for the mid to late 1970s is 17,000 annually.

¹ The events recording the largest attendance figures, excluding the August Moon Concerts, during these years are as follow:

- 1949 - Associated Harvard Clubs, 650
- 1961 - XI General Assembly of the International Astronomical Union, 800
- 1963 - International Geodesy and Geophysics Union, 1500
- 1972 - Wine Library Association Tasting, 1000
- 1973 - Krug Summer Tasting (July 8), 2500
- 1973 - Krug Summer Tasting (July 29), 2500
- 1975 - Wine Library Association Tasting, 1200
- 1976 - Wine Library Association Tasting, 1000

Appendix A - Individuals and Organizations Interviewed

Betty Crumpston - President of the Sharpstein Museum.

Lee Donlee - Owner of the Donlee Gallery.

Romie Gould - Widow of Francis Gould, author of *Bottles and Bins* and Krug public relations officer.

Dave Henderson - Former winery employee, hospitality and public relations.

Doug and Sue Johnstone - Former owners of the Marin Cheese Factory.

Betty Kilburn - Past President of the Sharpstein Museum.

Sonya Lenz - Current winery employee.

Joe Maganini - Former winery employee, hospitality and public relations.

Joe Nobel - Fund raiser for the Sharpstein Museum.

Ed Roudebush - Former winery employee, hospitality and public relations.

Calistoga Chamber of Commerce

Napa Chamber of Commerce

St. Helena Chamber of Commerce

Appendix B - Partial Business, Professional and Civic Organization Event List, 1949-1979

1949 - Associated Harvard Clubs (650)

1958 - Junior League of San Francisco

San Francisco Post of the Society of American Military Engineers (200)

Committee of Friendly Relations Among Foreign Students

Chemical Process Engineering Dept., Shell Development Co.

Crocker-Anglo Bank Club of Oakland.

Sacramento Suburban Kiwanis Club

Berkeley Junior Chamber of Commerce

National Association of Supervisors, Dept. of Defense

Farm Brokers affiliated with the National Association of Real Estate Boards

1960 - Wives of doctors attending a convention of the American College of Physicians in San Francisco.

American Institute of Architects

Sloan Foundation Group of Stanford

National Association of Insurance Women

Institute of Food Technologists

American Association of Blood Banks

1961 - XI General Assembly of the International Astronomical Union, convention contingent. (800)

1962 - National Association of Building Owners and Managers

Fourth US National Conference of Applied Mechanics

Biennial Conference of the Soroptimists of the Americas

American Bar Association

1963 - International Geodesy and Geophysics Union convention group (1500)

1964 - Holiday Guide to American Restaurants (4 bus loads)

Order of Military Wine Tasters (200)

1965 - Chaine des Rotisseurs

1966 - Northern California Chapter of Mystery Writers

1968 - American Dietetic Association (300)

1973 - Wine and Food Society of San Francisco

1974 - United States International (450)

1977 - Holiday Magazine (200)

1979 - Napa Valley Stanford Club

JOSEPH G. PEATMAN
WALTER J. FOGARTY, JR.
DAVID W. MEYERS
C. RICHARD LEMON
FRANCIS J. COLLIN, JR.
DAVID B. GILBRETH
CHARLES H. DICKENSON
PAUL G. CAREY
RICHARD P. MENDELSON
FRANK G. TOLLER
STEPHEN D. NUTT
JOSEPH M. KEEBLER
CATHY A. ROCHE
KATHERINE OHLANDT
STAN D. BLYTH

DICKENSON, PEATMAN & FOGARTY
A PROFESSIONAL LAW CORPORATION
809 COOMBS STREET
NAPA, CALIFORNIA 94559-2977
TELEPHONE 707 252-7122

ROGER D. PETERSON
OF COUNSEL

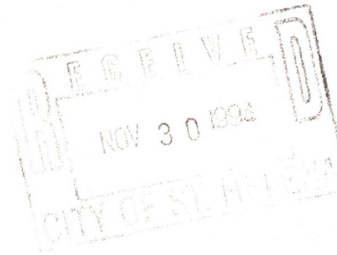
HOWARD G. DICKENSON
RETIRED

FACSIMILE
707 255-6876

November 30, 1994

HAND-DELIVERED

Mr. Jerry Cormack
City Planner
City of St. Helena
1480 Main Street
St. Helena, CA 94574



Re: Charles Krug Winery Outdoor Events

Dear Mr. Cormack:

As you know, our office represents Charles Krug Winery. This letter is a follow-up to our previous meeting concerning the outdoor events held at the winery prior to June 25, 1979, which is the date when use permits were first required for wineries in the City of St. Helena.

Based on the enclosed historical report and the personal recollections of family members and winery visitors, we believe the following types of outdoor events constitute "grandfathered" rights of the winery:

1. Professional and social events for individuals and organizations, including the service of food and wine (weddings, trade and corporate events, private and public tastings, etc.).
2. Charitable and community professional and social events, including auctions, seminars, etc.
3. Private and public events for the arts, including the display and sale of wines, foods, arts and crafts (theater, music and dance concerts, arts and crafts fairs, etc.).

It is impossible to recreate with any precision the number and frequency of such events. Suffice it to say that the grounds were utilized as often as possible, weather permitting, for a wide range of events. The largest such event appears to be 2,500 persons for the Krug Summer Tasting.

Mr. Jerry Cormack
November 30, 1994
Page 2

In terms of total attendance, our records indicate that since at least 1960 around 17,000 people have attended outdoor activities annually at the winery. All of the types of events listed above have continued with regularity since 1979, and the total attendance figures have remained fairly constant.

Please contact me directly if you have any questions concerning this matter.

Sincerely,

DICKENSON, PEATMAN & FOGARTY

A handwritten signature in dark ink, appearing to read 'Richard Mendelson', written over the typed name.

Richard Mendelson

RPM:srw
Enclosure:
rpm\krugcorm.1tr

Charles Krug Outdoor Event History

Prepared by
Marshall Foletta
November 14, 1994

Charles Krug Outdoor Event History

In order to determine the type and frequency of the outdoor events held at the Charles Krug Winery prior to June 25, 1979, and to determine the general attendance figures for those events, several sources were utilized. The most important of these was *Bottles and Bins*, a winery newsletter published four times a year since 1949. This newsletter provided descriptions of selected events, dates, names of participating groups, and attendance figures. This information was used to guide a spot survey of the *St. Helena Star* and the *Napa Register*. Several of the events described in *Bottles and Bins* were traced in the *Star* and *Register* in order to verify the general accuracy of the information in the newsletters. Further information and confirmation was provided by a series of phone interviews held with event participants, caterers, and winery employees. A list of these is contained in Appendix A. A final source of information was the letters and documents compiled as part of an earlier research effort.

These materials provide a consistent picture of the outdoor events held at the winery. The newsletter descriptions, *Star* and *Register* notices and stories, records and recollections of event participants, and information contained in the previously collected correspondence and documents all paint a similar history of the events which can be broken into the following categories.

1) Winery Sponsored Formal Tastings

Beginning in 1950 these were held at the winery as part of its regularly scheduled public relations calendar. They were open to the public on an invitation-by-request basis. While the specifics varied slightly year to year, eight or nine were held annually between May and September. While attendance numbers for individual tastings were not available for the early years, the total attendance for the 1960 events was 1734. Catering records for the years between 1972 and 1975 indicate that attendance increased significantly. Most tastings drew between 350 and 500 participants with annual totals usually in the 3000 to 4300 range. (1972 - 4300, 1974 - 3000, 1975 - 3010. But two tastings in 1973 registered 2,500 participants per event and the total attendance for that year's seven events was 7300.)

2) Private Events for Business, Professional, and Civic Organizations

This broad category includes outdoor tastings, luncheons, dinners, and lectures held on the winery grounds for various local, national, and even international organizations. Lists of some of the larger organizations holding these events were periodically provided in *Bottles and Bins*. The

attendance figures for these events, when provided, ranged from 200 to 1500. (See Appendix B) But these lists were far from complete. Anecdotal evidence suggests that there were many of these events held annually. As early as 1958 interested parties were being urged to book their events early as the calendar was quickly filled. In 1960 the winery boasted an extensive schedule of outdoor events "ranging from a dozen or so people up to five hundred." In 1962 *Bottles and Bins* reported that they "came so thick and fast it was hard to keep track of them." And in 1963 the winery announced in April that the summer and fall calendar was all but filled.

Included in this category are also the numerous convention groups that arranged tours and events as part of their convention agenda. One article noted that 83 convention groups had visited the winery the previous year bringing 7328 guests. Other articles suggest that an outdoor tasting was a frequent part of these tours.

3) Private Parties

This category would include luncheons, weddings, and other celebrations arranged by individuals and groups. As these were rarely mentioned, their frequency is difficult to ascertain. Most likely they were included by the winery publicists within the more general description of outdoor events referred to above.

4) Community and Charitable Events

The most frequently mentioned event in this category was the Annual Wine Tasting of the Napa Valley Wine Library Association. Attendance for these events ranged from 800 to 1200.

5) Winery Sponsored Music Events

The August Moon Concert Series has been a regular event at the winery since 1966. Three concerts are held annually on the lawn area with the 1978 attendance estimated at 1200-1500 per performance.

Summary

After reviewing the sources it is clear that a variety of events was held on the winery grounds with great frequency between 1950 and 1979. The precise number of events is difficult to determine. While the sources describe many of the major events held annually-- the seven to nine winery sponsored tastings, seven or eight large corporate or civic functions, and three August Moon concerts -- the smaller, and far more frequent, events are described in only general terms.

But the consistency within these general descriptions supports the conclusion that, at least in some years, there were as many of these smaller events as the calendar could accommodate.

Attendance figures are available for some of these outdoor events, but not all. Numerous sources refer to a range of a 12 to 500 participants. But the sources also reveal that an occasional event drew larger numbers.¹ In addition, by 1978 the August Moon series was drawing between 1200 and 1500 per event.

While precise annual total attendance figures for all outdoor events are difficult to determine, some conclusions can be reasonably drawn. In 1960 the sources placed this figure at 10,000. But this included an attendance figure of only 1734 for the winery-sponsored tastings, and this was also before the initiation of the August Moon Concert series. Given the much larger figures available for the tastings held in the 1970s, and the recorded attendance figures for the 1978 August Moon concerts, a reasonable estimate of total attendance for the mid to late 1970s is 17,000 annually.

¹ The events recording the largest attendance figures, excluding the August Moon Concerts, during these years are as follow:

- 1949 - Associated Harvard Clubs, 650
- 1961 - XI General Assembly of the International Astronomical Union, 800
- 1963 - International Geodesy and Geophysics Union, 1500
- 1972 - Wine Library Association Tasting, 1000
- 1973 - Krug Summer Tasting (July 8), 2500
- 1973 - Krug Summer Tasting (July 29), 2500
- 1975 - Wine Library Association Tasting, 1200
- 1976 - Wine Library Association Tasting, 1000

Appendix A - Individuals and Organizations Interviewed

Betty Crumpston - President of the Sharpstein Museum.

Lee Donlee - Owner of the Donlee Gallery.

Romie Gould - Widow of Francis Gould, author of *Bottles and Bins* and Krug public relations officer.

Dave Henderson - Former winery employee, hospitality and public relations.

Doug and Sue Johnstone - Former owners of the Marin Cheese Factory.

Betty Kilburn - Past President of the Sharpstein Museum.

Sonya Lenz - Current winery employee.

Joe Maganini - Former winery employee, hospitality and public relations.

Joe Nobel - Fund raiser for the Sharpstein Museum.

Ed Roudebush - Former winery employee, hospitality and public relations.

Calistoga Chamber of Commerce

Napa Chamber of Commerce

St. Helena Chamber of Commerce

Appendix B - Partial Business, Professional and Civic Organization Event List, 1949-1979

1949 - Associated Harvard Clubs (650)

1958 - Junior League of San Francisco

San Francisco Post of the Society of American Military Engineers (200)

Committee of Friendly Relations Among Foreign Students

Chemical Process Engineering Dept., Shell Development Co.

Crocker-Anglo Bank Club of Oakland.

Sacramento Suburban Kiwanis Club

Berkeley Junior Chamber of Commerce

National Association of Supervisors, Dept. of Defense

Farm Brokers affiliated with the National Association of Real Estate Boards

1960 - Wives of doctors attending a convention of the American College of Physicians in San Francisco.

American Institute of Architects

Sloan Foundation Group of Stanford

National Association of Insurance Women

Institute of Food Technologists

American Association of Blood Banks

1961 - XI General Assembly of the International Astronomical Union, convention contingent. (800)

1962 - National Association of Building Owners and Managers

Fourth US National Conference of Applied Mechanics

Biennial Conference of the Soroptimists of the Americas

American Bar Association

1963 - International Geodesy and Geophysics Union convention group (1500)

1964 - Holiday Guide to American Restaurants (4 bus loads)

Order of Military Wine Tasters (200)

- 1965 - Chaine des Rotisseurs
- 1966 - Northern California Chapter of Mystery Writers
- 1968 - American Dietetic Association (300)
- 1973 - Wine and Food Society of San Francisco
- 1974 - United States International (450)
- 1977 - Holiday Magazine (200)
- 1979 - Napa Valley Stanford Club

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO. PC2025-

**GRANTING TEMPORARY USE PERMIT APPROVAL (File No. TUP 25-007)
FOR ANDREA BOCELLI EVENT AT KRUG WINERY LOCATED AT 2800
MAIN STREET**

PROPERTY OWNER: C. Mondavi and Family

APN: 009-010-022

Recitals

1. The applicant, C. Mondavi and Family, has requested adoption of a resolution approving a Temporary Use Permit in order to allow for a ticketed Andrea Bocelli concert associated with “A Weekend in Napa Valley” to be held the Charles Krug Winery, located at 2800 Main Street, St. Helena, within the Winery zoning district to be held on June 21 and 22, 2025, with a maximum attendance of 4562 guests.
2. The Charles Krug Winery was established in 1861 and is the oldest continually operating winery in the Napa Valley. The winery is legal non-conforming because it predates the zoning ordinance requirement to operate a winery and associated activities with a conditional use permit.
3. The Charles Krug Winery has regularly held outdoor events to the public on the site since 1950 which has included winery sponsored music events and charity events.
4. The event organizer, 100x, a experiential hospitality group, and C. Mondavi and Family have prepared an Operations Plan to execute the logistics in order to host the two-day destination event which has been reviewed by City Staff.
5. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law; and
6. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on May 20, 2025; and
7. Now, therefore let it be found that the Planning Commission approves the Temporary Use Permit thereby authorizing the use contained in said application based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

- A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.
- B. The Planning Commission hereby finds that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15323, which exempts the normal operations of existing facilities for public gatherings for which the facilities were designed, and where there is a past history of the facility being used for the same or similar kind of purpose.
- C. In accordance with SHMC Section 17.05.110, the Planning Commission makes the following Temporary use Permit findings to support the motion to approve the request:
 - 1. The temporary activity complies with applicable standards identified in Section 17.22.250, in that the *site is zoned Winery and used primarily for commercial, industrial and agriculture. The proposed entertainment event duration is over two consecutive days and therefore complies with the above finding.*
 - 2. Maintenance or operation of the temporary activity would not be detrimental to the public health, safety, or welfare of persons residing or working in the neighborhood of the proposed temporary activity *in that the applicant has provided sufficient documentation that demonstrates that the event has adequate safety and welfare protocols in place including a traffic management plan and will have medical and security staff on site. Further, the City of St. Helena Police, Fire, Public Works, and Building Departments have reviewed the application materials and have provided Conditions of Approval as needed.*

Planning Department Conditions of Approval

- D. The Planning Commission approves a Temporary Use Permit for the above-described project with the following conditions of approval. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
 - 1. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance.
 - 2. Operations shall be in compliance with application materials, site plan and the written project statement submitted and reviewed by the Planning Commission on May 20, 2025, except as modified herein. This approval is limited to and must be consistent with those activities described in the submitted Operations Plan which outlines the details of the event operations.

3. This permit is valid for a two-day event to take place on June 21, 2025, and June 22, 2025 to be held from the hours of 3:00 p.m. to 10:00 p.m., with a maximum of 4562 guests. All guests must be off site by 11 p.m.
4. Staff and vendors are permitted on-site from June 14, 2025, to June 24, 2025, as specified in the Operations Plan. Should the event need to be rescheduled, it is the applicant's responsibility to formally request a modification of this approval in writing to be considered by the Planning Commission.
5. Live entertainment shall conclude by 10 p.m.
6. The applicant must utilize on-site decibel monitoring during the event to ensure that the sound levels are within the ranges as indicated in the submitted Noise Study.
7. The applicant must notify sensitive receptors (staff will provide a list of addresses) on their own letterhead regarding the details of the event. The envelope must be postmarked no later than June 9th. Details shall include the date, time and duration of the event as well as notes regarding any potential disturbances (traffic, noise, etc.) and include the non-emergency police department number for reference.
8. A license from the California Department of Alcoholic Beverage Control (ABC) must be obtained to serve alcohol at the event. The applicant is required to submit evidence that the appropriate licenses have been obtained no later than one week prior to the approved event.
9. All food vendors/caterers must acquire the necessary permits from the Napa County Department of Environmental Health. The applicant is required to submit evidence that the appropriate permits have been obtained no later than one week prior to the approved event.
10. This discretionary approval takes effect the day following the expiration of the 14 day appeal period if no appeal is filed or the day following the denial of an appeal.
11. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than the initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
12. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part,

applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

13. Provided they are in general compliance with this approval, minor modifications may be approved by the Community Development Director.

14. The only permitted temporary signage is that as shown on the Traffic Management Egress Plan. All temporary signage must be removed at the conclusion of the event.

15. Any qualifying violation of the conditions of approval, the city's Municipal Code, or any law which results from any activities on the subject property may result in revocation of this temporary use permit in compliance with city authorities.

16. The Noise Permit issued by the City may be revoked should there be complaints received regarding the noise generated.

17. This approval is contingent upon an Encroachment Permit being issued from Napa County Special Events staff for traffic management at Deer Park Road.

18. The applicant shall secure a CHP contract for event traffic control and implement the approved Traffic Control Plan as part of the approved Operations Plan.

19. The area designated to accommodate the general admission parking is a temporary use of the area and shall not become a permanent parking area without a use permit amendment request.

20. The applicant is required to reimburse the City \$5000 per minute for any performance related noise past the noise curfew of 10 pm.

Public Works Department Conditions of Approval

21. If any work occurs within the public right-of-way, an Encroachment Permit is required. Encroachment Permits will not be issued prior to the approval of the Improvement Plans.

22. All streets, curbs, gutters, sidewalks, or other public facilities damaged in association with this Project shall be the responsibility of the Applicant and shall be repaired to the satisfaction of the City at the Applicant's expense.

Building Department Conditions of Approval

23. A building permit is required for the temporary stage and associated lighting scaffolding/towers. A building permit application, site plan, engineered plans/calculations for temporary stage and lighting towers designed in accordance with 1609 California Building Code. Permit application and required plans must be submitted by June 9, 2025, to assure sufficient review timeline. A site inspection will be required after installation of the temporary stage and lighting, prior to the event. Plan review fees are due at the time of submittal.

24. Tents, including pop-up tents, that are larger than 120 square feet require a tent permit (See 3103.1.2, California Building Code). Tent permit application and required plans must be submitted by June 9, 2025, to assure sufficient review timeline. A site inspection will be required after installation of the tents, prior to the event. Plan review fees are due at the time of submittal.

Fire Department Conditions of Approval

25. Any future plans submitted for building permit shall exhibit compliance with the current St. Helena Fire Code, as adopted and codified in St. Helena Municipal Code Chapter 15.36.

26. No cooking or open flames are permitted under tented areas

Police Department Conditions of Approval

27. The applicant is required to reimburse the City for all Law Enforcement expenses associated with the event.

I HEREBY CERTIFY that the foregoing temporary use permit application was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on May 20, 2025, by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

ATTEST:

John Ponte
Chair, Planning Commission

Maya DeRosa, AICP
Community Development Director

Event Operations Plan

For Planning Commission Review 05/12/25

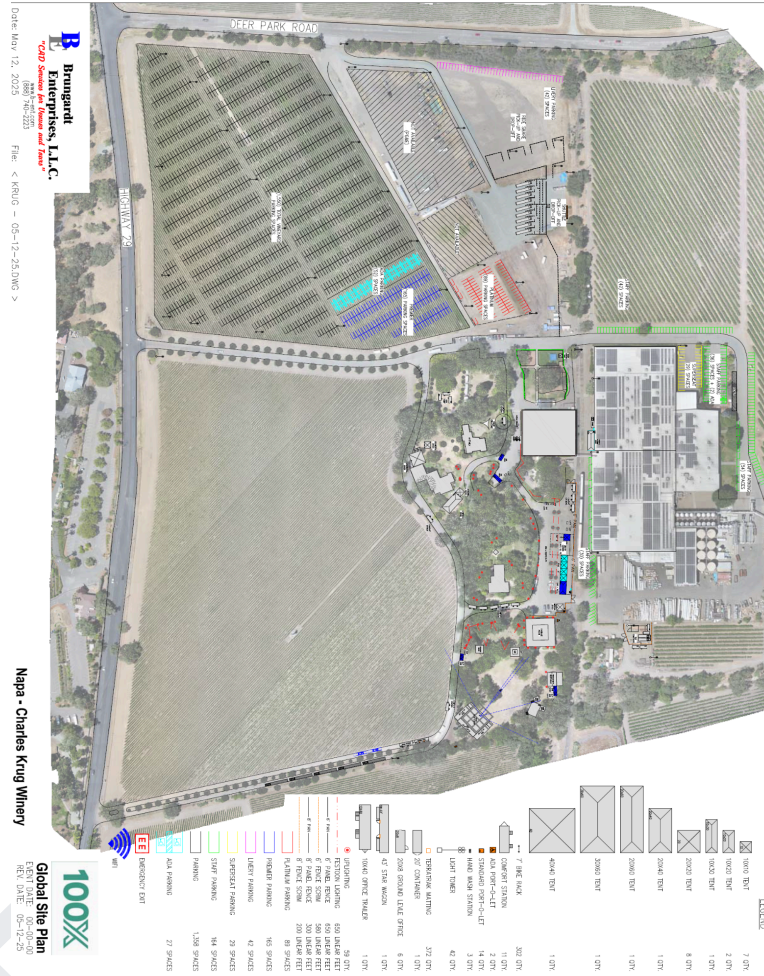
Event Description

- Event Name: A Weekend in Napa
- Event Date(s): June 21st & 22nd, 2025
- Event Location: Charles Krug Winery, 2800 Main Street, St. Helena, CA 94574
- Event Website: www.aweekendinnapa.com
- Event Hours:
 - 3:00 PM Event Doors Open
 - 3:00 PM - 6:00 PM Food Experience
 - 6:00 PM Seating
 - 7:00 PM - 8:00 PM First Act
 - 8:00 PM - 8:30 PM Intermission
 - 8:30 PM - 9:45 PM Second Act
 - 10:00 PM Hard Sound Curfew
- Applicant/Producer Name: CW Krug in Association with 100X Hospitality and Gelb Productions
- Key Contact Information

Name	Association	Position	Phone Number
AJ Perez	CW Krug	Facilities Manager	707-637-7343
Andrew Clements	100x	Producer	724-875-1522
Mike Medvin	100x	Operations Director	215-237-6365
Jon Fordin	100x	COO / Exec Producer	828-773-1749
Elliott Little	100x	Technical Director	608-201-7337
Lee Fling	Axis Security	Security	865-292-4545
Jon Phillips	Axis Security	Security	423-202-5503
Gordon Oldham	Rock Medicine	Medical	415-912-1253
Tanya Kollar	100x	F & B Manager	203-736-1810

Taylor Saaf	100x	Guest Exp Director	630-877-7569
Randi Nall	100x	Associate Producer	251-809-5293
Jose Montano	Ascending 7	Site Director	626-893-2949
Courtney O'Keefe	100x	Controller	585-766-1600
Jordyn Orenstein	100x	Business Development	267-205-1443
Jessie Baren	100x	Revenue Management	310-963-2277
Emma Barsky	100x	VIP Program Manager	215-801-2619
Audra Winne	100x	VIP Program Director	970-481-5717
Karlee Fimbres	DLS	Beverage Concessionaire Project Manager	928-846-1578
Elinor Goren	DLS	Concessions Operations Director	323-219-7211
Spain Salinas	Global Gourmet Catering	Food Concessionaire	415-307-9483

Global Site Plan (Figure 1)



Economic Impact Statement

This destination event in St. Helena is expected to bring a meaningful economic boost to the greater Napa Valley area, drawing an estimated 7,500 unique visitors, the vast majority of whom are traveling from outside the region. With guests staying across the valley for three days and engaging in the full spectrum of Napa experiences — including boutique lodging, local dining, winery visits, transportation, and cultural activities — the total economic impact is estimated between \$18 million and \$25 million. This estimate is grounded in widely accepted tourism economic models, which place average spend per overnight visitor in high-value destinations at \$800 to \$1,200 per person for multi-day stays.

Beyond visitor spending, the event also drives meaningful local engagement through the use of regional staff, hospitality workers, transportation providers, chefs, winemakers, hotels, and other small businesses in excess of \$5,000,000 directly from event spending. In addition to short-term revenue for local hotels, restaurants, and vendors, the event's media exposure, projected to reach over 200 million impressions, positions Napa Valley and St. Helena as premier cultural and culinary tourism destinations, with benefits extending long past the weekend itself.

Producer Responsibilities

The Producers hold primary responsibility for the overall planning, coordination, and execution of the event. Their duties include, but are not limited to, the following:

Event Planning & Oversight

- Complete oversight of all production and operations of the event.
Supervision of the event production team, including vendor procurement and staffing of all key department leads.
- Coordination and oversight of A Weekend In Napa operations, including front-of-house (FOH) functions such as box office management, on-site security, credentialing, concessions, transportation, and parking.
- Development and implementation of traffic and transportation management plans.
- Monitoring and troubleshooting all aspects of event execution to ensure adherence to timelines, quality standards, and overall event goals.

Safety & Compliance

- Participation in the development of a comprehensive Event Operations and Emergency Management Plan.
- Ensuring that sufficient resources are allocated to support the safe operation of an event and a safe working environment.
- Implementation of Emergency Operations Plan (EOP), including response procedures and staff readiness.
- Logging and reporting all incidents that occur on site.

Coordination & Communication

- Ensuring timely and accurate communications with the venue and local authorities.
- Maintaining strong internal communications between key departments from the time of event activation through load-out of the event site.
- Fostering strong working relationships between contractors and the 100x / Gelb teams to ensure alignment and collaboration across all operational areas.

Site Operations

- Oversight of all site-related activities, including:
 - Installation of tents, restrooms, IT infrastructure, chairs, generators, etc.
 - Ensure that site operations communicate with emergency services to ensure all on-site needs are met.

Event Overview

Attendance & Access

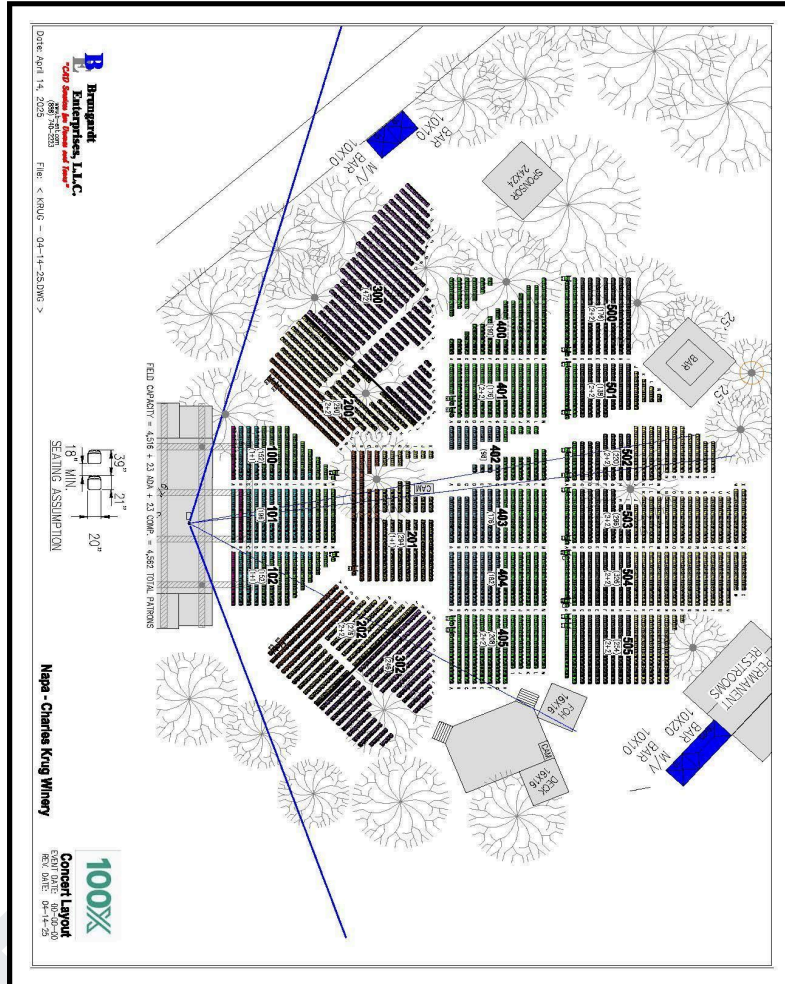
The event is expected to sell out with a capacity of 4,562 ticketed attendees. In addition to the attendees, we anticipate a total of 484 event-related staff on the performance days. This staff is a combination of Charles Krug Employees, 100x employees, vendors, and other stakeholders. Charles Krug Winery will be closed to the general public throughout the event.

Tickets & Seating

Tickets for the event were sold exclusively via the event website, www.aweekendinnapa.com. Tickets could be bundled with exclusive offerings such as VIP dining experience and lodging, or sold independently of other elements.

Ticket prices range from \$405.00 to \$8,250.00, depending on the number of days attended, the location of the purchased seat, and the chosen experience level.

Venue Seating Chart (Figure 2)



Event Demographic

- **Age Profile:** The average attendee age is 56 years, with a significant representation across all adult demographics, ranging from 40 to 75 years old.
- **Geographic Reach:** Global audience spanning six continents and 40+ states.
- **Gender Distribution:** Predominantly female audience (55%) with strong male attendance (45%)

Food & Beverage

● Alcohol Sales

- Alcohol concessions will be managed by **DLS Events**, a full-service catering company licensed in the State of California.
- DLS will ensure full compliance with all applicable laws and regulations, including proper ID verification.
- Beer and wine will be offered for sale at all bar locations.
- Spirits will be served within a designated, fenced-off garden near the food and beverage area. Venue staff will monitor entry and exit, and posted signage will include the following verbiage: “21+ only permitted” and “No alcohol is permitted to leave this area.”
- The Barrel Room and Carriage House at the Winery will feature hosted activations, offering both complimentary wine and wine available for purchase.
- DLS will ensure all bartenders and servers are appropriately trained.
- No alcohol may be consumed or carried outside the designated event grounds.
- Alcohol service will conclude at 9:30 PM.
- All food and beverage transactions will be credit card only; the event is fully cashless.

● Food

- The event will provide approximately 80 linear feet for food sales
 - (4 - 20 x 20 temporary tent structures)
- 4 Hawker carts for quick service items

● Food & Beverage Permits

- All food service vendors will be permitted to operate in accordance with California health regulations. The catering vendor responsible for alcoholic beverages will hold a valid license issued by the California Department of Alcoholic Beverage Control.

Travel Packages

Travel packages include a hotel room, concert tickets, and transportation to and from the event each night.

Partner Hotels:

- Alila Napa Valley
- Andaz Napa
- Archer Hotel Napa
- Auberge Du Soleil
- Bardessono Hotel
- Fairmont Sonoma Mission Inn & Spa
- Harvest Inn
- Hotel Yountville Resort & Spa
- Hyatt Regency Sonoma Wine Country
- Montage Healdsburg
- Silverado Resort
- Solage Resort
- The Meritage Resort and Spa
- Vintage House at The Estate Yountville

Event Schedule

- 6/14/25: Temporary Power Delivery
- 6/15/25: Mark Stage, Truck arrival
- 6/16/25: Stage Build
- 6/17/25: Stage Build, Site Lighting
- 6/18/25: Delay Audio, additional structures
- 6/19/25: Bocelli Crew Arrival: Rigging in roof, Audio, Stage Lighting, Video
- 6/20/25: Clean Up Day, Audio testing, Lighting Programming
- 6/21/25 & 6/22/25: Sound Check 1 pm-3 pm tentative
- Performance Schedule:
 - Event Doors Open: 3:00 PM
 - Food Experience: 3:00 PM - 6:00 PM
 - Seating: 6:00 PM
 - 7:00 PM - 8:00 PM First Act
 - 8:00 PM - 8:30 PM Intermission
 - 8:30 PM - 9:45 PM Second Act
 - 10:00 PM Hard Sound Curfew
- 6/22/25: 10 PM-2 AM Audio, Lighting, Video load-out.

- 6/23/25: All production clear of structure, stage load-out
- 6/24/25-6/25/25: Stage fully loaded out.

Event Layout

The event will take place across both the scenic outdoor spaces and within the historic winery buildings at Charles Krug Winery, offering a unique blend of natural beauty and architectural charm. The layout is designed to ensure a seamless guest experience while supporting the logistical needs of production, talent, and staff. Below is a detailed breakdown of key amenities and infrastructure that will be put in place to support the event:

- **Temporary Restroom Facilities**

Strategically placed upscale portable restroom units will be installed throughout the venue to accommodate both general attendees and staff. Placement will ensure ease of access while maintaining aesthetics and minimizing congestion in high-traffic areas. Each comfort station provides five women's toilets, two men's toilets, and 3 urinals. Each side is equipped with two handwashing sinks.

- Restrooms
 - Comfort Stations - 11
 - ADA Comfort Stations - 2
 - Standard Port-o-let- 14
- Handwash Stations- 3
- Water Refill Station - 2 x 4 spigots
- Additional permanent restrooms will be open to event guests

- **Food & Beverage Service Stations**

Multiple food and beverage stations will be set up in the parking area between the Tasting Room and the Carriage House, providing a central and accessible location for guests to enjoy curated food and drink offerings. This area allows for efficient vendor operations and guest flow. Food and Beverage service will be provided outside the Event tent, featuring a decorative facade that aligns with the event's brand. Additional satellite bars will be placed by the entrance and within the concert field.

- Beverage Service:
 - Food and beverage Plaza: 80' in tents
 - Entrance path: 50' in tents
 - Main Concert venue: 50' in tents + 50' in existing structure.
- Food Service:
 - Food and Beverage Plaza: 80' in tents and 4 food carts
 - Entrance path: 1 cart
- Food and Beverage tents:
 - 10X10- 7

- 10X20- 2
- 10X30 - 1
- 20X20 - 7

- **Catering**

Catering will be provided to all event staff, the artist and touring crew, and VIP ticket holders. Catering will be served in four locations:

- Staff and Artist at the White House (outdoor tent)
- Support Artists at Peter Sr. House (outdoor tent)
- VIP services will be in the Carriage House and the Barrel Room
 - The cooking tent is located by the production facility
- Catering Tents:
 - 20X60- 1
 - 30X60 - 1
 - 40X40 - 1

- **Main Event Area – The Great Lawn**

The expansive Great Lawn will be the primary concert space, featuring the main concert stage. Seating will be placed in sections as shown in the seating map above, with appropriate walking paths for safe ingress and egress.

- 4562 Concert Seats

- **Indoor Venue Usage**

Select historic winery structures for production operations, talent holding, and guest experience activations will be utilized. This includes dressing rooms, production offices, and VIP spaces where feasible, taking advantage of the venue's built-in character and amenities.

- Krug Guest House- Production Office and Hospitality for Bocelli friends and family.
- Peter Sr. House- Support artists and touring party.
- White House- Touring Production offices
- Carriage House- VIP experience upstairs, House of Bocelli and Merchandise downstairs.
- Tasting Room- Tasting experiences
- Barrel Room- VIP seated dinner.

- **Office and Dressing Rooms:** We will utilize permanent on-site structures for dressing rooms and offices where possible. A limited number of temporary office and dressing room containers will be placed in designated backstage areas and in the Food and Beverage storage boneyard.

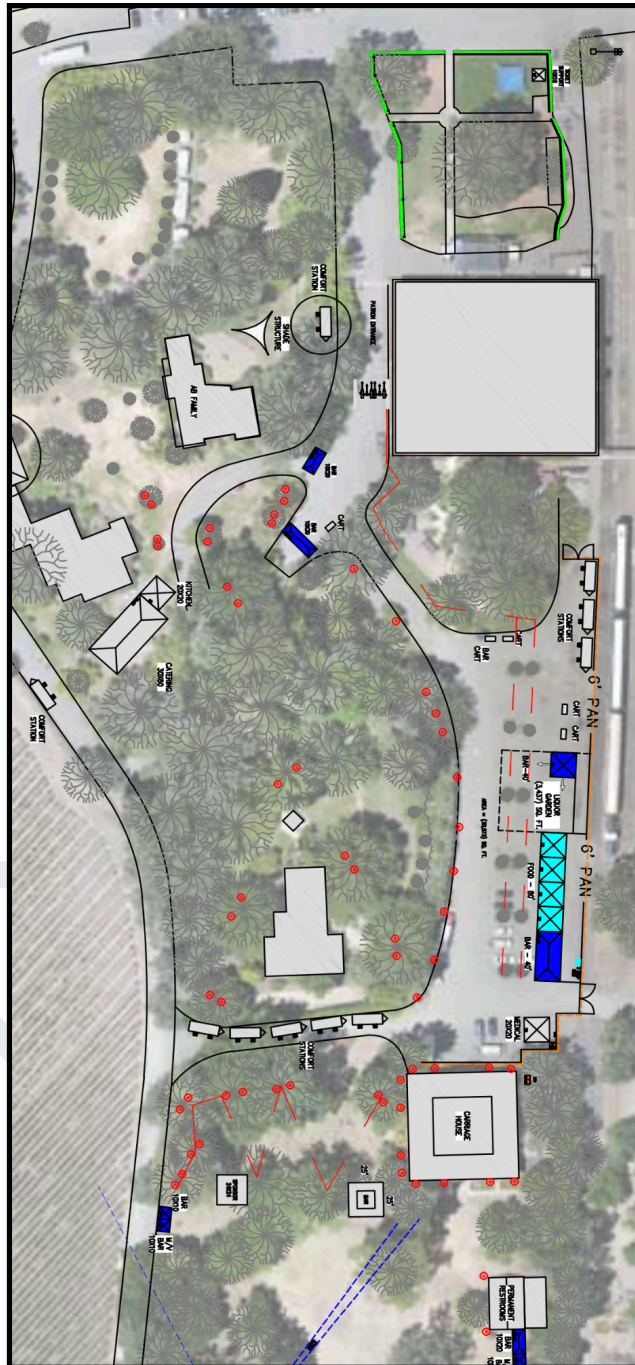
- Trailers
 - 20' Container- 1
 - 20'X8' Ground Level - 3

- Star Wagon- 3
- 10'X40' Office Trailer- 1

- **Perimeter fencing** installed as needed for crowd flow and security.
 - Approximately 1000 linear feet of chain link fence
 - Approximately 500 linear feet of aesthetic guest-facing fence
- **Ancillary Lighting:**
 - 1500 Linear feet of festoon-style lighting for ambient light around food and beverage areas. (Red Lines)
 - Roughly 150 weather-rated LED lights for lighting trees within the venue. (Red circles)
 - 42 Light towers for parking and back-of-house areas.

DRAFT

Venue Lighting Plan (Figure 3)



Global Lighting Plan (Figure 4)



Event Production

The Primary vendors for all technical needs at the event are Mountain Productions for staging and structures, and OSA Corp. for audio, Lighting, and LED Video.

Mountain Productions - Mountain is one of North America's most extensive staging and production companies, founded in 1979. Mountain has worked on more than 18,000 events. The primary specialty of Mountain is the design and construction of high-quality temporary structures.

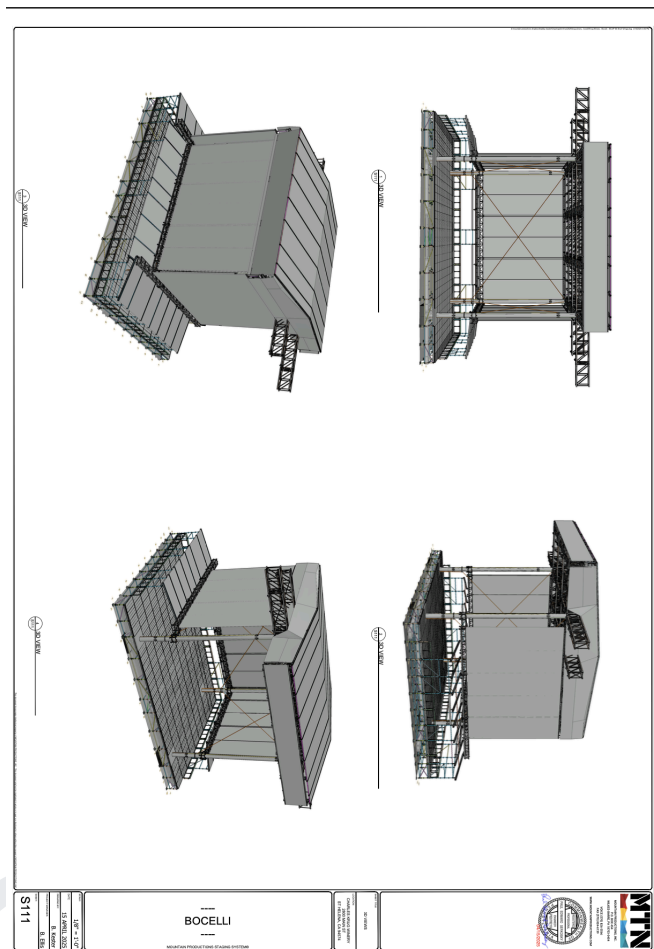
OSA Corp. is the preferred technical vendor of the Andrea Bocelli Tour. OSA, which has locations in Las Vegas, Nashville, and Illinois, specializes in Audio, Video, lighting, and scenic design.

- **Main Stage:** Mountain QB7 (WC4P HD+)
 - Roof Structure: 67'8" wide, 56'6" deep
 - Tech huts: 15'4" wide, 54' deep
 - Cantilever downstage: 67'8" wide, 22' deep
 - Overall structure 98'7" wide, 84' deep
- **Technical Package:**
 - Stage Design (Exhibit 1) - [Bocelli - LX_VX - EL - 250415a.pdf](#)
 - FOH Structure (Exhibit 2)- [Krug Winery - Bocelli - FOH.pdf](#)
 - Loading Dock(Exhibit 3)- [Krug Winery - Bocelli - Loading Dock Point Cloud.pdf](#)
 - Engineering documents (Exhibit 4): [2025-04-18 - Submittal - Krug Winery Bocelli Peer Review \(1\).pdf](#)

High Wind Action Plan for Stage:

- Ensure all prior wind gust requirements are followed before proceeding to the current wind gust threshold. If winds exceeding 20 mph are forecast to occur within 30 minutes, initiate the following actions:
- When wind gusts exceed 20 mph, 3 sec gusts:
 - A team of qualified personnel shall be assembled and on alert.
 - The team must be assembled within 5 minutes of alert and will remain on alert until wind speeds remain below 15 mph for at least 30 minutes, or after weather event has ended.
- When wind gusts exceed 25 mph, 3 sec gusts:
 - Lower and remove all backdrops from roof to create an open structure on main stage. Secure removed fabric panels or store safely.
 - Action must be completed within 15 minutes.
- When wind gusts exceed 30 mph, 3 sec gusts:
 - Remove all fabric panels from scaffolding towers to create an open structure. Secure removed fabric panels or store safely.
 - Action must be completed within 15 minutes.
- When wind gusts exceed 35 mph, 3 sec gusts:
 - All solid video screens and audio suspended from the roof or scaffolding structures must be lowered to the ground or deck and secured.
 - Remove all fabric walls, tarps, banners, projection screens, or any item with a surface area greater than 25 square feet from all scaffolding structures not explicitly
 - mentioned in this HWAP. Anything not able to be removed must be cut from the structure.

Stage Diagram (Figure 5)



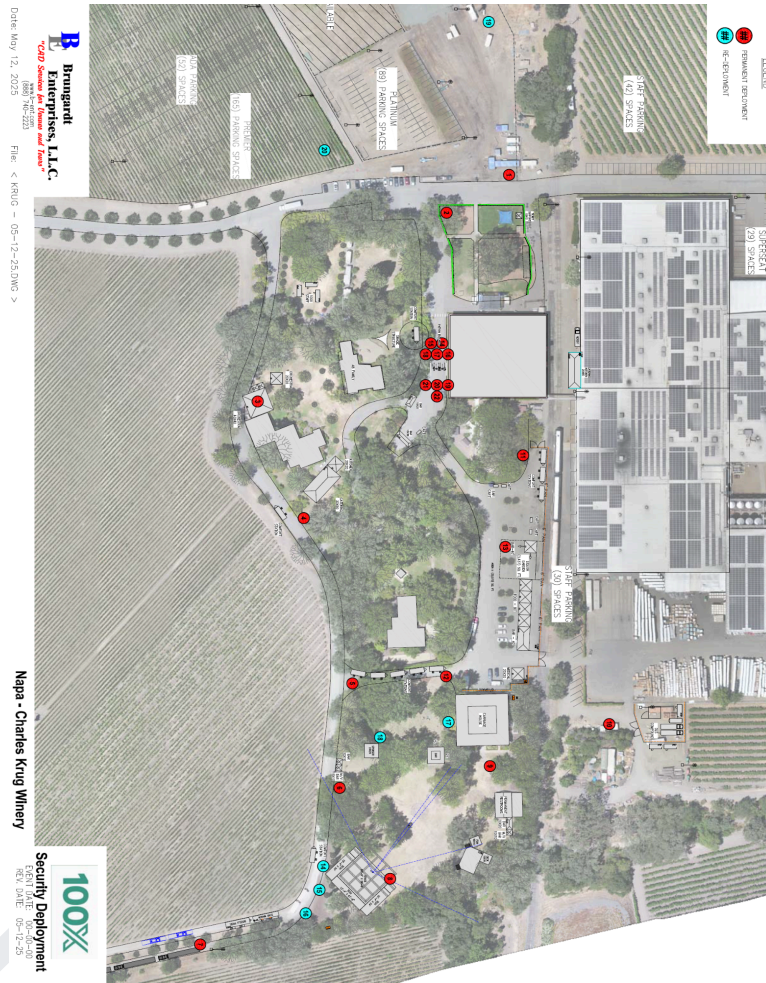
Security Plan

- **Security Summary: Axis Event Solutions Inc.**
 - Axis Event Solutions Inc. is a premier security provider serving California. With over a decade of experience, Axis Solutions delivers top-tier crowd control and public safety services for major events, venues, and corporations. Renowned for their expertise in the entertainment industry, Axis Solutions has ensured safety at high-profile festivals and events around the state. Their team of dedicated professionals manages both exterior and interior crowd control, with a staff allocation of approximately [20] per event day.
 - A more detailed security deployment plan and schedule can be provided upon request.
- **Contact Information**
 - Axis Event Solutions Inc.
1620 Lake Drive Ext.
Johnson City, TN. 37601
Attn: Jon Phillips
- **Deployment**
 - 22 guards + Management

Security Deployment Schedule

Position	Dates	Start	End	Primary Position	Redeploy
1	June 21 and 22, 2025	2 pm	11 pm	Krug Entrance	N/A
2	June 21 and 22, 2025	2 pm	11 pm	Krug Access Road	
3	June 21 and 22, 2025	2 pm	11 pm	Guest House	
4	June 21 and 22, 2025	2 pm	11 pm	Peter Sr House	
5	June 21 and 22, 2025	2 pm	11 pm	Concert Egress Path	
6	June 21 and 22, 2025	2 pm	11 pm	Stage Left Access	
7	June 21 and 22, 2025	2 pm	11 pm	Production Road	
8	June 21 and 22, 2025	2 pm	11 pm	Stage Right Access	
9	June 21 and 22, 2025	2 pm	11 pm	Bathrooms	
10	June 21 and 22, 2025	2 pm	11 pm	DLS Boneyard	
11	June 21 and 22, 2025	2 pm	11 pm	Roadroad Crossing	
12	June 21 and 22, 2025	2 pm	11 pm	Carriage House	
13	June 21 and 22, 2025	2 pm	11 pm	Liquor Garden	
14	June 21 and 22, 2025	2 pm	11 pm	Entrance Lanes- Mags	Backstage
15	June 21 and 22, 2025	2 pm	11 pm	Entrance Lanes- Mags	Front of Stage
16	June 21 and 22, 2025	2 pm	11 pm	Entrance Lanes- Mags	Front of Stage
17	June 21 and 22, 2025	2 pm	11 pm	Entrance Lanes-Mags	Crowd
18	June 21 and 22, 2025	2 pm	11 pm	Entrance Lanes- Ticket Check	Crowd
19	June 21 and 22, 2025	2 pm	11 pm	Entrance Lanes- Ticket Check	Shuttles
20	June 21 and 22, 2025	2 pm	11 pm	Entrance Lanes- Ticket Check	Parking Lot
21	June 21 and 22, 2025	2 pm	11 pm	Entrance Lanes- Ticket Check	

Security Deployment Dot Map (Figure 6)



Capacity, Ingress & Emergency Procedures

- The event's total on-site capacity will be limited to 4,562 patrons and 483 staff members.
- Capacity will be actively monitored and controlled through ticket scanning and the issuance of wristbands.
- All guests must possess a valid ticket with either an assigned seat or access to a designated General Admission (GA) seating area.
- Entry procedures include:
 - All patrons will undergo a magnetometer screening and bag check conducted by security personnel.
 - Bag size will be monitored to ensure compliance with safety policies.
 - Non-VIP guests will be required to scan a mobile ticket upon arrival; paper tickets will not be accepted.
 - VIP guests will receive either a wristband or a commemorative credential, based on access level.
 - The GA entrance will be located on the road adjacent to the CW Krug Tasting Room.
 - VIP access will be facilitated through dedicated entrances within the Tasting Room, based on tier.

Emergency Communications

- The event management team will coordinate directly with security personnel, local law enforcement, and venue staff to ensure rapid and effective communication in the event of an emergency.
- All operational teams will communicate via a designated event radio network (a finalized channel matrix will be submitted in a future update).
- In the event of an emergency, prerecorded messages will be broadcast through the PA system, delivering critical information specific to the situation.

Guest/Staff/Artist Credential Summary

- The event will utilize a credential system for all staff, VIP's and special guests. The credential will match to a zone map to control access for only the credential type that has access to the appropriate zone. Credential pick up will happen at the box office for all event guests and at the staffing office for event staff.

Credential Access Grid (Figure 7)

Credential	Credential Type	Access Type	Entrance	Stage	BOH Stage	Guest Houses	Krug Stage	Seats	DLS Boneyard	Krug Facility
Bocelli Tour Lam	Laminate	Working	YES	YES	YES	YES	YES	YES	YES	YES
Management Lam	Laminate	Working	YES	NO	NO	YES	NO	YES	YES	YES
Super Seats Lam	Laminate	Patron	YES	NO	NO	NO	NO	YES	NO	NO
Maestro Wristband	Leather Wristband	Patron	YES	NO	NO	NO	NO	YES	NO	NO
Virtuoso Wristband	Leather Wristband	Patron	YES	NO	NO	NO	NO	YES	NO	NO
Staff Wristband	Cloth Wristband	Working	YES	NO	NO	NO	NO	YES	NO	NO
Working Wristband	Cloth Wristband	Working	YES	NO	NO	NO	NO	NO	NO	NO
Guest Wristband	Cloth Wristband	Patron/Guest	YES	NO	NO	NO	YES	YES	NO	NO
Krug Credential	TBD	Patron	YES	NO	NO	NO	YES	YES	NO	YES

Traffic & Parking Management Plan

Parking & Transportation

All event-related parking will be situated in the northwest section of the Charles Krug Winery property. Guest ingress and egress will be managed in accordance with the suggested Traffic & Parking Management Plan. Complimentary parking will be provided for general admission ticket holders in designated areas explicitly created for the event. Premium and platinum parking near the main entrance will be available for advance purchase through the event platform.

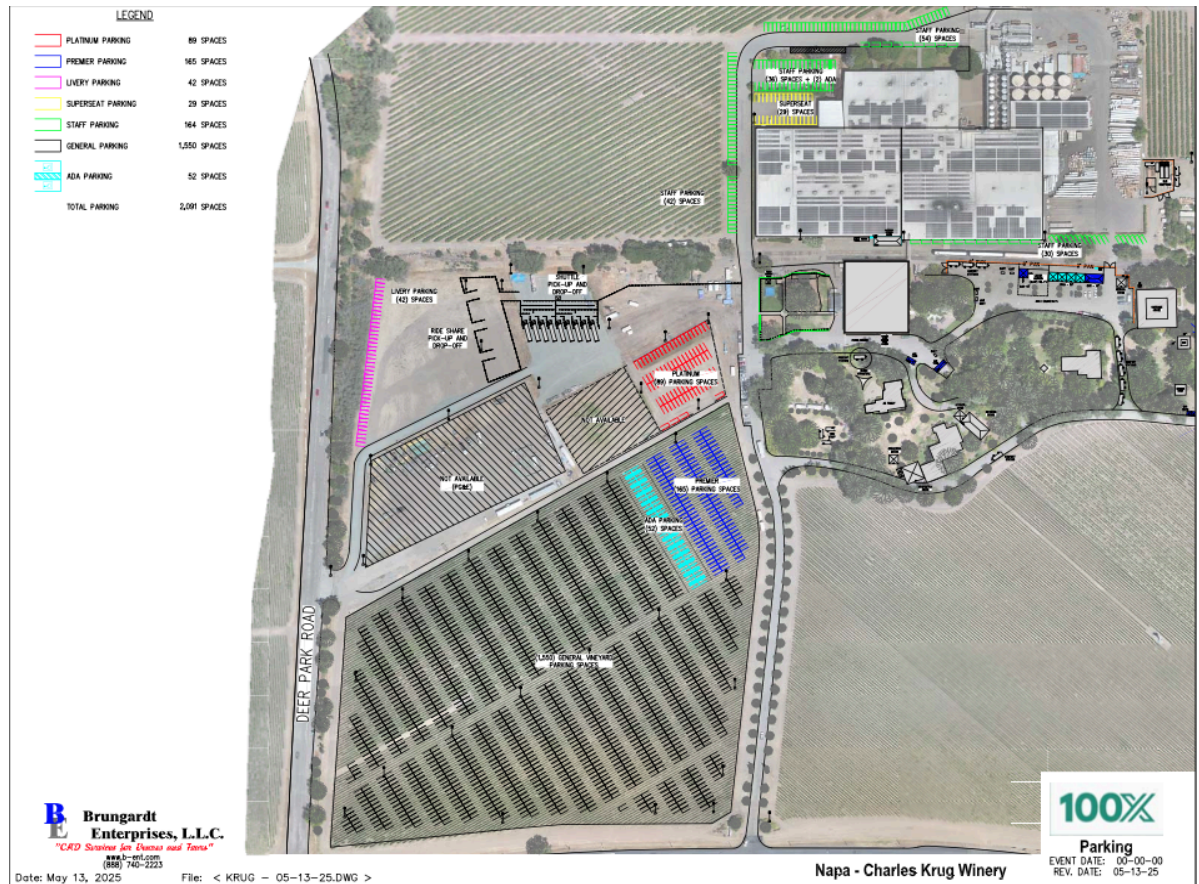
A professional parking operations team (vendor selection pending) will oversee internal vehicle routing and traffic flow within the Krug property to facilitate safe and efficient ingress and egress. Dedicated zones will be designated for private livery and rideshare services, including staging, drop-off, and pick-up.

An estimated 800 attendees for travel packages are expected to arrive via a coordinated private shuttle program organized by 100x, with support from Transportation Management Services, an international specialist in large format event transportation. This service will utilize approximately 30 vehicles, including full-size coaches, mini-buses, and ADA-compliant vans, to provide direct transportation between local hotels and the venue. Additional non travel package shuttles will be put on sale and running from regional hotels. The assumption is an additional 500 attendees will be arriving via these shuttles. Final shuttle schedules are forthcoming, with the last departure from Charles Krug anticipated at approximately 60-90 minutes after the performance concludes. The event is planning on expanding the shuttle offering to the general event public at strategic locations within our partner hotels within the Napa Valley area.

Core staff will utilize a staff shuttle system from local hotels. Staff shuttles will drop off on site and park behind the production facility in the staff parking location. Staff parking will be located along the road around the production facility. There are 164 spaces available in this location. In total, we will have 2,091 parking spaces onsite at Charles Krug Winery including parking for public and staff. The remaining attendees and staff will use a mix of shuttles and rideshare as laid out in table 1 below.

Please see below for a breakdown of the various areas and their estimated capacities. The total capacities are above the amount of attendees and staff, as stated below table 1.

Event Parking Map (Figure 8)



Parking Grid (Table 1)

Color Zone	Name of Spaces	Total Spots/Vehicles	Assumptions	Total People
	Premier	165	2	330
	Platinum	89	2	178
	ADA	52	2	104
	General	1550	2	3100
	Livery	42	2	84
	Valet - Super Seats	29	2	58
	Rideshare	N/A	250 Vehicles / 2 per Vehicle	500
	Off Site Public	100	2	200
	Shuttles- Travel	N/A	800 Riders	800
	Additional Shuttles*	N/A	500 Riders	500
	Staff Parking	164	2.3	377
	Staff Shuttles	N/A	125 Riders	125
		<u>Maximum Available Spaces</u>		<u>Maximum Possible People</u>
	<u>Onsite Guest Total Public Parking</u>	<u>1927</u>		<u>5,654</u>
	<u>Onsite Total parking w/ Staff</u>	<u>2091</u>		<u>6,156</u>
	<u>On & Offsite Total parking w/ Staff</u>	<u>2191</u>		<u>6,356</u>

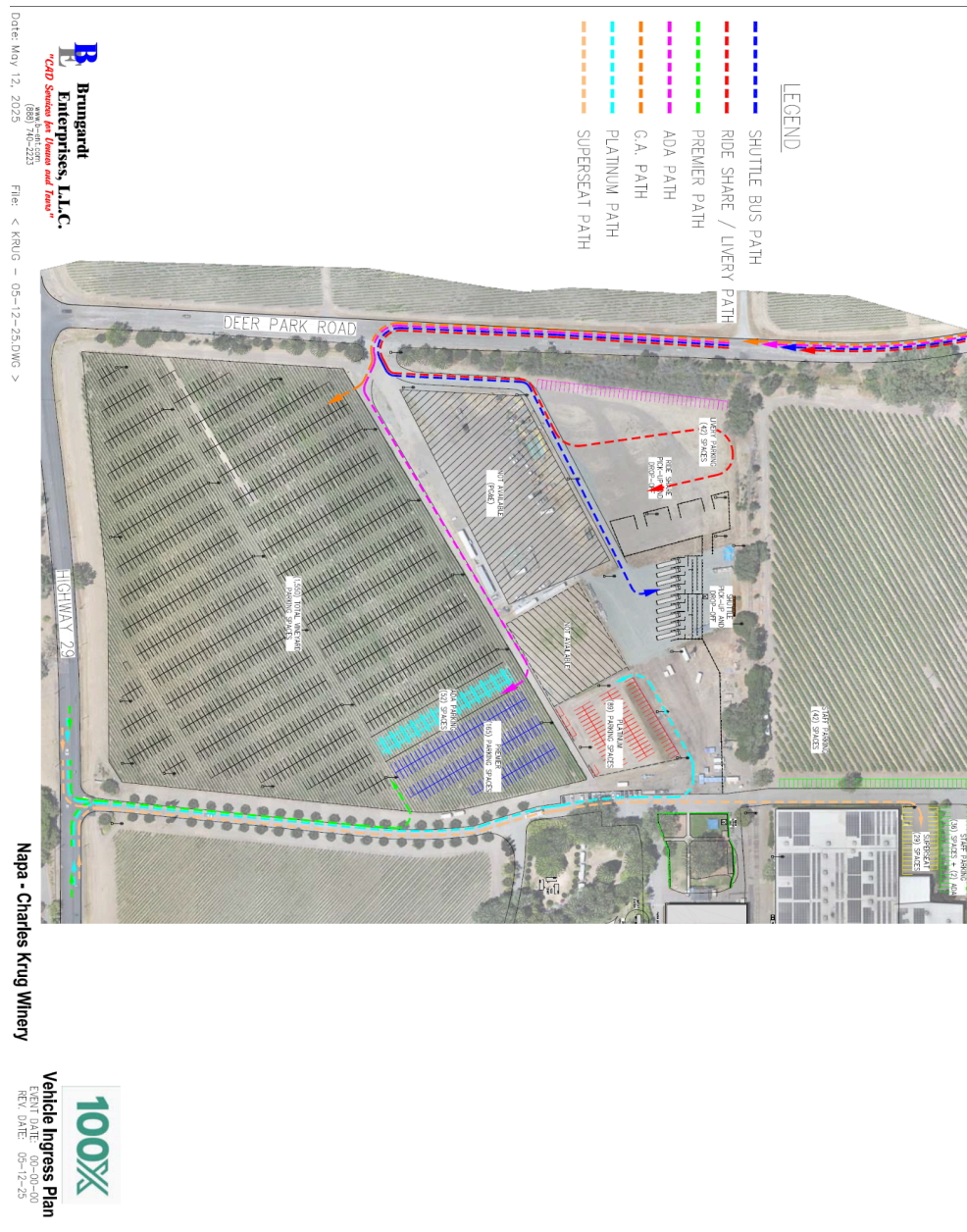
****Please note: The event is only selling 4,512 tickets per night + 500 estimated staff. Max amount of total people onsite, is estimated to be 5,012 total people.****

Vehicle Routing Summary

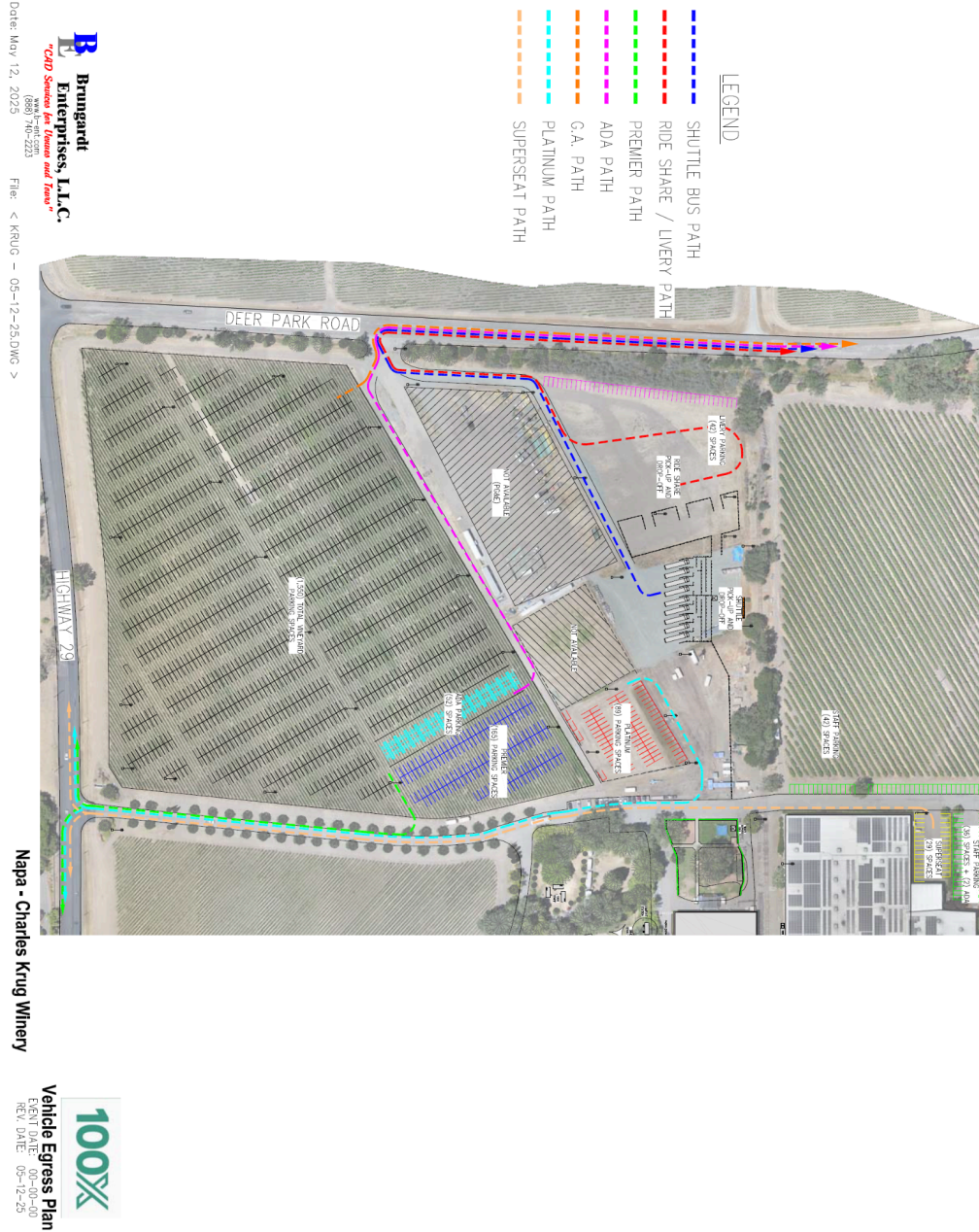
The producers propose the following vehicle routing to improve event traffic flow and minimize congestion on arterial routes. Upon municipal stakeholders' and law enforcement's approval, the final routing plan will be communicated to guests before arrival. The producers welcome collaboration and feedback from key stakeholders regarding these communications. The draft Traffic Management Plan (TMP) diagram reflects the proposed operational flow. The producers will coordinate closely with all relevant law enforcement agencies to review, refine, and implement the plan. We are committed to executing the most efficient strategy possible to expedite site access and reduce overall congestion and impact to residents and surrounding businesses.

DRAFT

Vehicle Ingress Plan (Figure 9)



Vehicle Egress Plan (Figure 10)



Ingress

- Krug Winery Main Street Entrance
 - Accessible only to the following:
 - Staff/Production/Winery Personnel
 - Super Seats
 - Platinum Parking
 - Premium Parking
 - Livery
- Deer Park Road
 - Accessible only to the following:
 - GA
 - Shuttle Bus
 - ADA
 - Ride Share

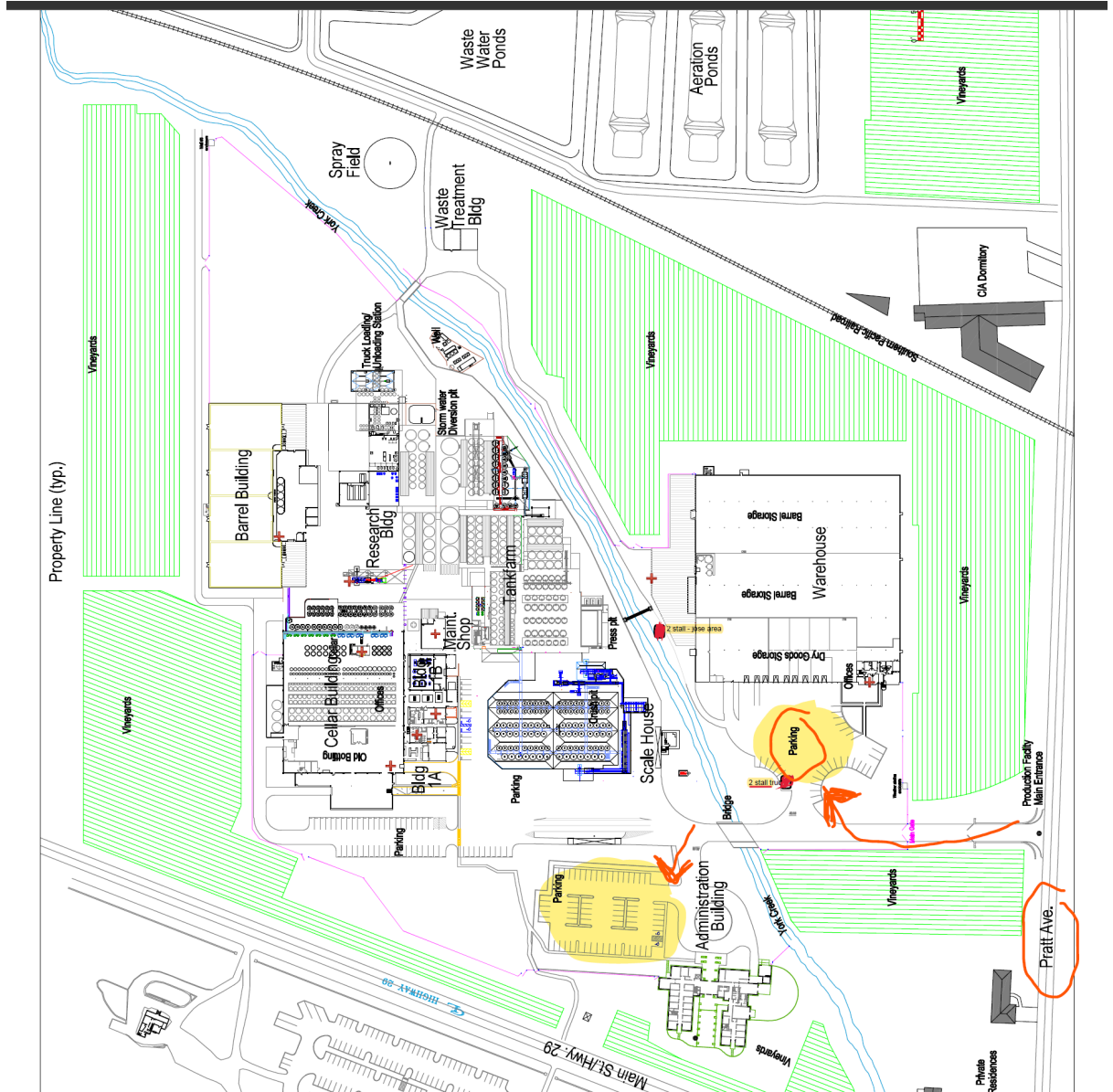
Egress

- Krug Winery Main Street Entrance
 - Accessible only to the Following:
 - Staff/Production/Winery Personnel
 - Super Seats
 - Platinum Parking
 - Premium Parking
 - Livery
 - Deer Park Road
 - GA
 - Shuttle Bus
 - ADA
 - Ride Share

Off-Site Parking Contingency Plan

If all on-site parking is used, 100X has engaged with Beringer Winery to utilize 100-200 parking spots on their property. This lot is located approximately 1 mile away. If the Beringer lot is activated, the transportation team will dispatch a motorcoach from the fleet to do pick-ups and drop-offs. 100x staff will prepare contingency flyers, providing driving and shuttle directions for those guests parking at Beringer. At the end of the night, a separate loading zone will be created for the people who are parking at this location.

Preliminary Beringer Parking Plan (Figure 11)

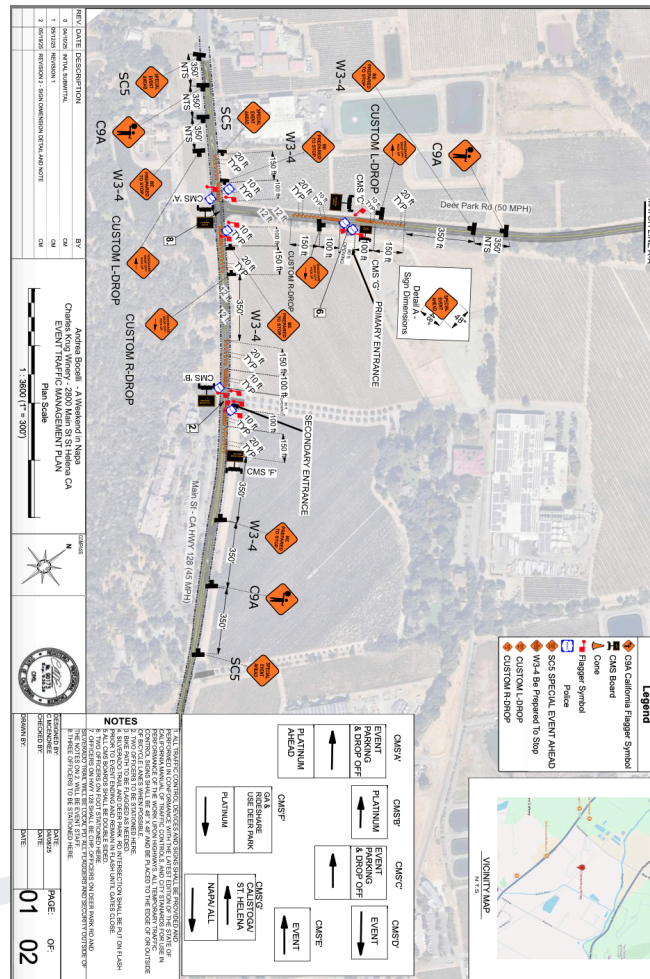


Suggested Traffic Management Plan

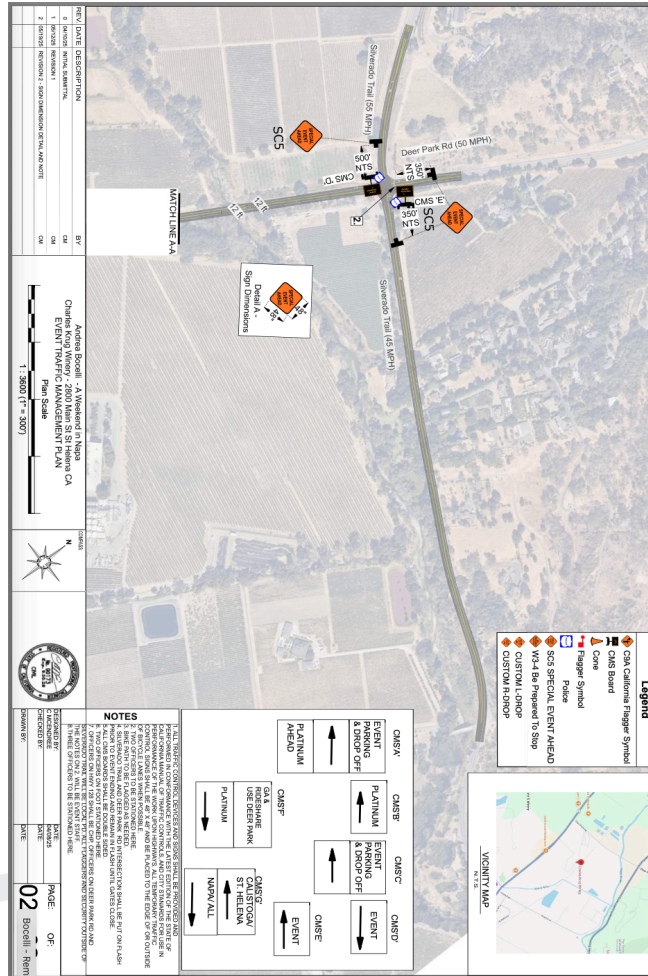
The producers submitted this draft TMP, demonstrating preliminary traffic control measures. This plan features the strategic deployment of both Law Enforcement and Flagger personnel for traffic control positions, visual messaging, signage, and roadside safety. It also takes into account the Vine Trail, with two flagger positions, to ensure the safe crossing of the primary Krug entrance for cyclists and pedestrians using the trail for recreation. Additionally, an encroachment permit is required from Napa County event staff.

DRAFT

Traffic Management Plan Page 1 (Figure 12)



Traffic Management Plan Page 1 (Figure 13)



Law Enforcement Deployment

Post / Location	Agency	Suggested Deployment	Shift Time	Notes
Krug Winery – Main Entrance	SHPD	2	3:00 PM – 11:30 PM	Traffic/event access control
Deer Park Road & Main Street	CHP	3	3:00 PM – 11:30 PM	Traffic/event access control
Deer Park Road & Krug Winery Entrance	CHP	2	3:00 PM – 11:30 PM	Traffic/event access control
Silverado Trail & Deer Park Road	CHP	2	9:00 PM – 12:00 AM	Traffic/event access control
Krug Winery – Venue	SHPD	2	3:00 PM – 11:30 PM	General event coverage

ADA Accessibility

- 100X has engaged with Accessibility Live, a California-based compliance company to ensure equal opportunity for all guests at the event. The Accessibility Live team will work in conjunction with 100X guest services on all ADA-related inquiries or concerns. Our Accessibility team will work in conjunction with guest services to ensure a wonderful experience at the event.
- Parking- ADA parking will be available within the main event lot. The total number of spaces for guests with disabilities will be based on 5% of the total parking; however, we will take into account guest services communications to ensure appropriate allotment of parking. To gain access to ADA parking, guests must show a government-issued hang tag, license plate, temporary pass or have communication with the Accessibility team.
- Seating- ADA seats have been sold with each section of the seating map. Spaces have been designed to accommodate guests with disabilities and companions.
- Restrooms - There will be adequate portable restrooms, as well as the existing permanent restrooms, which are accessible. Roughly 5%-10% of restrooms on site will be accessible; however, similar to parking, we will work with guest services on expected attendance of people with disabilities or those who need additional assistance.

Noise and Sound Management

- Pre-Event Planning- Before the event, 100X will work with Gelb and Andrea Bocelli's production team on the following to ensure no issues:
 - The system is designed for the space and capacity of the event.
 - Acoustic Mapping of the space based on the system.
- On-Site Management
 - Use of a line array system from the Main Stage and delay speakers throughout the event site.
 - Live mixing by Andrea Bocelli's Audio Engineer.
 - Established audio volume based on local ordinances and a pre-event sound study
 - Ongoing monitoring of sound levels at property lines.
- Sound Impact Study:
 - A sound study was developed and submitted to the city on May 9th, 2025. This study was prepared by RSC Audio Engineering, peer-reviewed, and stamped by Saxelby Acoustics.

Site Operations

Power

- Power
 - The producers have engaged CES Cat Entertainment Services to provide power for both the production and front-of-house areas. CES is recognized as a leader in the industry for event power solutions and best practices.
- Power Summary
 - Generators
 - 2 × 500 kW generators on 40' rail at Main Stage
 - 1 × 60 kW generator for food/wine area
 - 1 × 25 kW generator in the dressing room area
 - Transformers
 - 1 × 300 kVA transformer
 - 2 × 150 kVA transformers
 - Cable
 - 6000' of 4/0 cable
 - 1000' of banded cable

- 2000' of 6/5 cable
 - 2500' of 10/5 cable
- Power Distribution
 - 3 × 6x63 amp disconnects with 10–63 amp load centers
 - 50 × thruquads
- Ramps
 - 176 × 5-slot ramps
 - 30 sets of ADA ramps
- Fuel Containment
 - Fuel Containment Kits at All Generators

Heavy Equipment

The producers will deploy several machines for use on the site and stage. Machinery will be operated in compliance with all workplace safety standards and requirements.

- 90T Crane
- 6k Forklift
- 5k Forklift
- 10k Forklift
- Articulating Boomlift

Waste Management

- Sustainable waste practices are a high priority, the event will feature ample receptacles for trash and recyclable materials.
- The producers will employ Venuesmart to manage waste collection and deploy trash and recycling bins in all locations, including back-of-house areas and the parking lot shuttle area.
- A local hauler will be engaged to provide temporary dumpsters.

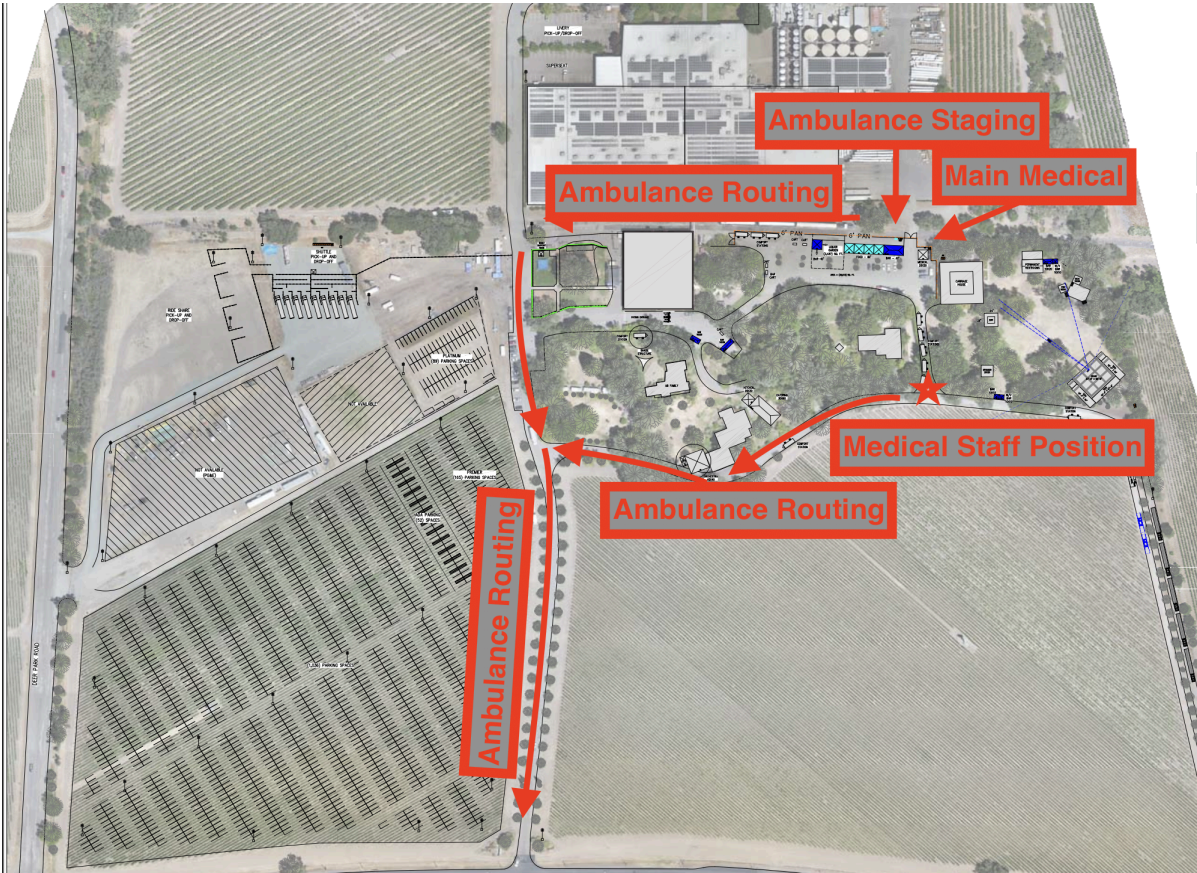
Emergency Services and First Aid

To ensure the safety and well-being of all personnel and attendees, the producers have engaged Rock Medicine, a reputable and experienced provider of event medical services, to oversee emergency medical coverage throughout the event's build, live operation, and strike phases.

- Build & Strike Periods: An EMT will be on-site during all active build and strike hours to respond promptly to any medical incidents involving staff, vendors, or crew.
- Performance Days: On event dates, Rock Medicine will coordinate with American Medical Response (AMR) to provide Advanced Life Support (ALS) services. ALS personnel and an ambulance unit will be stationed onsite beginning one hour before public entry and will remain until all guests have exited the site.
- Expected Medical Needs: Based on historical data and anticipated conditions, the producers anticipate the most common concerns to include heat exhaustion and minor injuries that require basic first aid. All necessary precautions will be in place to manage these incidents efficiently.
- Onsite Triage: A dedicated triage area will be established near the Carriage House and food and beverage area. This station will be:
 - Clearly marked with signage
 - Illuminated for visibility during evening hours
 - Supported with an adjacent ALS vehicle for rapid response and transport if needed
- Nearest Medical Facilities:
 - Primary Receiving Facility
Adventist Health St. Helena
 10 Woodland Road, St. Helena, CA 94574
 Phone: (707) 963-3611
(Located approximately 2 miles from the event site; available for non-critical transport and emergency care)
 - Regional Level I Trauma Center
UC Davis Medical Center
 2315 Stockton Blvd, Sacramento, CA 95817
 Phone: (916) 734-2011
(Designated regional trauma facility for life-threatening emergencies requiring advanced care and air transport if necessary)

This medical plan reflects the producers' commitment to public safety and adherence to local and state regulations. Coordination with local emergency services will be ongoing, and all operational plans will be made available for agency review upon request.

Medical Overview (Figure 14)



Staffing Overview

Event Management

- Producer & Associate Producer
- Operations Director
- Finance Director & Controller
- Event Admin Manager
- Staffing Manager

Food & Beverage

- Food and Beverage Experience Manager & Support Staff
- Ice and Water Management

Merchandise

- Merch Managers & Support Staff

Box Office & Guest Services

- Box Office & Credential Manager, Box Office Lead & Support Staff
- Guest Services Director, Guest Services Manager, Guest Services Support
- Guest Experience & Offsite Manager
- ADA Manager & Support
- VIP Program Managers, VIP Check-In Staff, Super Seats Concierge
- Travel Package and Lodging Manager, Travel Packages Lead
- Ushers

Operations & Parking

- Venue Build Manager, Venue Build Team
- Front of House Manager
- Operations Manager
- Transportation Manager, Valet & Parking Manager, Exterior Operations

Talent & Management

- Gelb Productions

Orchestra

- Orchestra/Choir

Bocelli Team

- Bocelli Management & Crew

Production

- Production Director
- Stage Manager
- Production Coordinator
- Labor Coordinator

Security

- Risk Director, Support Security Staff

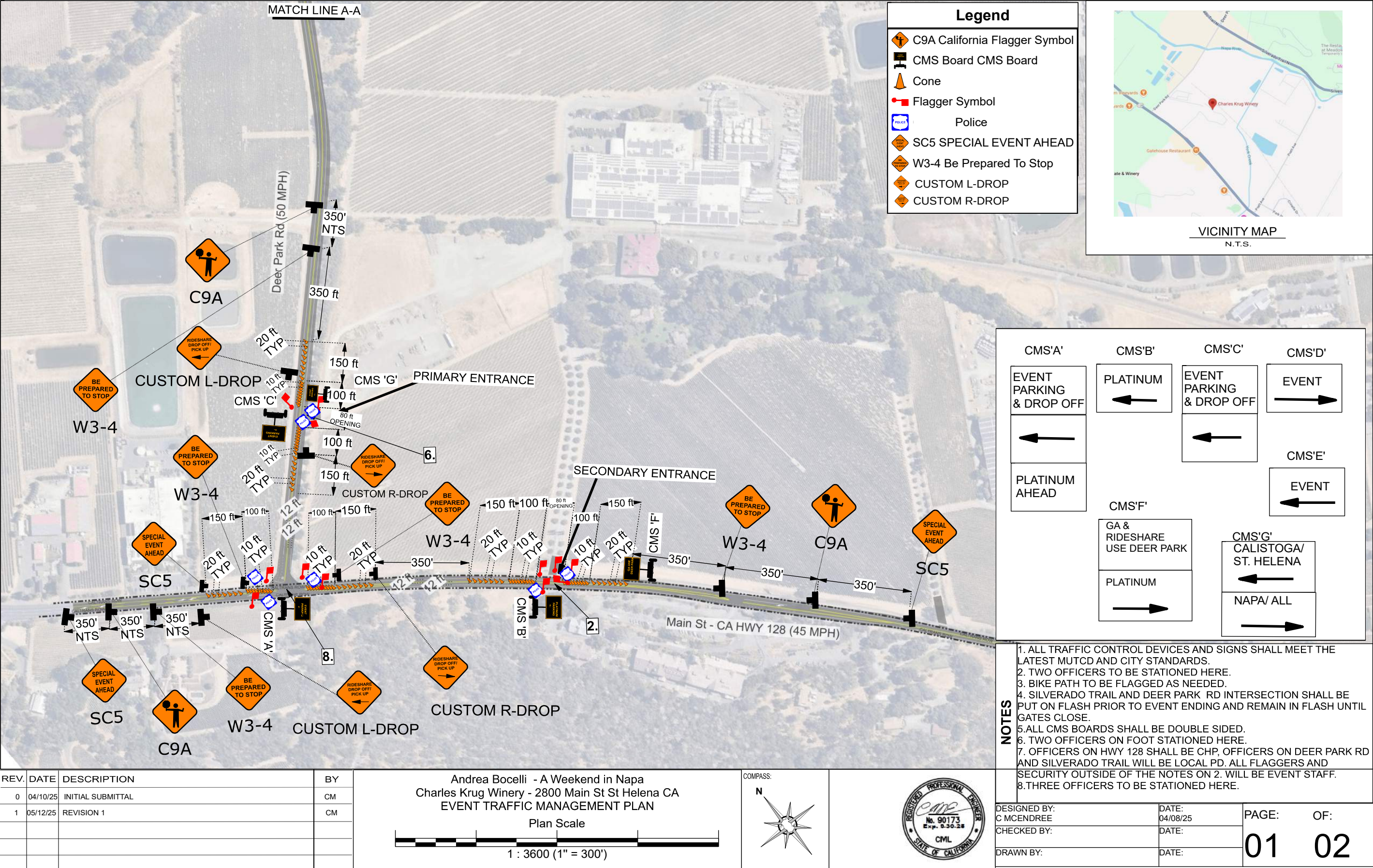
Medical

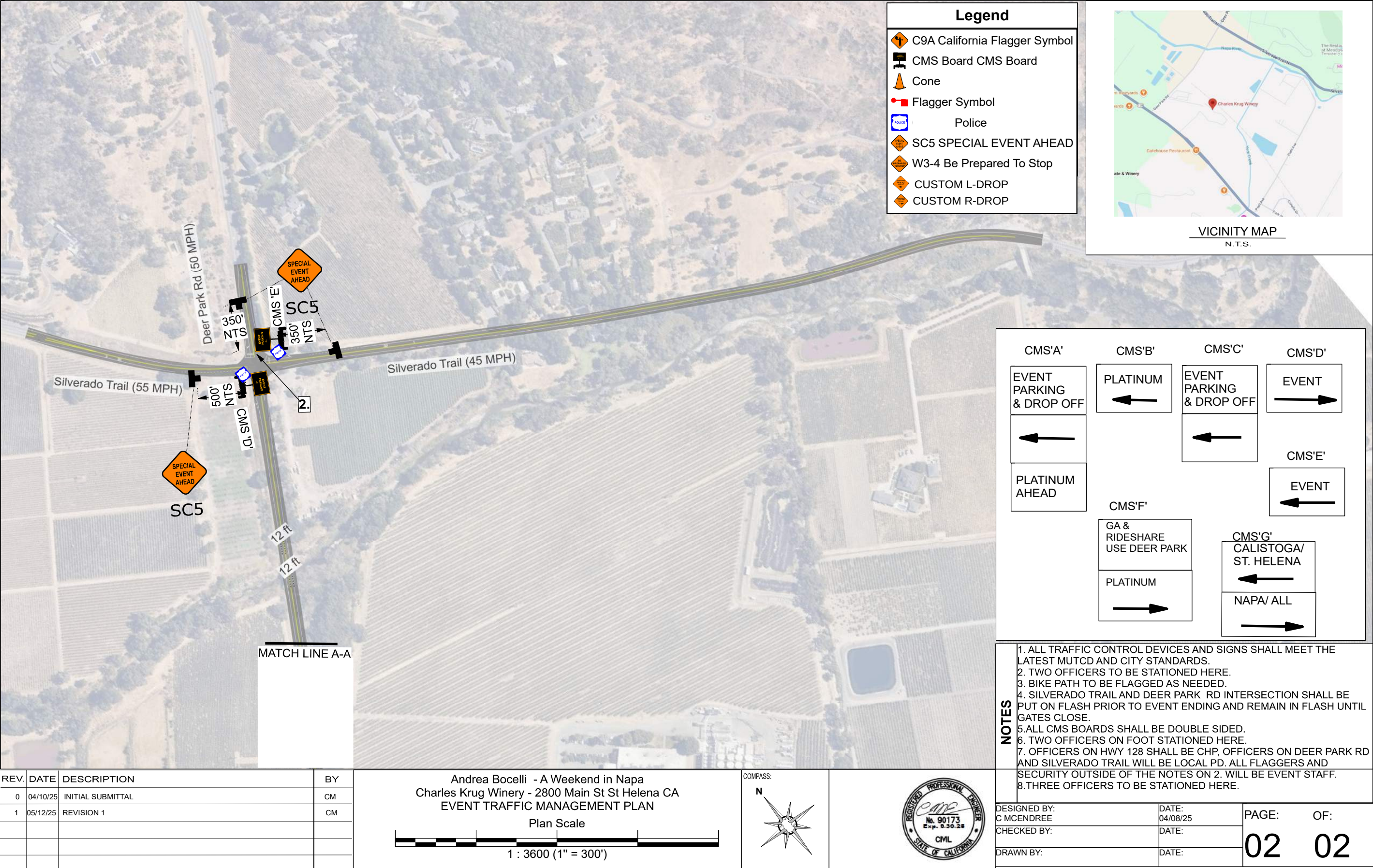
- Medical Director, Medical Support Staff

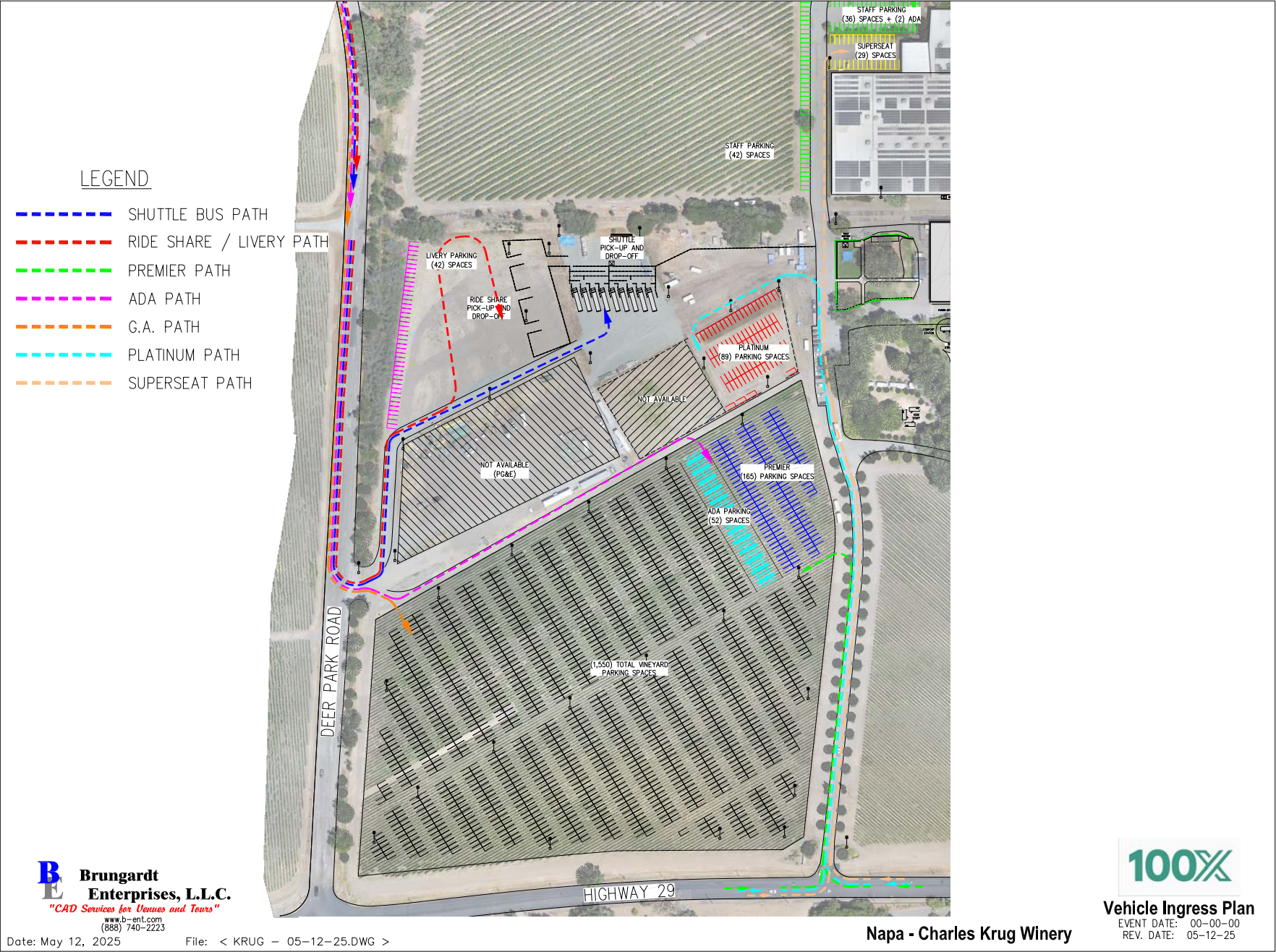
Catering

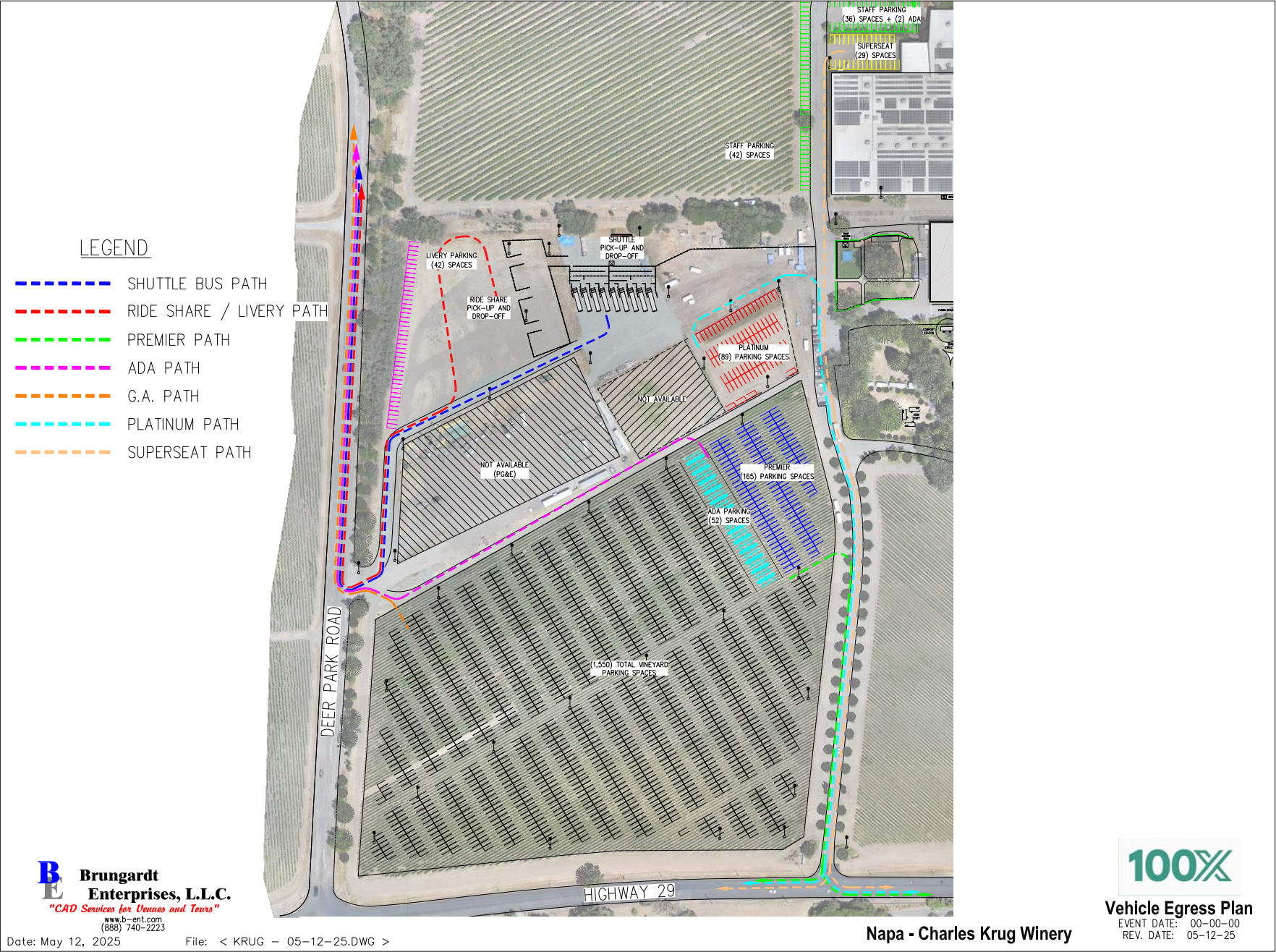
- Hospitality & Catering Manager, Catering Support, Hospitality & Dressing Room Support

Event Management	8
F&B	80
FOH Staff	20
Merchandise	8
Box Office and Guest Service	5
Operations and Parking	11
Talent and Management	50
Orchestra	125
Bocelli Team	60
Production	75
Security	25
Medical	5
Catering	12
Total Staff	484









From: [Brazil, Jason@CHP](mailto:Brazil,Jason@CHP)
To: Chapin, Craig; [AJ Perez](mailto:AJ.Perez); Bradshaw III, William H@CHP
Cc: [Maya DeRosa](mailto:Maya.DeRosa)
Subject: RE: [External] Encroachment Permit for Krug Event
Date: Monday, May 5, 2025 5:11:25 PM
Attachments: [image001.png](#)

We have submitted our feed back on the plan to the organizers with the information regarding our contract.

From: Chapin, Craig <CRAIG.CHAPIN@countyofnapa.org>
Sent: Monday, May 5, 2025 4:38 PM
To: AJ Perez <APerez@CMondavi.com>; Bradshaw III, William H@CHP <WiBradshaw@chp.ca.gov>; Brazil, Jason@CHP <JBrazil@chp.ca.gov>
Cc: Maya DeRosa <MDeRosa@cityofsthelena.gov>
Subject: FW: Encroachment Permit for Krug Event

[Warning: This email originated outside of CHP. Do not click links or attachments unless you recognize the sender and know the content is safe.]

Hello A.J.,

Thank you for submitting the encroachment application, traffic control plan & supporting documents for the Krug Bocelli event. Once the CHP contract for event traffic control is secured, the encroachment permit will be issued. Brad Bradshaw and Jay Brazil of CHP are copied to help start that conversation. Please let me know if there are any questions.

Best regards,

Craig Chapin
Engineering Technician IV
Napa County Public Works
Direct: 707-299-1424
Main: 707-944-0196

From: AJ Perez <APerez@CMondavi.com>
Sent: Wednesday, April 30, 2025 3:40 PM
To: Chapin, Craig <CRAIG.CHAPIN@countyofnapa.org>
Subject: Encroachment Permit

[External Email - Use Caution]

Craig, here is some supporting documentation. How quickly can we get sign off? City expressed your sign off will help with their sign off.

Best regards,
A.J. Perez

Director of EHS & Facilities

O 707-967-2213 C 707-637-7343 F 866-248-6130

C. MONDAVI & FAMILY

FAMILY OWNED *and* OPERATED *for* FIVE GENERATIONS

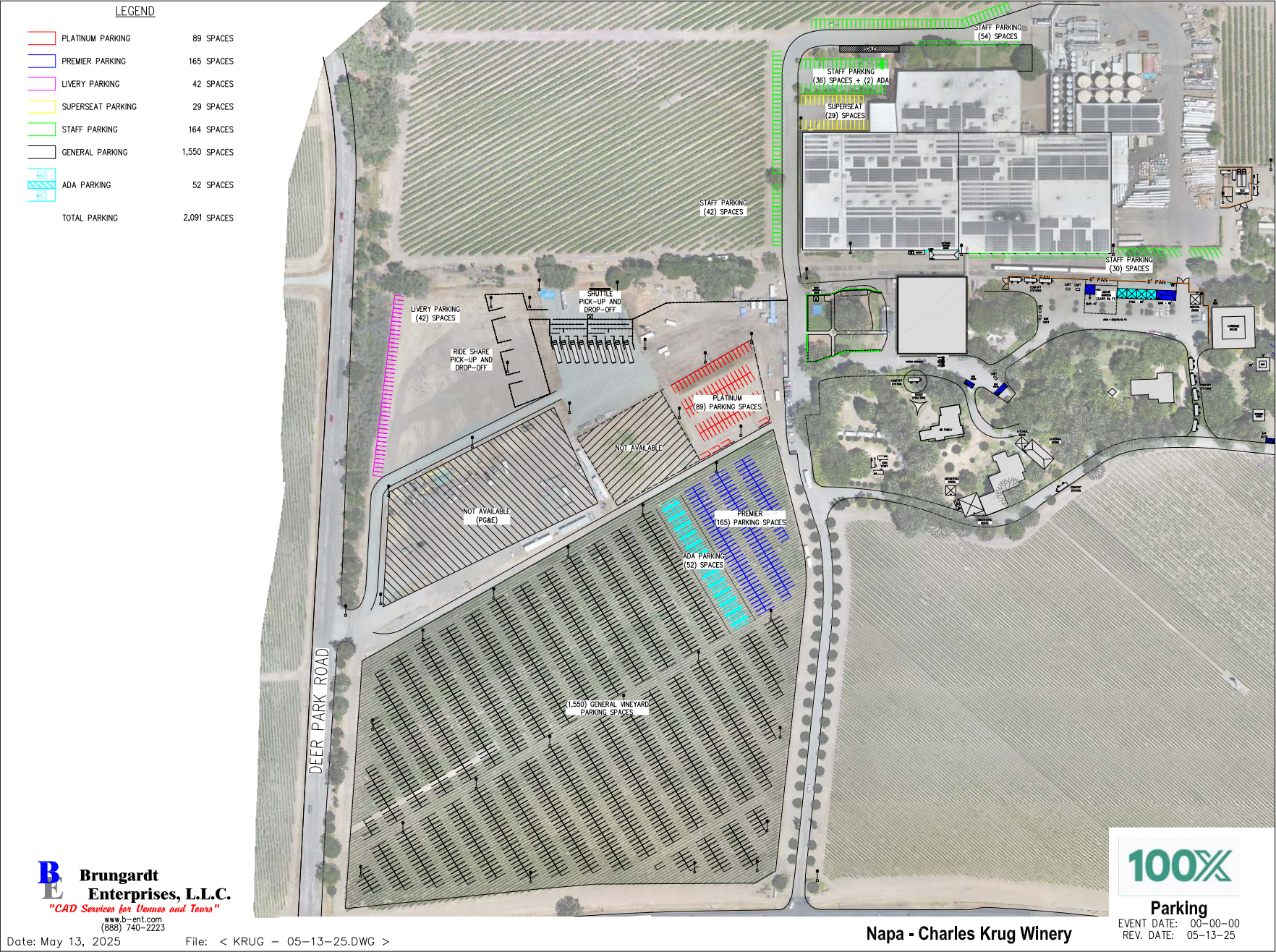
charleskrug.com • ckmondavi.com • flattopwines.com • frenchbluewine.com • westandwilder.com • valdo.com •
villapereirewines.com • domainespeyronie.com • avianawine.com • CharlesKrug360View



VOTED #1 WINERY
IN THE WORLD
FOR ART AND CULTURE



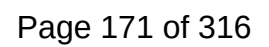
San Francisco Chronicle
C. Mondavi & Family is a
2022 Top Workplace!



Parking Grid (Table 1)

Color Zone	Name of Spaces	Total Spots/Vehicles	Assumptions	Total People
	Premier	165	2	330
	Platinum	89	2	178
	ADA	52	2	104
	General	1550	2	3100
	Livery	42	2	84
	Valet - Super Seats	29	2	58
	Rideshare	N/A	250 Vehicles / 2 per Vehicle	500
	Off Site Public	100	2	200
	Shuttles- Travel	N/A	800 Riders	800
	Additional Shuttles*	N/A	500 Riders	500
	Staff Parking	164	2.3	377
	Staff Shuttles	N/A	125 Riders	125
		<u>Maximum Available Spaces</u>		<u>Maximum Possible People</u>
	<u>Onsite Guest Total Public Parking</u>	<u>1927</u>		<u>5,654</u>
	<u>Onsite Total parking w/ Staff</u>	<u>2091</u>		<u>6,156</u>
	<u>On & Offsite Total parking w/ Staff</u>	<u>2191</u>		<u>6,356</u>

****Please note: The event is only selling 4,512 tickets per night + 500 estimated staff. Max amount of total people onsite, is estimated to be 5012 total people.****





May 12, 2025

To Whom It May Concern:

This letter serves as authorization for parking on the Charles Krug Winery property on Saturday and Sunday, June 21st and 22nd, 2025, in conjunction with 100X Hospitality for The Andrew Bocelli Concert event at the Charles Krug Winery.

Parking is permitted for up to 2091 vehicles within designated area of the property including the 14-acre area on the north side of highway 29. This parcel is in the process of having the vines removed due to cost re-structuring approved by Executive Management at the beginning of our fiscal year. To make this clear this vineyard was not removed for parking reasons. All event-related parking must be managed in accordance with local regulations and winery policies to ensure safety, accessibility, and minimal disruption to regular operations.

Please ensure all attendees and vendors comply with Charles Krug's parking agreement submitted to 100X Hospitality on April 24, 2025.

If you require any additional details or have further inquiries, please feel free to reach out to me at 707.967.2213.

Sincerely,

A handwritten signature in black ink, appearing to read "A.J. Perez", with a stylized flourish at the end.

A.J. Perez

Director of EHS & Facilities



May 5, 2025

Jonathan Fordin
100x Hospitality
jon@100xhospitality.com

Subject: Acoustical Peer Review for the “A Weekend in Napa” Concert Event – Charles Krug Winery, St. Helena, California

Dear Mr. Fordin:

Saxelby Acoustics has reviewed the noise study prepared by RSC Audio Engineering LLC¹ which has been included here as **Attachment 1**. The following outlines the study and our review of the methods and conclusions.

The study uses the NoizCalc 4.0 module within SoundPLAN to calculate the noise emissions of the proposed concert event. Noise levels are mapped according to ISO 9316-2 which is the worldwide leading methodology for calculating and mapping outdoor sound propagation. The calculated operating level of up to 85-95 dBA at 120 feet from the sound source is reasonable for a concert of this size. We concur that a median level of around 90 dBA is a realistic for this type of event. The mapped noise levels for the project as shown on Figures 1 and 2 are in line with what we would expect to see for the assumed source levels. In our experience the levels predicted using SoundPLAN tend to be conservative for events of this nature, especially at distances beyond around 1,000 feet. Additionally, while the mapped noise levels show down to 25 dBA, we would expect evening ambient noise levels in this area to be around 40 dBA. Therefore, the likelihood of the event being audible, as represented across the entire map, should diminish quickly once sound levels attenuate to 40 dBA, or below.

We hope this peer review is helpful. Please don't hesitate to contact me with any additional questions or comments.

Sincerely,

Saxelby Acoustics LLC



Luke Saxelby, INCE Bd. Cert.
Principal Consultant
Board Certified, Institute of Noise Control Engineering

¹ Noise Study for A Weekend in Napa Charles Krug Winery Location. RSC Audio Engineering, LLC. May 1, 2025.

(916) 760-8821
www.SaxNoise.com | Luke@SaxNoise.com
915 Highland Pointe Drive, Suite 250
Roseville, CA 95678



Attachment 1: Noise Study

Noise Study for A Weekend in Napa Charles Krug Winery Location

Client: 100x Hospitality

Contact: Jonathan Fordin

Date: May 1, 2025

Created By: RSC Audio Engineering, LLC

The information in this document is intended solely for the designated recipient(s) and may contain confidential and/or privileged material. Unauthorized review, retransmission, dissemination, modification, copying, or any action taken based on this information by anyone other than the intended recipient is prohibited.

RSC Audio Engineering, LLC 2025

Table of Contents

I. Introduction 2

A. Event Information 2

B. Sound Source 2

II. Definitions 2

III. Local Noise Overview 3

IV. Methodology 4

A. Software and Model 4

B. Sound Levels at Reference Position 4

C. Speaker Manufacturer Consideration 4

D. Environmental Considerations 5

E. Background Ambient Noise 5

V. Sound Level Predictions During the Musical Event at 90..... 6

A. Noise Level - Parcel Perimeter 6

B. Noise Level at 1-mile 8

VI. Conclusion 9

Appendix A. – Additional Noise Predictions – Perimeter of Krug Property 10

Appendix B. – Additional Noise Predictions - 1-mile Radius of Source..... 13

I. Introduction

The primary objective of this noise study is to evaluate loudest predicted noise levels at the parcel perimeter and 1-mile from the sound source. Local authorities have requested a detailed prediction of sound levels at these receptors to ensure that the event complies with applicable noise ordinances and does not cause disruptions to the surrounding area. The study will focus on calculating predicted SPLs based on the sound source at a reference position located 120 feet from the performance area.

A. Event Information

Name Of Event:	A Weekend in Napa
Date:	Saturday June 21 st , & Sunday June 22 nd , 2025
Location:	Charles Krug Winery – St. Helena, CA
Operation Hours:	Saturday: 6PM-9:59PM (Hard Curfew), Sunday: 6PM-9:59PM (Hard Curfew),
Noise Source:	1 open-air outdoor stages – Broadband
Receptors:	Adjacent neighborhoods

B. Sound Source

The sound source for the event will primarily consist of a 70+ piece live orchestra, with sound amplification provided through a high-quality sound system. This study aims to predict and assess SPL produced by orchestral performance, specifically focusing on the potential impact of these sound levels on the nearby community.

II. Definitions

Decibel (dB): A unit measuring the intensity of sound. The decibel scale is logarithmic, meaning a 10 dB increase represents a tenfold increase in intensity.

A-Weighting (dBA): A frequency weighting that approximates the human ear's sensitivity to different frequencies, commonly used in environmental noise assessments.

A-Weighted Equivalent Continuous Sound Level (LAeq): The average sound level over a specified period, accounting for varying noise levels.

Sound Pressure Level (SPL): The pressure variation, relative to a reference value, caused by a sound wave, typically measured in decibels.

The information in this document is intended solely for the designated recipient(s) and may contain confidential and/or privileged material. Unauthorized review, retransmission, dissemination, modification, copying, or any action taken based on this information by anyone other than the intended recipient is prohibited.

RSC Audio Engineering, LLC 2025

Front-Of-House (FOH) – Sound system control area and sound level reference point.

III. Local Noise Overview

St. Helena, California, prioritizes the protection of its rural and small-town character by managing environmental noise to preserve quality of life and public health. As outlined in the *Public Health, Safety, and Noise Element* of the General Plan (May 23, 2023), the city identifies key noise sources, sensitive land uses, and quantifiable standards to guide land use planning and noise mitigation efforts.

The City has established maximum allowable LAeq thresholds for intrusive noise across specific time periods. These standards are designed to protect the most sensitive receptors—primarily residential areas—and represent the maximum ambient levels considered acceptable to avoid adverse impacts on homes and other noise-sensitive land uses. These standards are outlined in Table 1 below:

Table 1- Standards for Determining Noise Impact of Intrusive Noise for Residential Receptors

Time Period	Maximum Allowable Noise Level (LAeq)
Daytime (7:00 a.m. – 7:00 p.m.)	45 dBA
Evening (7:00 p.m. – 10:00 p.m.)	40 dBA
Nighttime (10:00 p.m. – 7:00 a.m.)	35 dBA

Source: Table 9.4 from Public Health, Safety, and Noise Element, 2023.

Any proposed project or activity producing noise above these levels at a noise-sensitive receptor is considered potentially significant and may require mitigation.

IV. Methodology

This noise study utilizes predictive modeling to assess the potential SPL at various receptors surrounding the outdoor orchestral music event. The methodology incorporates the following key components:

A. Software and Model

Software: NoizCalc 4.0 (SoundPLAN) a noise prediction software specifically designed for use with D&B Audiotechnik manufactured sound systems, was used to generate noise predictions for the event.

Model: The ISO 9316-2:1996 calculation model was employed to account for sound propagation, including environmental factors such as temperature and humidity. This model is recognized for its reliability in predicting outdoor sound levels and is widely used in environmental noise assessments.

B. Sound Levels at Reference Position

SPL predictions were made based on measurements taken at a FOH position located 120 feet from the sound source. Three reference SPL values were generated:

- 95 dBA (Maximum prediction) – Upper-limit scenario. Sound levels should not exceed this amount.
- 90 dBA (Medium prediction) – Anticipated average SPL
- 85 dBA (Low prediction) – Lower-bound operating level

These values represent typical SPL during live musical events and are measured at the FOH position where the sound system is calibrated for optimal performance. A medium 90dBA is suggested and has been used for the anticipated medium SPL predictions in the body of this report. Predictions for 95dBA and 85 dBA can be found in appendix A.

C. Speaker Manufacturer Consideration

Although a different speaker manufacturer may be used for the actual event, the model was created using a comparable speaker driver size and output to ensure that the predictions remain accurate. The selected speaker model for the predictions has a similar output capacity and dispersion characteristics, ensuring that the sound levels predicted here are representative of the actual event's sound system performance.

D. Environmental Considerations

Historical data on temperature and humidity were incorporated into the predictions to simulate real-world conditions. These factors influence sound propagation and were factored into the ISO 9316-2:1996 calculations to provide accurate estimates of SPL at various receptor locations.

E. Background Ambient Noise

In rural areas near major transportation corridors such as State Route 29, background ambient noise levels are primarily influenced by intermittent vehicular traffic. While overall sound levels remain relatively low due to limited development and low population density, the presence of a highway introduces a consistent, broadband noise source—most notably during peak travel periods.

Typical ambient noise levels in rural settings adjacent to highways generally fall within the range of 45 to 55 dBA Leq during daytime hours, depending on traffic volume, distance from the roadway, topography, and vegetative cover. At night, levels often decline to 35–45 dBA, although occasional pass-by events may temporarily elevate the sound environment. In these settings, ambient noise is also shaped by natural sources (e.g., wind in vegetation, bird activity, flowing water) and seasonal agricultural activity, which may include intermittent equipment noise.

For receptors situated more than several hundred feet from the highway and buffered by terrain or vegetation, ambient noise levels may approach baseline rural levels of 35–40 dBA, consistent with the thresholds adopted by the City of St. Helena.

V. Sound Level Predictions During the Musical Event at 90

A. Noise Level - Parcel Perimeter

Based on a 90dBA source prediction, the highest predicted SPL along the parcel boundary occurs to the rear of the stage, with elevated levels observed near York Creek, located approximately 400 feet east of the sound source, off the primary axis of loudspeaker orientation. Although not within the direct line of projection, this proximity results in increased SPLs due to rearward sound dispersion.

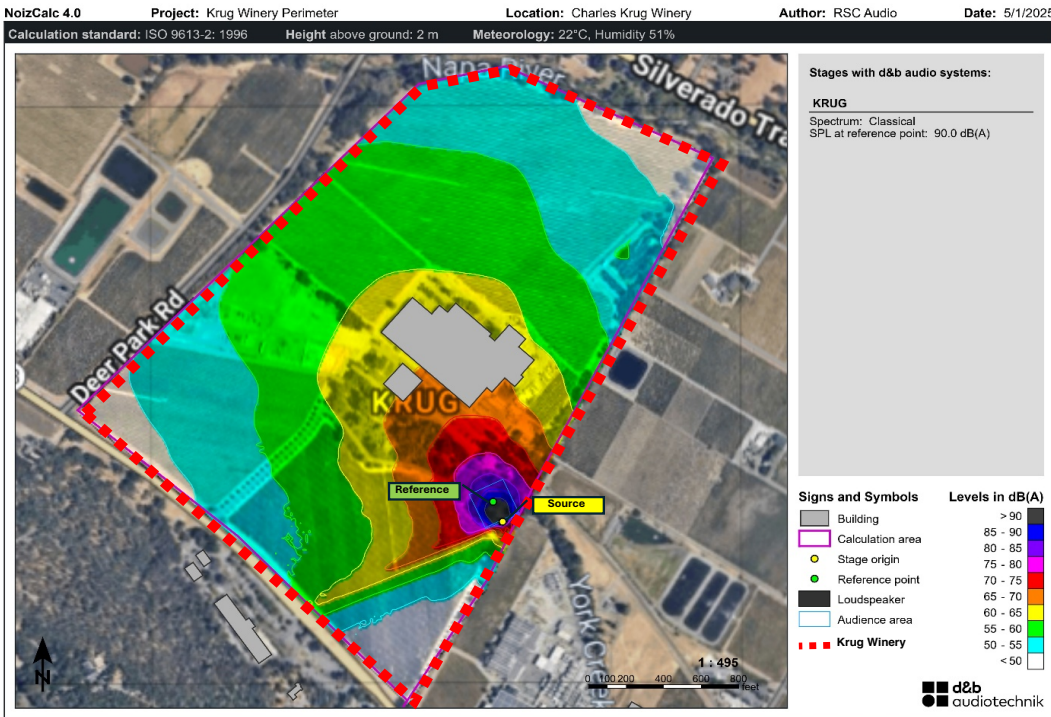
In comparison, more distant locations such as Pratt Avenue, located approximately 1,700 feet east of the rear of the sound source, are predicted to experience significantly lower SPLs, generally within the 35 to 45 dBA range. These levels comply with the City of St. Helena's daytime and evening thresholds for intrusive noise. A summary of predicted SPLs at the parcel perimeter is provided in the table below:

Table 2 – Maximum Anticipated SPL at Parcel Perimeter SPL

Location	dB(A)
Deerpark Rd.	<60
Napa River	<55
York Creek ~ 400 ft. east of sound source	<75
Hwy 29	<55
Pratt Avenue	<45

Figure 1 – Noise Prediction at Parcel Perimeter @ source SPL of 90 dBA

Source = Stage/Speakers, Reference = FOH (Sound Board measurements)



The information in this document is intended solely for the designated recipient(s) and may contain confidential and/or privileged material. Unauthorized review, retransmission, dissemination, modification, copying, or any action taken based on this information by anyone other than the intended recipient is prohibited.

RSC Audio Engineering, LLC 2025

B. Noise Level at 1-mile

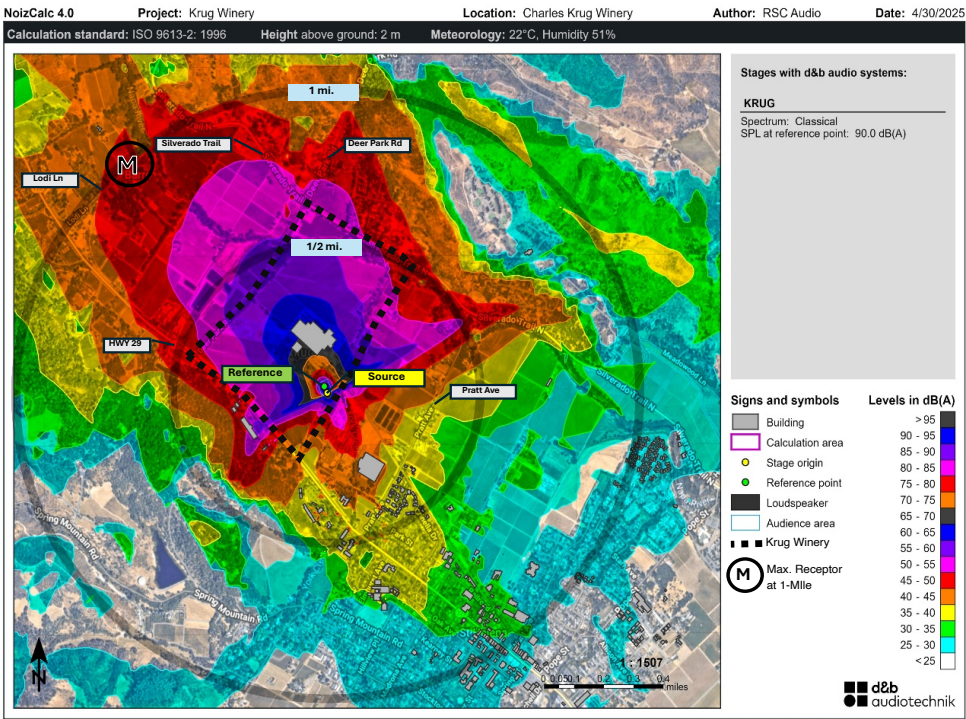
Based on a 90 dBA source prediction, the highest predicted noise receptors along a 1-mile radius are located northwest of the event site along Lodi Lane. These residents may experience noise levels of up to 50 dBA. The SPL can be attributed to the direction of the sound system. Figure 2 illustrates sound propagation at a 1-mile radius from the event.

Table 3 -Maximum Anticipated SPL 1-mile from the sound source

Location	dB(A)
North	<50
West	<35
South	<35
East	<35

Figure 2 - Noise Prediction at 1-mile @ source SPL 90 dBA

Source = Stage/Speakers, Reference = FOH (Sound Board measurements)



The information in this document is intended solely for the designated recipient(s) and may contain confidential and/or privileged material. Unauthorized review, retransmission, dissemination, modification, copying, or any action taken based on this information by anyone other than the intended recipient is prohibited.

RSC Audio Engineering, LLC 2025

VI. Conclusion

This noise study has assessed the potential sound impact of the outdoor orchestral music event. Based on the results, the predicted SPLs are within industry acceptable ranges for outdoor orchestral performances. The maximum predicted ambient SPL at a receptor 1 mile away is less than 45 dBA, indicating that the sound levels may not significantly surpass the noise standards.

It is important to consider that SPLs can fluctuate due to unpredictable weather factors, such as changes in wind speed, temperature, and humidity. These factors can affect sound propagation in unexpected ways, potentially amplifying or attenuating sound levels, which could influence whether the event complies with local noise regulations. Receptors located in the more populated areas of the southeast of Pratt Ave are predicted to experience noise levels up to 40 dBA, which is in compliance with the City of St. Helena's 40 dBA evening LAeq threshold for intrusive noise.

On the property line limits of the Krug winery, the sound is expected to range from 45dBA to 60dBA. Residential areas off of Silverado Trail and Highway 29 within ½ mile of the site are expected to have sound levels of 35 dBA to 50 dBA.

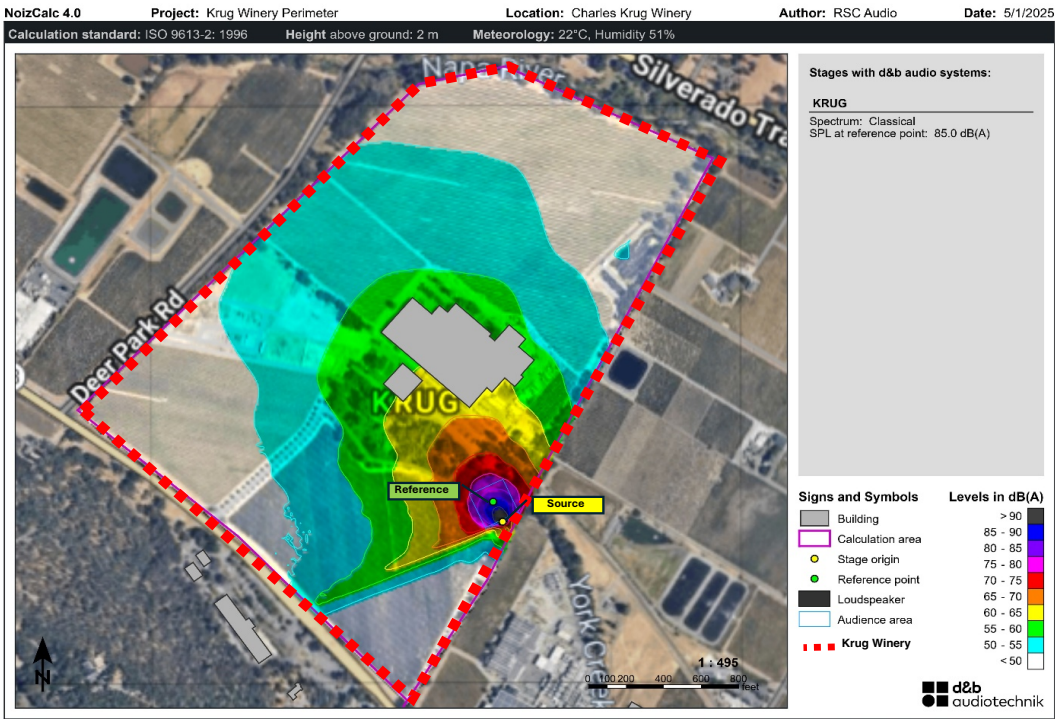
To ensure noise during the event does not exceed predictions in this report, remote noise monitoring will take place around the perimeter of the property and sound adjustments will be made should sound levels exceed the predictions in this report.

As noted on Table 2, there is the potential for sound levels north of the property to exceed the city noise ordinance for a 3-hour duration. Therefore, a noise permit has been obtained.

Appendix A. – Additional Noise Predictions – Perimeter of Krug Property

Figure 3 - Noise Prediction at Krug Perimeter @ source SPL of 85 dBA

Source = Stage/Speakers, Reference = FOH (Sound Board measurements)

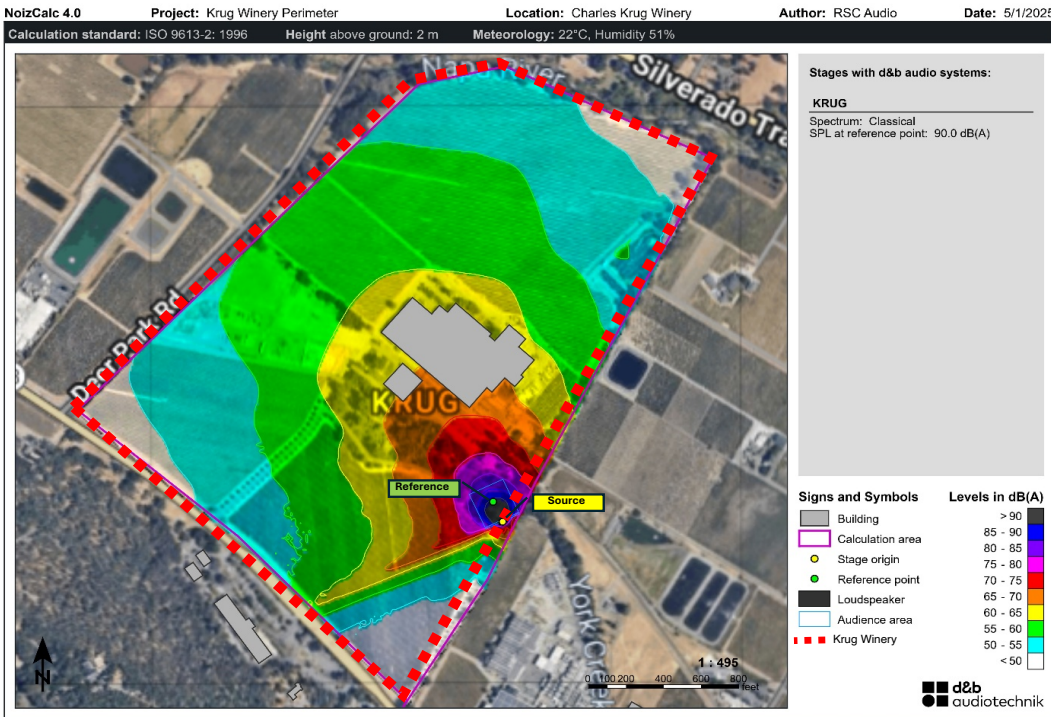


The information in this document is intended solely for the designated recipient(s) and may contain confidential and/or privileged material. Unauthorized review, retransmission, dissemination, modification, copying, or any action taken based on this information by anyone other than the intended recipient is prohibited.

RSC Audio Engineering, LLC 2025

Figure 4 - Noise Prediction at Krug Perimeter @ source SPL of 90 dBA

Source = Stage/Speakers, Reference = FOH (Sound Board measurements)

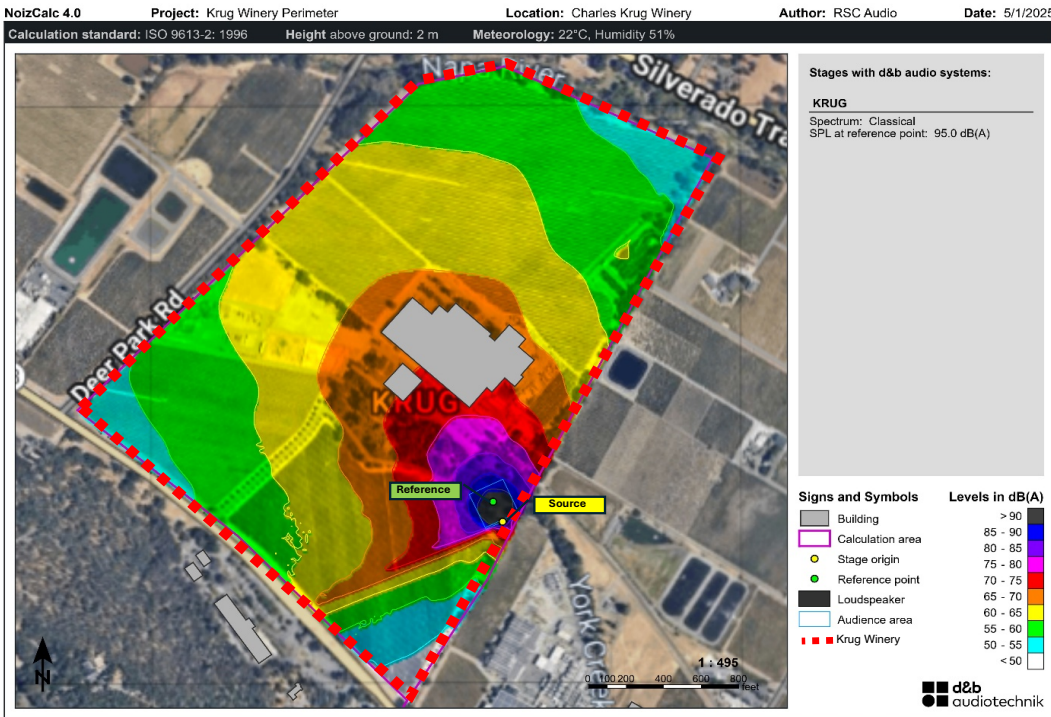


The information in this document is intended solely for the designated recipient(s) and may contain confidential and/or privileged material. Unauthorized review, retransmission, dissemination, modification, copying, or any action taken based on this information by anyone other than the intended recipient is prohibited.

RSC Audio Engineering, LLC 2025

Figure 5 – Noise Prediction at Krug Perimeter @ source SPL of 95 dBA

Source = Stage/Speakers, Reference = FOH (Sound Board measurements)



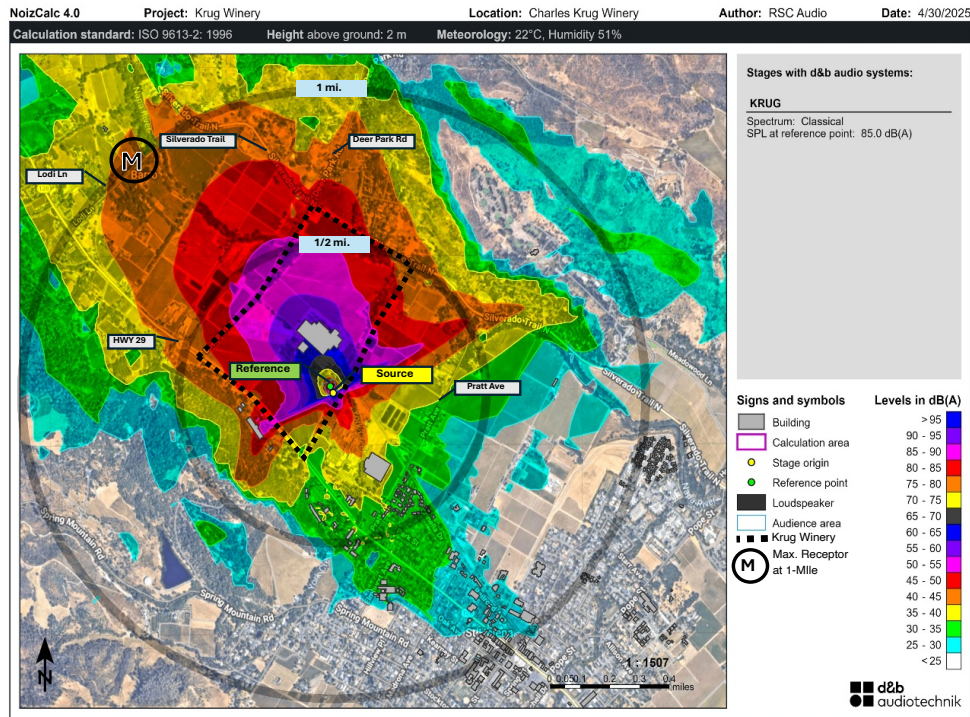
The information in this document is intended solely for the designated recipient(s) and may contain confidential and/or privileged material. Unauthorized review, retransmission, dissemination, modification, copying, or any action taken based on this information by anyone other than the intended recipient is prohibited.

RSC Audio Engineering, LLC 2025

Appendix B. – Additional Noise Predictions - 1-mile Radius of Source

Figure 6 - Noise Prediction at 1-mile Radius of Krug @ source SPL 85 dBA

Source = Stage/Speakers, **Reference** = FOH (Sound Board measurements)

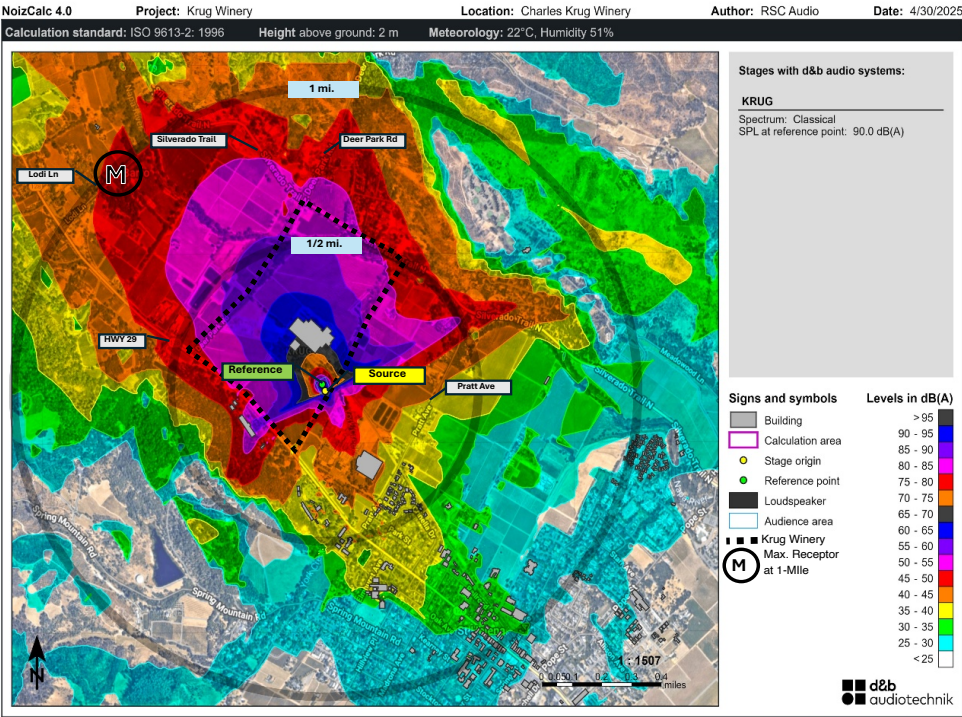


The information in this document is intended solely for the designated recipient(s) and may contain confidential and/or privileged material. Unauthorized review, retransmission, dissemination, modification, copying, or any action taken based on this information by anyone other than the intended recipient is prohibited.

RSC Audio Engineering, LLC 2025

Figure 7 - Noise Prediction at 1-mile Radius of Krug @ source SPL 90 dBA

Source = Stage/Speakers, Reference = FOH (Sound Board measurements)

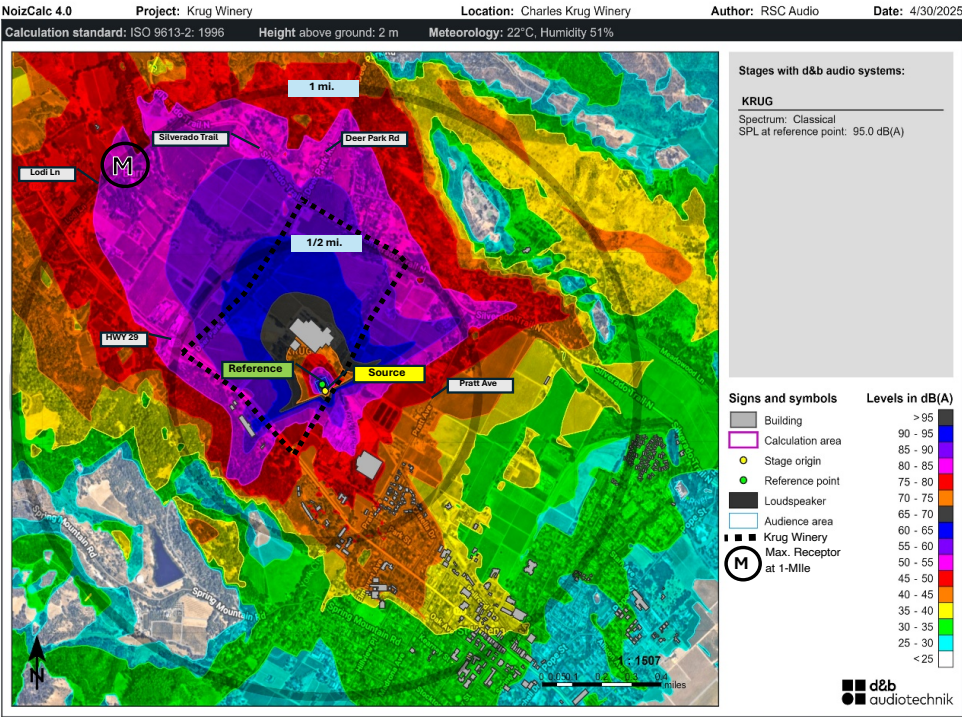


The information in this document is intended solely for the designated recipient(s) and may contain confidential and/or privileged material. Unauthorized review, retransmission, dissemination, modification, copying, or any action taken based on this information by anyone other than the intended recipient is prohibited.

RSC Audio Engineering, LLC 2025

Figure 8 - Noise Prediction at 1-mile Radius of Krug @ source SPL 95 dBA

Source = Stage/Speakers, Reference = FOH (Sound Board measurements)



The information in this document is intended solely for the designated recipient(s) and may contain confidential and/or privileged material. Unauthorized review, retransmission, dissemination, modification, copying, or any action taken based on this information by anyone other than the intended recipient is prohibited.

RSC Audio Engineering, LLC 2025



Christopher Hartley
Chief of Police

POLICE DEPARTMENT

1088 COLLEGE AVE

ST. HELENA, CALIFORNIA 94574

(707) 967-2850 FAX (707) 963-8043

City of St. Helena
Police Department

MAY 09 REC'D

RECEIVED

PERMIT APPLICATION FOR CITY CODE SECTION 8.24.010 (UNNECESSARY NOISES GENERALLY)

APPLICANT: Charles Krug Winery DATE: 05/09/2025
 ADDRESS: 2800 Main St. PHONE: 707-637-7343
 EVENT SPONSOR: 100X ☐ PROFIT ☐ NON-PROFIT
 LOCATION OF EVENT: 2800 Main St.
 ADDRESS (IF DIFFERENT): _____
 TYPE OF NOISE: Classical Music/Operatic AMPLIFICATION: ☒ YES ☐ NO
 DATE OF EVENT: 06/22/2025 TIME OF EVENT: 3:00PM TO 10:00PM
 TYPE OF EVENT: Andrea Bocelli Concert APPROXIMATE NUMBER OF PEOPLE ATTENDING: 4,500
 PERSON(S) AT EVENT TO CONTACT IF NECESSARY: A.J. Perez 707-637-7343, Mike Medvin 215-237-63

This permit may be approved only under the following conditions:

- 1) It reasonably appears that the activity is otherwise permitted under this code.
- 2) It is determined that permitting the noise after 10:00pm is more beneficial to the community than detrimental to residents in the immediate area.

This permit may be revoked by a Saint Helena Police Officer if, at any time, the noise becomes unreasonably loud. Upon revocation on subsequent complaints, such noise may be declared a public nuisance and responsible persons will be guilty of an infraction per City Code Section 8.24.030.

I have read the above, understand and agree to abide by the conditions set forth.

SIGNATURE: _____

DATE: 05/09/2025

APPROVED: _____

DATE: 5/12/25

CHIEF OF POLICE



Christopher Hartley
Chief of Police

POLICE DEPARTMENT

1088 COLLEGE AVE
ST. HELENA, CALIFORNIA 94574
(707) 967-2850 FAX (707) 963-8043

City of St. Helena
Police Department

MAY 09 REC'D

RECEIVED

PERMIT APPLICATION FOR CITY CODE SECTION 8.24.010 (UNNECESSARY NOISES GENERALLY)

APPLICANT: Charles Krug Winery DATE: 05/09/2025
ADDRESS: 2800 Main St. PHONE: 707-637-7343
EVENT SPONSOR: 100X ☐ PROFIT ☐ NON-PROFIT
LOCATION OF EVENT: 2800 Main St.
ADDRESS (IF DIFFERENT): _____
TYPE OF NOISE: Classical Music/Operatic AMPLIFICATION: ☒ YES ☐ NO
DATE OF EVENT: 06/21/2025 TIME OF EVENT: 3:00PM TO 10:00PM
TYPE OF EVENT: Andrea Bocelli Concert APPROXIMATE NUMBER OF PEOPLE ATTENDING: 4,500
PERSON(S) AT EVENT TO CONTACT IF NECESSARY: A.J. Perez 707-637-7343, Mike Medvin 215-237-63

This permit may be approved only under the following conditions:

- 1) It reasonably appears that the activity is otherwise permitted under this code.
- 2) It is determined that permitting the noise after 10:00pm is more beneficial to the community than detrimental to residents in the immediate area.

This permit may be revoked by a Saint Helena Police Officer if, at any time, the noise becomes unreasonably loud. Upon revocation on subsequent complaints, such noise may be declared a public nuisance and responsible persons will be guilty of an infraction per City Code Section 8.24.030.

I have read the above, understand and agree to abide by the conditions set forth.

SIGNATURE: _____

DATE: 05/09/2025

APPROVED: _____

DATE: 5/12/25

CHIEF OF POLICE



4/18/2025

Mountain Productions
80 New Frederick Street
Wilkes-Barre, PA 18702

RE: Krug Winery – Bocelli – Peer Review

Project Number: 25.311.02

Dear Client,

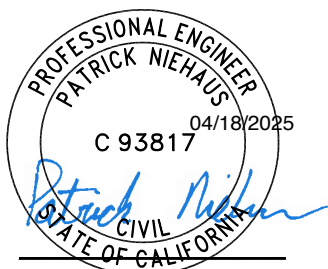
Per your request, I have completed my peer review of the attached stamped engineering report and drawings for the proposed installation of a MTN WC4P HD+ Roof System at Charles Krug Winery in St. Helena, CA. The objective of my review was to verify the structure and the analysis performed complies with the applicable provisions of the current California Building Code. The scope of my review has been limited to the extent necessary to make such a determination and it shall therefore not be construed in any way that services rendered by Exemplar Structures, LLC have supplemented or relieved the Engineer of Record of their professional responsibility for the design of the structural system and its stability.

The concert roof system and ancillary staging/front of house structures will be installed outdoors on existing grade. The analysis provided considers gravity and lateral loading in accordance with ASCE 7-16 (and reductions permitted by ASCE 37-14) using a Basic Wind Speed of 92mph at Exposure Category D. Forces were combined in accordance with the prescribed ASD load combinations. The resultant forces in cable braces and similar rigging components have been reviewed separately from the 3D analysis model against published allowable loading tables.

In conclusion, the proposed construction and analysis contained herein were found to be in compliance with the applicable provisions of both the 2022 California Building Code and ASCE 7-16. I trust this information is suitable to your needs at this time. Please do not hesitate to contact me should you have any questions or require additional assistance.

Sincerely,

Exemplar Structures, LLC



Patrick Niehaus, PE



ANDREA BOCELLI
A WEEKEND IN NAPA VALLEY
JUNE 20-22, 2025
CHARLES KRUG WINERY

VENUE:
VENUE
Krug Winery

EVENT DATE:
JUNE 21-22 2025

CREATIVE DIRECTOR/DESIGNER

DESIGNED BY:

DRAWN BY:
JT EL KF

VERSION

1-A

[illegible]

TITLE:
PERSPECTIVE SKETCH

00-2
— of —
14

SHEET SCALE:
Sheet Scale

PAPER SIZE:
US ARCH D 24x36

Please recycle
this paper

CONTENTS

SHEET TITLE	NUMBER
COVER PAGE / EQUIPMENT	00-1
PERSPECTIVE SKETCH	00-2
PLAN: LIGHTING OVERVIEW	L-1
PLAN: LIGHTING FLOWN	L-2
PLAN: LIGHTING GROUND	L-3
AUDIO: SKETCH	A-1
PLAN: AUDIO FLOWN	A-2
PLAN: AUDIO GROUND	A-3
PLAN: AUDIO SPL MAP	A-4
PLAN: RISER DECKS	S-1
PLAN: SOFT GOODS	S-2
PLAN: RIGGING PLOT	R-1
VIDEO: SKETCH	V-1
PLAN: VIDEO / LED	V-2

DISCLAIMER

These drawings are for position reference only and in no way guarantee the structural integrity of the design. Any weights and dimensions shown here are estimates only and should not be used for structural engineering. It is the sole responsibility to have the drawings engineered according to all local laws and regulations.

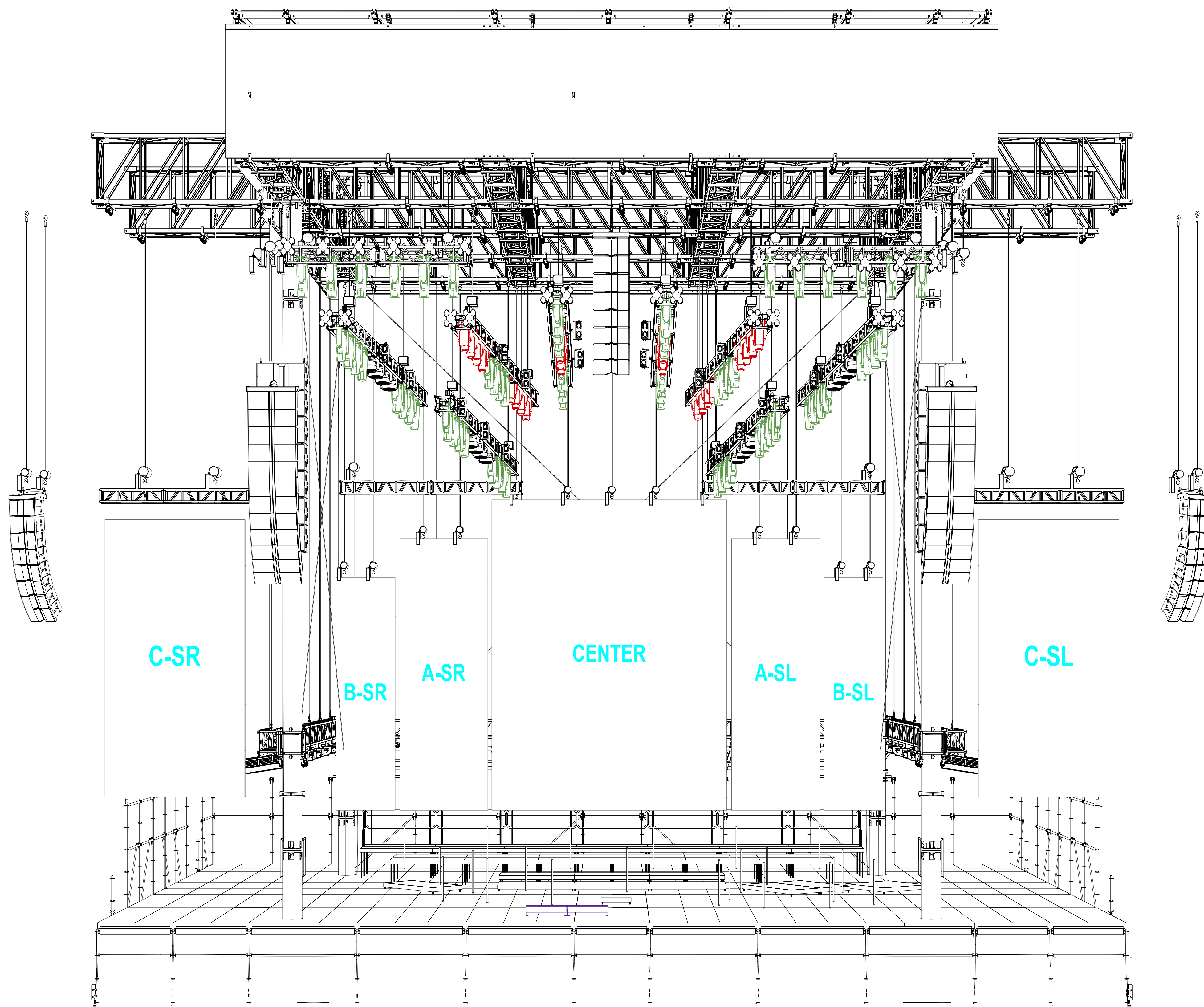
NOTES

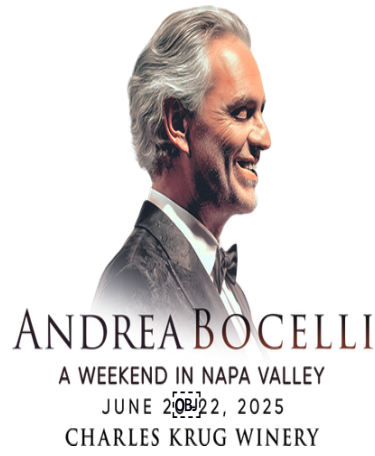
Control
(2) MA2 or MA3 full size
(4) External Monitor
Version: TBD

Truss
All truss to be black. Gantry towers wrapped in black fabric.

Follow Spots
(4) Robospots

Follow Spots
(4) Robospots





VENUE:
VENUE
Krug Winery

EVENT DATE:
JUNE 21-22 2025

CREATIVE DIRECTOR/DESIGNER

DESIGNED BY:

DRAWN BY:
JT EL KF

VERSION
1-A

REVISIONS		
REV	Date	Remarks

TITLE:
AUDIO: SKETCH

A-1
— of —
14

SHEET SCALE:
Sheet Scale

PAPER SIZE:
US ARCH D 24x36

Please specify the paper

CONTENTS

SHEET TITLE	NUMBER
COVER PAGE / EQUIPMENT	00-1
PERSPECTIVE SKETCH	00-2
PLAN: LIGHTING OVERVIEW	L-1
PLAN: LIGHTING FLOWN	L-2
PLAN: LIGHTING GROUND	L-3
AUDIO: SKETCH	A-1
PLAN: AUDIO FLOWN	A-2
PLAN: AUDIO GROUND	A-3
PLAN: AUDIO SPL MAP	A-4
PLAN: RISER DECKS	S-1
PLAN: SOFT GOODS	S-2
PLAN: RIGGING PLOT	R-1
VIDEO: SKETCH	V-1
PLAN: VIDEO / LED	V-2

DISCLAIMER

These drawings are for position reference only and in no way guarantee the structural integrity of the design. Any weights and dimensions shown here are estimates only and should not be used for structural engineering. It is the owner's responsibility to have the drawings engineered according to all local laws and regulations.

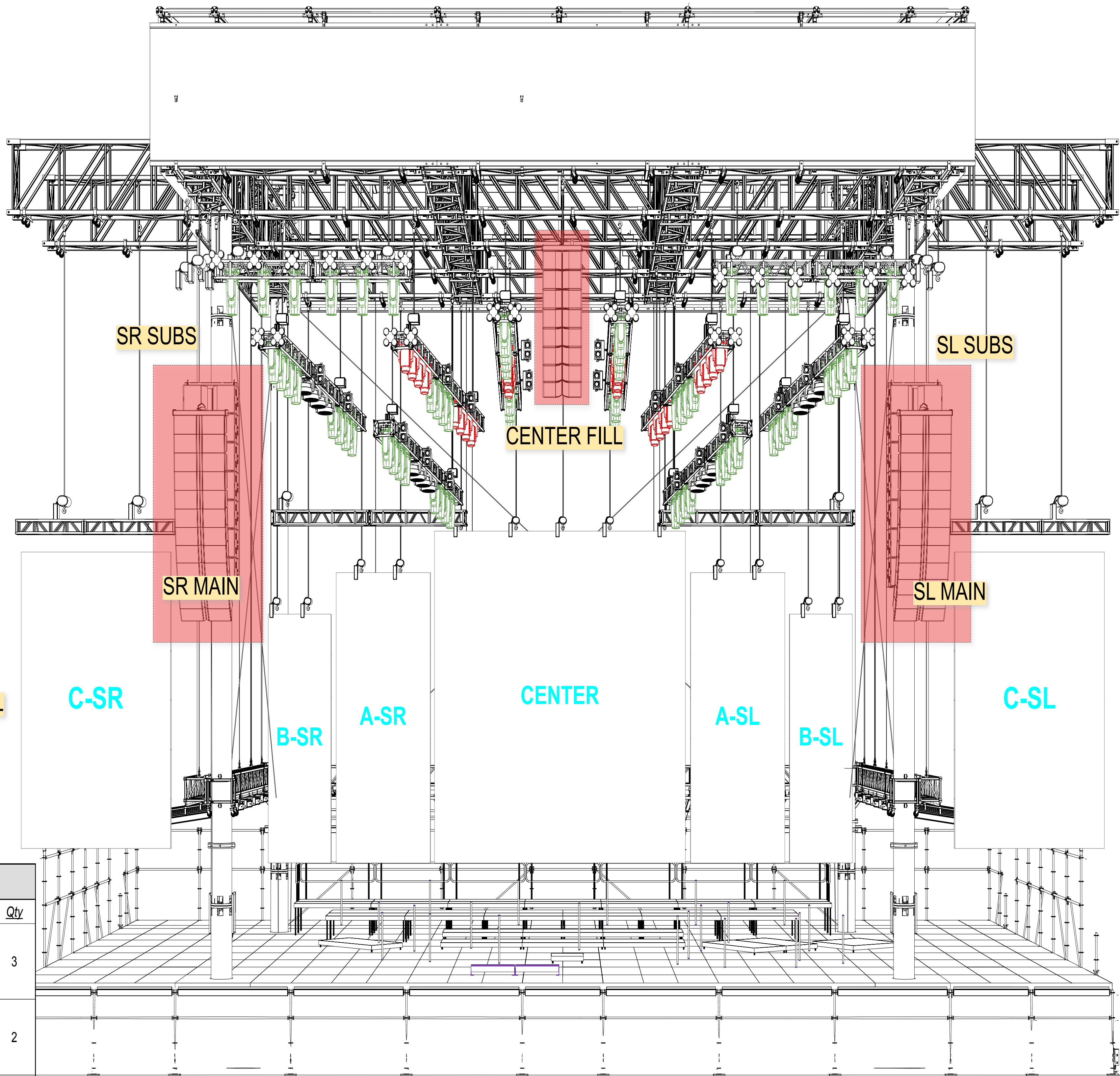
Furthermore, all schematics, plots, renderings, photos, and designs contained herein are the copyrighted intellectual property of the creator.

NOTES

Control
(2) MA2 or MA3 full size
(4) External Monitor
Version: TBD

Truss
All truss to be black. Gantry towers wrapped in black fabric.

Follow Spots
(4) Robospots



AUDIO SYMBOLS			
Model	2D Symbol	3D Symbol	Qty
L-Acoustics K3-Bump+K3-Bar Bumper			3
L-Acoustics KS28-Bump Bumper			2
L'Acoustics K2-BUMP + K2-BAR Bumper			2
L-Acoustics K2 Speaker			24
L-Acoustics K3 Speaker			24

A W E E K E N D I N N A P A



ANDREA BOCELLI
A WEEKEND IN NAPA VALLEY
JUNE 2025
CHARLES KRUG WINERY

VENUE:

VENUE

Krug Winery

EVENT DATE:

JUNE 21-22 2025

CREATIVE DIRECTOR/DESIGNER

DESIGNED BY:

DRAWN BY:

JT EL KF

VERSION

1-A

REVISIONS		
REV	Date	Remarks

TITLE:
PLAN: AUDIO FLOWN

A-2

— of —
14

SHEET SCALE:

Sheet Scale

PAPER SIZE:

US ARCH D 24x36

Please specify the paper

CONTENTS

SHEET TITLE	NUMBER
COVER PAGE / EQUIPMENT	00-1
PERSPECTIVE SKETCH	00-2
PLAN: LIGHTING OVERVIEW	L-1
PLAN: LIGHTING FLOWN	L-2
PLAN: LIGHTING GROUND	L-3
AUDIO: SKETCH	A-1
PLAN: AUDIO FLOWN	A-2
PLAN: AUDIO GROUND	A-3
PLAN: AUDIO SPL MAP	A-4
PLAN: RISER DECKS	S-1
PLAN: SOFT GOODS	S-2
PLAN: RIGGING PLOT	R-1
VIDEO: SKETCH	V-1
PLAN: VIDEO / LED	V-2

DISCLAIMER

These drawings are for position reference only and in no way guarantee the structural integrity of the design. Any weights and dimensions shown here are estimates only and should not be used for structural engineering. It is the owner's responsibility to have the drawings engineered according to all local laws and regulations.

Furthermore, all schematics, plots, renderings, photos, and designs contained herein are the copyrighted intellectual property of the creator.

NOTES

Control
(2) MA2 or MA3 full size
(4) External Monitor
Version: TBD

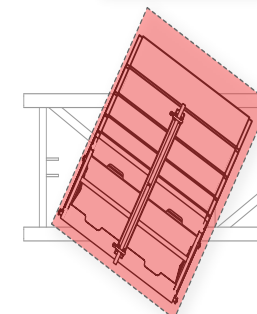
Truss
All truss to be black. Gantry towers wrapped in black fabric.

Follow Spots
(4) Robospots

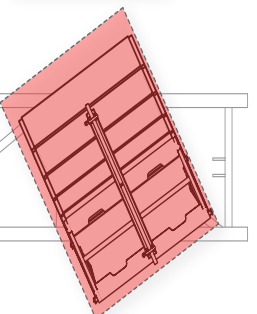
A
B
C
D
E
A
W
E
K
E
N
D
I
N
N
A
P
A
V
A
L
L
E
Y

AUDIO SYMBOLS			
Model	2D Symbol	3D Symbol	Qty
L-Acoustics K3-Bump+K3-Bar Bumper			3
L-Acoustics KS28-Bump Bumper			2
L'Acoustics K2-BUMP + K2-BAR Bumper			2
L-Acoustics K2 Speaker			24
L-Acoustics K3 Speaker			24
L-Acoustics KS28 Speaker			14

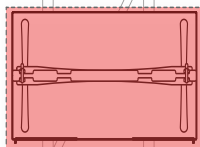
SR OUTFILL



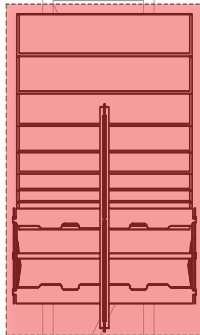
SL OUTFILL



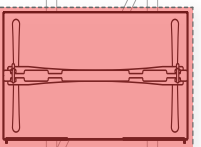
SR SUBS



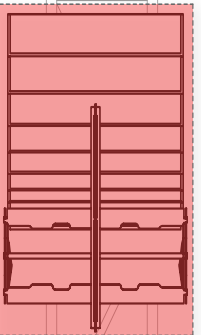
SR MAIN



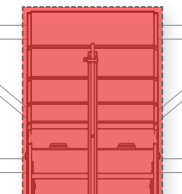
SL SUBS



SL MAIN



CENTER FILL





ANDREA BOCELLI
A WEEKEND IN NAPA VALLEY
JUNE 20-22, 2025
CHARLES KRUG WINERY

VENUE:
VENUE
Krug Winery

EVENT DATE:
JUNE 21-22 2025

CREATIVE DIRECTOR/DESIGNER

DESIGNED BY:

DRAWN BY:
JT EL KF

VERSION

1-A

[illegible]

TITLE:
PLAN: AUDIO GROUND

A-3
— of —
14

SHEET SCALE:
Sheet Scale

PAPER SIZE:
US ARCH D 24x36

Please recycle

CONTENTS

SHEET TITLE	NUMBER
COVER PAGE / EQUIPMENT	00-1
PERSPECTIVE SKETCH	00-2
PLAN: LIGHTING OVERVIEW	L-1
PLAN: LIGHTING FLOWN	L-2
PLAN: LIGHTING GROUND	L-3
AUDIO: SKETCH	A-1
PLAN: AUDIO FLOWN	A-2
PLAN: AUDIO GROUND	A-3
PLAN: AUDIO SPL MAP	A-4
PLAN: RISER DECKS	S-1
PLAN: SOFT GOODS	S-2
PLAN: RIGGING PLOT	R-1
VIDEO: SKETCH	V-1
PLAN: VIDEO / LED	V-2

DISCLAIMER

These drawings are for position reference only and in no way guarantee the structural integrity of the design. Any weights and dimensions shown here are estimates only and should not be used for structural engineering. It is the sole responsibility to have the drawings engineered according to all local laws and regulations.

Furthermore, all schematics, plots, renderings, photos, and designs contained herein are the copyrighted intellectual property of the creator.

NOTES

Control

(2) MA2 or MA3 full size
(4) External Monitor
Version: TBD

Truss

All truss to be black. Gantry towers wrapped in black fabric.

Follow Spots

Follow spots
(4) Robospots

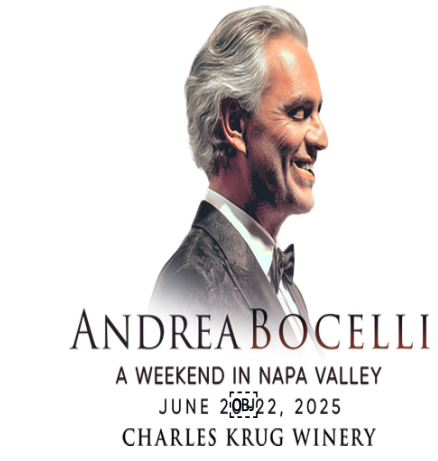
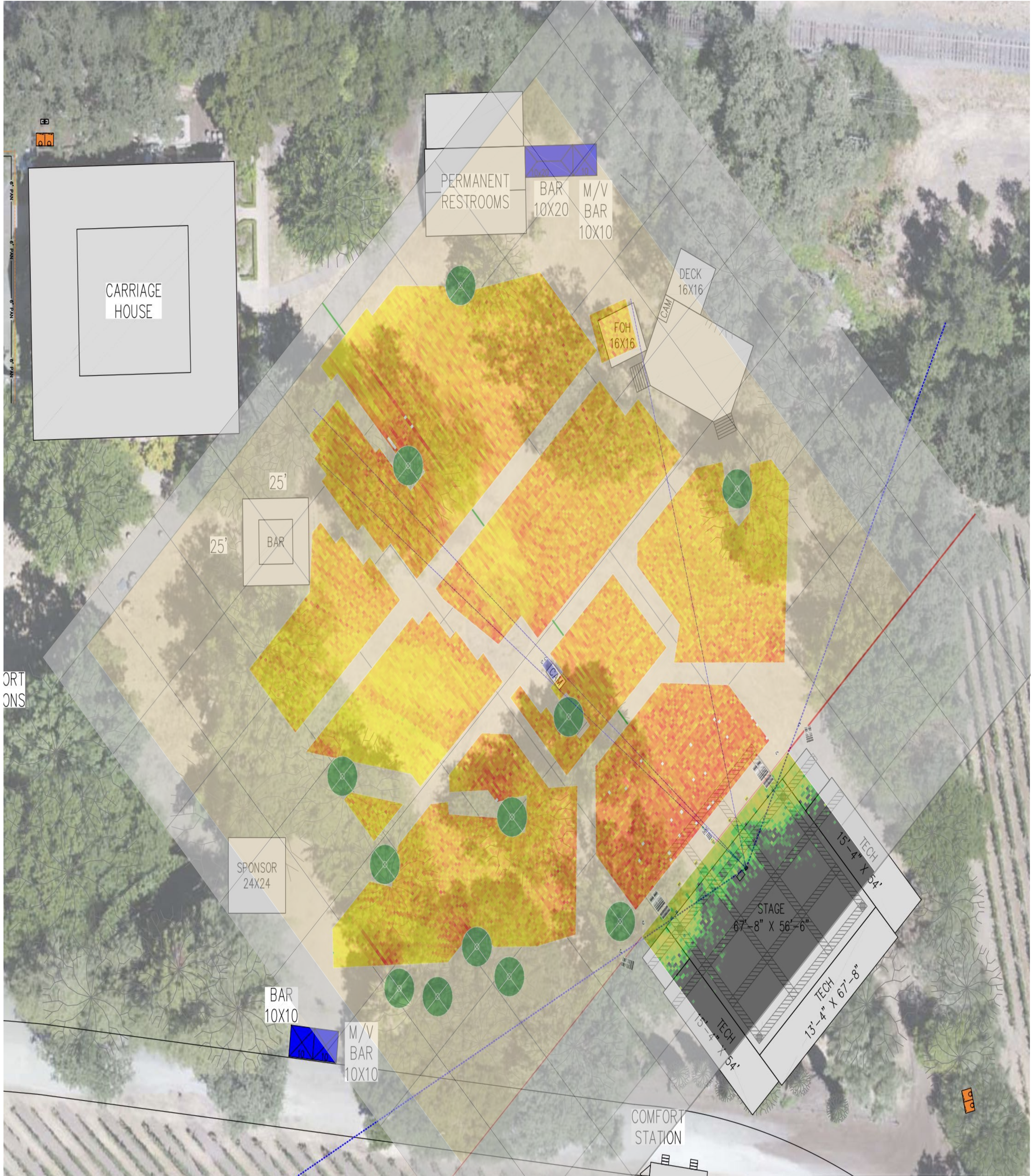
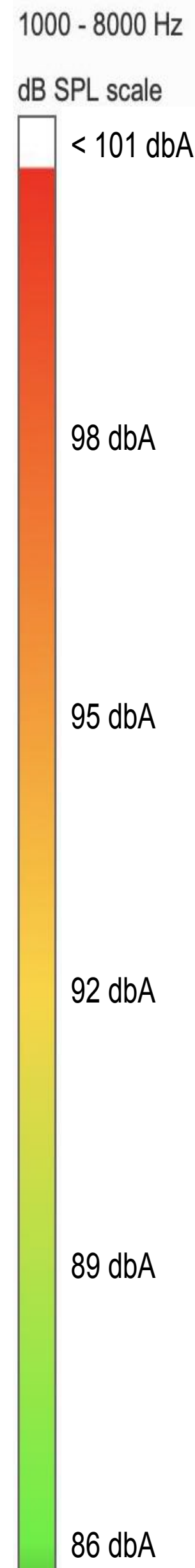
A

B

C

D

E



VENUE:
VENUE
Krug Winery
EVENT DATE:
JUNE 21-22 2025

CREATIVE DIRECTOR/DESIGNER

DESIGNED BY:

DRAWN BY:
JT EL KF

VERSION
1-A

REVISIONS		
REV	Date	Remarks

TITLE:
PLAN: AUDIO SPL MAP

A-4
of
14
SHEET SCALE:
Sheet Scale
PAPER SIZE:
US ARCH D 24x36

CONTENTS

SHEET TITLE	NUMBER
COVER PAGE / EQUIPMENT	00-1
PERSPECTIVE SKETCH	00-2
PLAN: LIGHTING OVERVIEW	L-1
PLAN: LIGHTING FLOWN	L-2
PLAN: LIGHTING GROUND	L-3
AUDIO: SKETCH	A-1
PLAN: AUDIO FLOWN	A-2
PLAN: AUDIO GROUND	A-3
PLAN: AUDIO SPL MAP	A-4
PLAN: RISER DECKS	S-1
PLAN: SOFT GOODS	S-2
PLAN: RIGGING PLOT	R-1
VIDEO: SKETCH	V-1
PLAN: VIDEO / LED	V-2

DISCLAIMER
These drawings are for position reference only and in no way guarantee the structural integrity of the design. Any weights and dimensions shown here are estimates only and should not be used for structural engineering. It is the owner's responsibility to have the drawings engineered according to all local laws and regulations.
Furthermore, all schematics, plots, renderings, photos, and designs contained herein are the copyrighted intellectual property of the creator.

NOTES
Control
(2) MA2 or MA3 full size
(4) External Monitor
Version: TBD
Truss
All truss to be black. Gantry towers wrapped in black fabric.

Follow Spots
(4) Robospots

A

B

C

D

E

A
W
E
E
K
E
N
D
I
N
N
A
P
A
V
A
L
L
E
Y

A

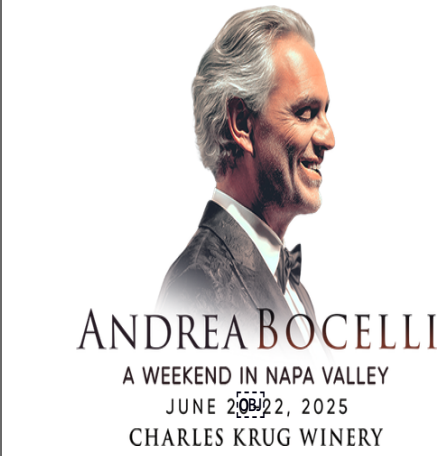
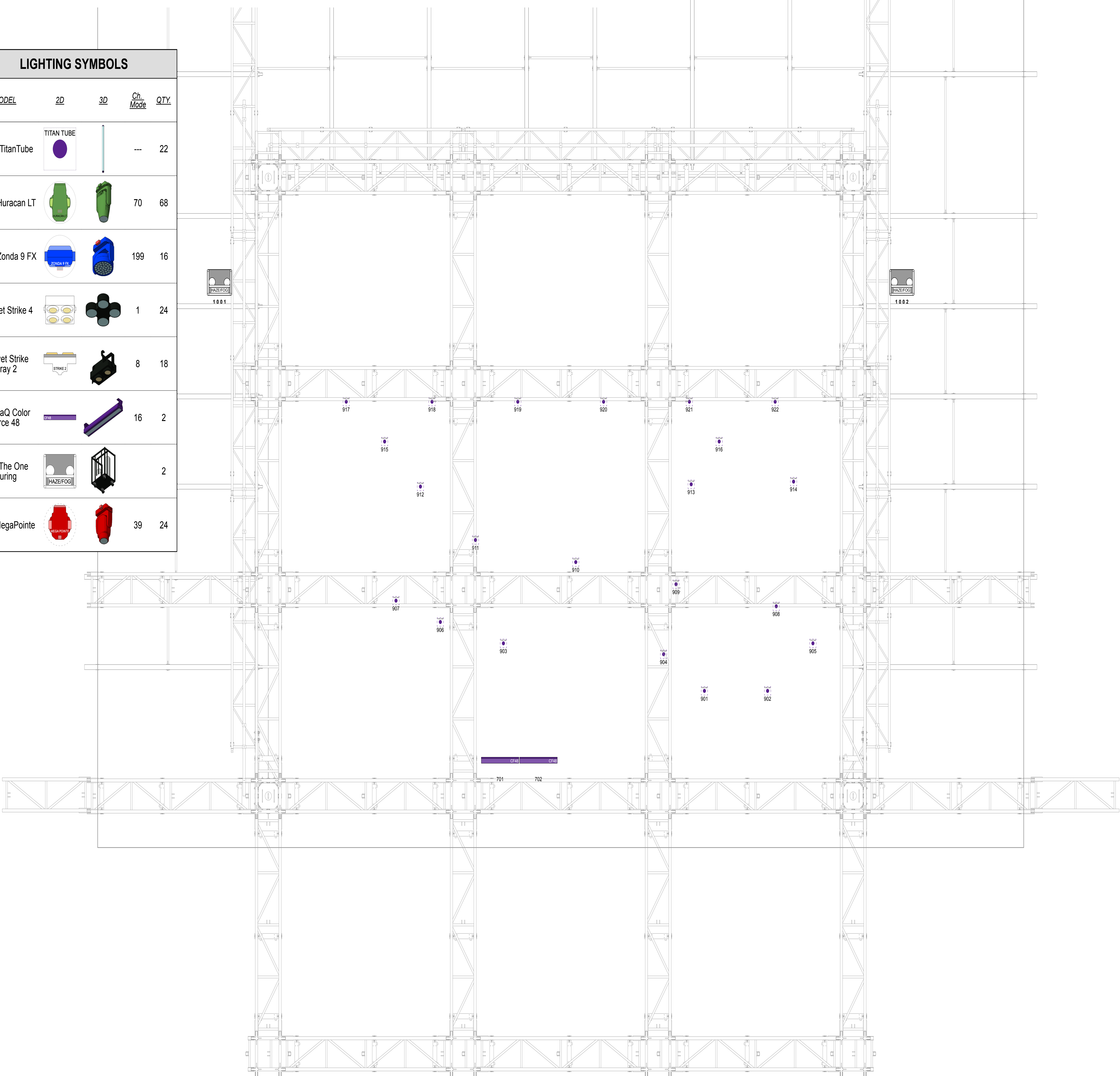
B

C

D

E

LIGHTING SYMBOLS				
MODEL	2D	3D	Ch. Mode	QTY.
Astera TitanTube			---	22
Ayrton Huracan LT			70	68
Ayrton Zonda 9 FX			199	16
Chauvet Strike 4			1	24
Chauvet Strike Array 2			8	18
ChromaQ Color Force 48			16	2
MDG The One Touring				2
Robe MegaPointe			39	24



VENUE:
VENUE
Krug Winery
EVENT DATE:
JUNE 21-22 2025

CREATIVE DIRECTOR/DESIGNER

DESIGNED BY:

DRAWN BY:
JT EL KF

VERSION
1-A

REVISIONS		
REV	Date	Remarks

TITLE:
PLAN: LIGHTING GROUND

L-3
— of —
14
SHEET SCALE:
Sheet Scale
PAPER SIZE:
US ARCH D 24x36

CONTENTS	
SHEET TITLE	NUMBER
COVER PAGE / EQUIPMENT	00-1
PERSPECTIVE SKETCH	00-2
PLAN: LIGHTING OVERVIEW	L-1
PLAN: LIGHTING FLOWN	L-2
PLAN: LIGHTING GROUND	L-3
AUDIO: SKETCH	A-1
PLAN: AUDIO FLOWN	A-2
PLAN: AUDIO GROUND	A-3
PLAN: AUDIO SPL MAP	A-4
PLAN: RISER DECKS	S-1
PLAN: SOFT GOODS	S-2
PLAN: RIGGING PLOT	R-1
VIDEO: SKETCH	V-1
PLAN: VIDEO / LED	V-2

DISCLAIMER
These drawings are for position reference only and in no way guarantee the structural integrity of the design. Any weights and dimensions shown here are estimates only and should not be used for structural engineering. It is the owner's responsibility to have the drawings engineered according to all local laws and regulations.
Furthermore, all schematics, plots, renderings, photos, and designs contained herein are the copyrighted intellectual property of the creator.

NOTES
Control
(2) MA2 or MA3 full size
(4) External Monitor
Version: TBD
Truss
All truss to be black. Gantry towers wrapped in black fabric.

Follow Spots
(4) Robospots

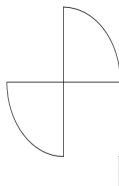
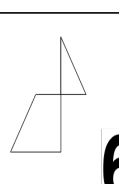
A

B

C

D

E

MOTOR SYMBOLS			
<u>Model</u>	<u>2D Symbol</u>	<u>3D Symbol</u>	<u>Qty</u>
1 Ton Video	 34		4
Hoist 1 Ton LX	 33		16
1 Ton Audio	 50		10
1/2 Ton Audio	 57		6
1 Ton Lights	 16		8
1/2 Ton Video	 6		13

2	1/2 Ton Video	300.0 lbf	25"8"	49"0"
3	1/2 Ton Video	550.0 lbf	20"7"	49"0"
4	1/2 Ton Video	550.0 lbf	16"6"	49"0"
5	1/2 Ton Video	700.0 lbf	10"8"	49"0"
6	1/2 Ton Video	700.0 lbf	4"11"	49"0"
7	1/2 Ton Video	700.0 lbf	0"	49"0"
8	1/2 Ton Video	700.0 lbf	-4"11"	49"0"
9	1/2 Ton Video	700.0 lbf	-10"8"	49"0"
10	1/2 Ton Video	500.0 lbf	-17"0"	49"0"
11	1/2 Ton Video	500.0 lbf	-21"1"	49"0"
12	1/2 Ton Video	300.0 lbf	-26"8"	49"0"
13	1/2 Ton Video	300.0 lbf	-29"11"	49"0"
14	1 Ton Lights	1000.0 lbf	28"6 1/2"	45"11 3/4"
15	1 Ton Lights	1000.0 lbf	-28"6"	45"11 3/4"
17	1 Ton Lights	600.0 lbf	11"6 1/2"	45"11 3/4"
16	1 Ton Lights	600.0 lbf	-11"6"	45"11 3/4"
18	Holst 1 Ton LX	1000.0 lbf	11"4"	43"7"
19	Holst 1 Ton LX	1000.0 lbf	-11"4"	43"7"
21	Holst 1 Ton LX	900.0 lbf	-8"8"	27"0 1/2"
20	Holst 1 Ton LX	900.0 lbf	9"0"	28"0"
24	Holst 1 Ton LX	800.0 lbf	5"0"	21"4 1/2"
22	Holst 1 Ton LX	700.0 lbf	21"0"	21"4"
25	Holst 1 Ton LX	800.0 lbf	-5"0"	21"4"
27	Holst 1 Ton LX	700.0 lbf	-21"0"	21"4"
23	Holst 1 Ton LX	1000.0 lbf	16"0"	20"0"
26	Holst 1 Ton LX	1000.0 lbf	-16"0"	20"0"
38	1/2 Ton Audio	450.0 lbf	53"6"	5"4"
40	1/2 Ton Audio	450.0 lbf	-53"6"	5"4"
34	1 Ton Video	800.0 lbf	43"10"	4"0"
37	1 Ton Video	800.0 lbf	-43"9 7/8"	4"0"
35	1 Ton Video	800.0 lbf	37"2 3/4"	3"11 7/8"
36	1 Ton Video	800.0 lbf	-37"2 1/2"	3"11 7/8"
39	1/2 Ton Audio	450.0 lbf	54"9"	3"0"
41	1/2 Ton Audio	450.0 lbf	-54"9"	3"0"
28	Holst 1 Ton LX	700.0 lbf	24"6"	2"6"
29	Holst 1 Ton LX	800.0 lbf	13"0"	2"6"
30	Holst 1 Ton LX	800.0 lbf	5"0"	2"6"
31	Holst 1 Ton LX	800.0 lbf	-5"0"	2"6"
32	Holst 1 Ton LX	800.0 lbf	-13"0"	2"6"
33	Holst 1 Ton LX	700.0 lbf	-24"6"	2"6"
42	1 Ton Audio	700.0 lbf	30"0"	6"
43	1 Ton Audio	700.0 lbf	-30"0"	6"
44	1 Ton Audio	700.0 lbf	30"0"	-4"0"
45	1 Ton Audio	700.0 lbf	-30"0"	-4"0"
46	1 Ton Audio	400.0 lbf	31"4"	-8"0"
47	1 Ton Audio	400.0 lbf	28"8 1/8"	-8"0"
48	1 Ton Audio	400.0 lbf	-28"8 1/8"	-8"0"
49	1 Ton Audio	400.0 lbf	-31"4"	-8"0"
50	1 Ton Audio	900.0 lbf	29"10 1/4"	-11"5 3/4"
51	1 Ton Audio	900.0 lbf	-29"10 1/4"	-11"5 3/4"
56	1/2 Ton Audio	300.0 lbf	0"	-14"9 3/8"
52	1 Ton Lights	500.0 lbf	26"0 1/2"	-16"0"
53	1 Ton Lights	500.0 lbf	14"0 1/2"	-16"0"
54	1 Ton Lights	500.0 lbf	-14"0"	-16"0"
55	1 Ton Lights	500.0 lbf	-26"0"	-16"0"
57	1/2 Ton Audio	300.0 lbf	1"8"	-17"4 1/8"

Gold
Productions

100%



ANDREA BOCELLI

A WEEKEND IN NAPA VALLEY

JUNE 2024/22, 2025

CHARLES KRUG WINERY

VENUE:
VENUE
Krug Winery

EVENT DATE:
JUNE 21-22 2025

CREATIVE DIRECTOR/DESIGNER

DESIGNED BY:

DRAWN BY:
JT EL KF

VERSION

1-A

[illegible]

TITLE:
PLAN: RIGGING PLOT

R-1

14

SHEET SCALE:
Sheet Scale

PAPER SIZE:
US ARCH D 24x36

CONTENTS	
SHEET TITLE	NUMBER
COVER PAGE / EQUIPMENT	00-1
PERSPECTIVE SKETCH	00-2
PLAN: LIGHTING OVERVIEW	L-1
PLAN: LIGHTING FLOWN	L-2
PLAN: LIGHTING GROUND	L-3
AUDIO: SKETCH	A-1
PLAN: AUDIO FLOWN	A-2
PLAN: AUDIO GROUND	A-3
PLAN: AUDIO SPL MAP	A-4
PLAN: RISER DECKS	S-1
PLAN: SOFT GOODS	S-2
PLAN: RIGGING PLOT	R-1
VIDEO: SKETCH	V-1
PLAN: VIDEO / LED	V-2

DISCLAIMER

These drawings are for position reference only and in no way guarantee the structural integrity of the design. Any weights and dimensions shown here are estimates only and should not be used for structural engineering. It is the show responsibility to have the drawings engineered according to all local laws and regulations.

Furthermore, all schematics, plots, renderings, photos, and designs contained herein are the copyrighted intellectual property of the creator.

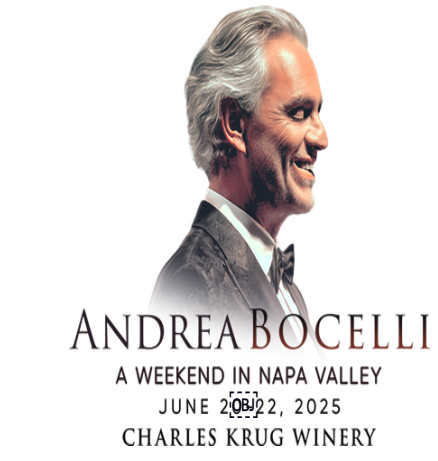
NOTES

Control
(2) MA2 or MA3 full size
(4) External Monitor
Version: TBD

Truss
All truss to be black. Gantry towers wrapped in black fabric.

Follow Spots

Follow Spots
(4) Robospots



VENUE:
VENUE
Krug Winery

EVENT DATE:
JUNE 21-22 2025

CREATIVE DIRECTOR/DESIGNER

DESIGNED BY:

DRAWN BY:
JT EL KF

VERSION

1-A

REVISIONS		
REV	Date	Remarks

TITLE:
PLAN: RISER DECKS

S-1
— of —
14

SHEET SCALE:
Sheet Scale

PAPER SIZE:
US ARCH D 24x36

Plotter prints
this paper

CONTENTS

SHEET TITLE	NUMBER
COVER PAGE / EQUIPMENT	00-1
PERSPECTIVE SKETCH	00-2
PLAN: LIGHTING OVERVIEW	L-1
PLAN: LIGHTING FLOWN	L-2
PLAN: LIGHTING GROUND	L-3
AUDIO: SKETCH	A-1
PLAN: AUDIO FLOWN	A-2
PLAN: AUDIO GROUND	A-3
PLAN: AUDIO SPL MAP	A-4
PLAN: RISER DECKS	S-1
PLAN: SOFT GOODS	S-2
PLAN: RIGGING PLOT	R-1
VIDEO: SKETCH	V-1
PLAN: VIDEO / LED	V-2

DISCLAIMER

These drawings are for position reference only and in no way guarantee the structural integrity of the design. Any weights and dimensions shown here are estimates only and should not be used for structural engineering. It is the owner's responsibility to have the drawings engineered according to all local laws and regulations.

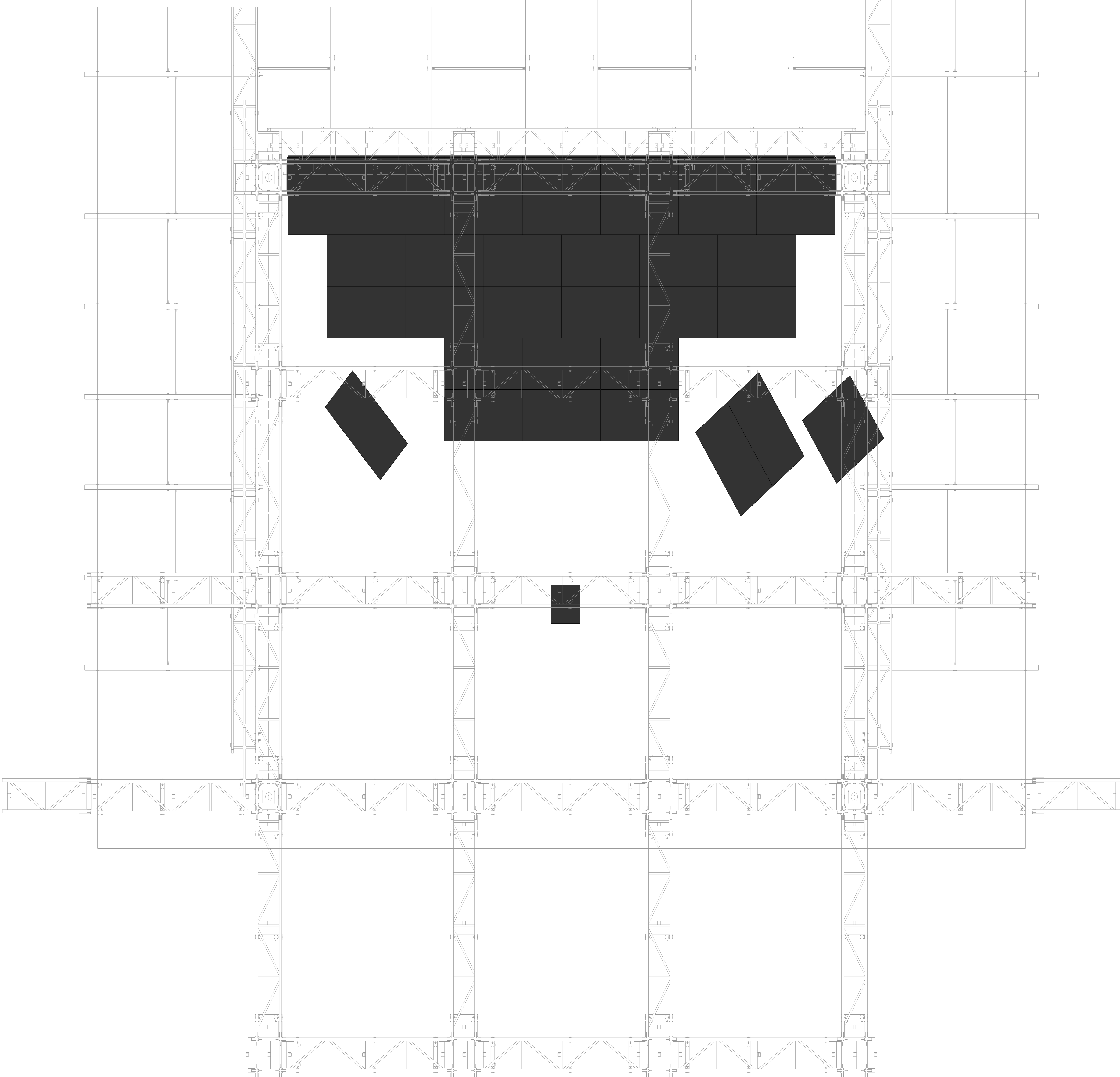
Furthermore, all schematics, plots, renderings, photos, and designs contained herein are the copyrighted intellectual property of the creator.

NOTES

Control
(2) MA2 or MA3 full size
(4) External Monitor
Version: TBD

Truss
All truss to be black. Gantry towers wrapped in black fabric.

Follow Spots
(4) Robospots



A W E K E N D I N A P A

A

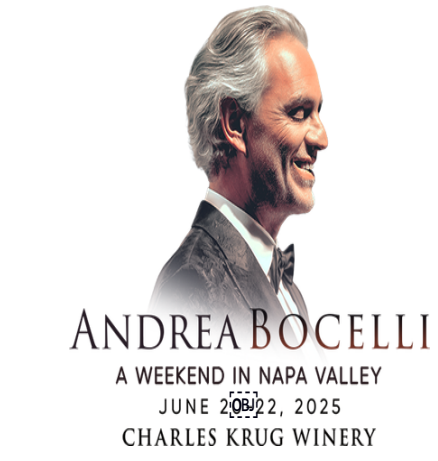
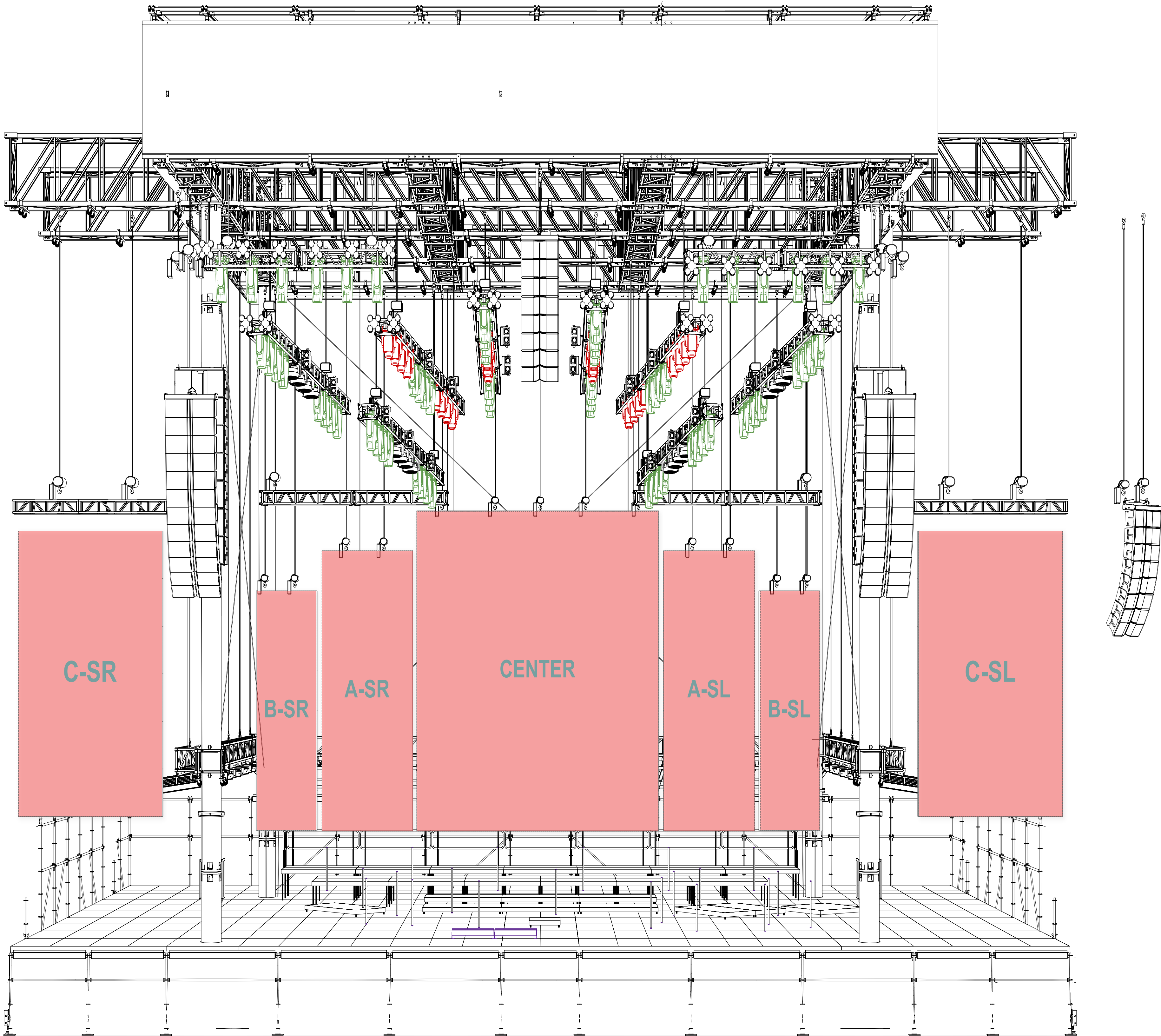
B

C

D

E

VIDEO - LED SCREENS					
NAME / LOCATION	2D	3D	# of Tiles (11W X 0.84H)	HEIGHT	WIDTH
LED SCREENS					
LED A SL			42	26'3"	9'10 1/8"
LED A SR			42	26'3"	9'10 1/8"
LED B SL			24	22'11 5/8"	6'6 3/4"
LED B SR			24	22'11 5/8"	6'6 3/4"
LED C SL			48	22'11 5/8"	13'1 1/2"
LED C SR			48	22'11 5/8"	13'1 1/2"
LED Center			128	29'6 3/8"	26'3"
CAMERAS					
Camera Name	2D	3D	Lens		



VENUE:
VENUE
Krug Winery
EVENT DATE:
JUNE 21-22 2025

CREATIVE DIRECTOR/DESIGNER

DESIGNED BY:

DRAWN BY:
JT EL KF

VERSION
1-A

REVISIONS		
REV	Date	Remarks

TITLE:
VIDEO: SKETCH

V-1
— of —
14

SHEET SCALE:
Sheet Scale

PAPER SIZE:
US ARCH D 24x36

Please specify the paper

CONTENTS

SHEET TITLE	NUMBER
COVER PAGE / EQUIPMENT	00-1
PERSPECTIVE SKETCH	00-2
PLAN: LIGHTING OVERVIEW	L-1
PLAN: LIGHTING FLOWN	L-2
PLAN: LIGHTING GROUND	L-3
AUDIO: SKETCH	A-1
PLAN: AUDIO FLOWN	A-2
PLAN: AUDIO GROUND	A-3
PLAN: AUDIO SPL MAP	A-4
PLAN: RISER DECKS	S-1
PLAN: SOFT GOODS	S-2
PLAN: RIGGING PLOT	R-1
VIDEO: SKETCH	V-1
PLAN: VIDEO / LED	V-2

DISCLAIMER
These drawings are for position reference only and in no way guarantee the structural integrity of the design. Any weights and dimensions shown here are estimates only and should not be used for structural engineering. It is the owner's responsibility to have the drawings engineered according to all local laws and regulations.
Furthermore, all schematics, plots, renderings, photos, and designs contained herein are the copyrighted intellectual property of the creator.

NOTES
Control
(2) MA2 or MA3 full size
(4) External Monitor
Version: TBD
Truss
All truss to be black. Gantry towers wrapped in black fabric.

Follow Spots
(4) Robospots

A

B

C

D

E



ANDREA BOCELLI
A WEEKEND IN NAPA VALLEY
JUNE 20-22, 2025
CHARLES KRUG WINERY

VENUE:
VENUE
Krug Winery

EVENT DATE:
JUNE 21-22 2025

CREATIVE DIRECTOR/DESIGNER

DESIGNED BY:

DRAWN BY:
JT EL KF

VERSION

1-A

REVISIONS		
REV.	Date	Remarks

TITLE:
PLAN: VIDEO / LED

V-2

— of —
14

SHEET SCALE:
Sheet Scale

PAPER SIZE:
US ARCH D 24x36

Please recycle

CONTENTS

SHEET TITLE	NUMBER
COVER PAGE / EQUIPMENT	00-1
PERSPECTIVE SKETCH	00-2
PLAN: LIGHTING OVERVIEW	L-1
PLAN: LIGHTING FLOWN	L-2
PLAN: LIGHTING GROUND	L-3
AUDIO: SKETCH	A-1
PLAN: AUDIO FLOWN	A-2
PLAN: AUDIO GROUND	A-3
PLAN: AUDIO SPL MAP	A-4
PLAN: RISER DECKS	S-1
PLAN: SOFT GOODS	S-2
PLAN: RIGGING PLOT	R-1
VIDEO: SKETCH	V-1
PLAN: VIDEO / LED	V-2

DISCLAIMER

These drawings are for position reference only and in no way guarantee the structural integrity of the design. Any weights and dimensions shown here are estimates only and should not be used for structural engineering. It is the sole responsibility to have the drawings engineered according to all local laws and regulations.

Furthermore, all schematics, plots, renderings, photos, and designs contained herein are the copyrighted intellectual property of the creator.

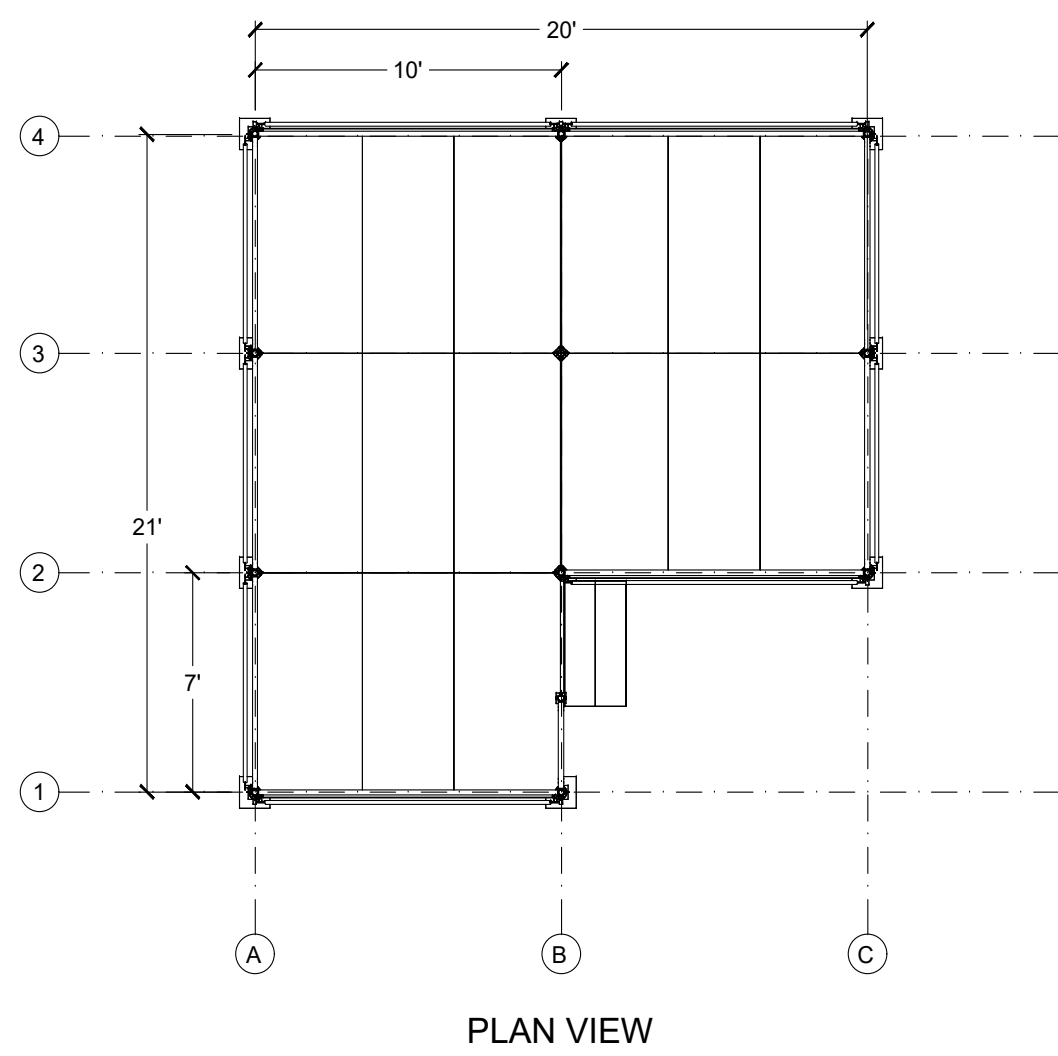
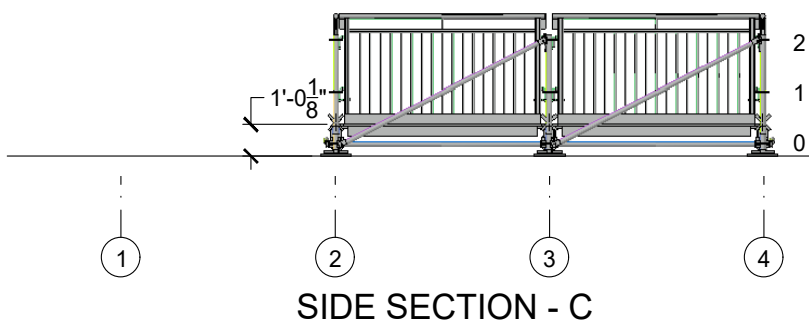
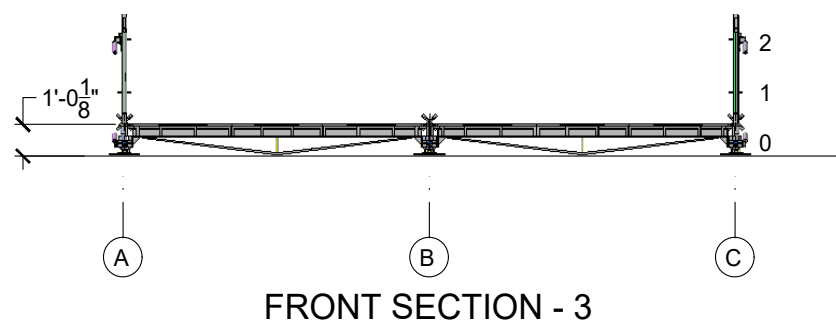
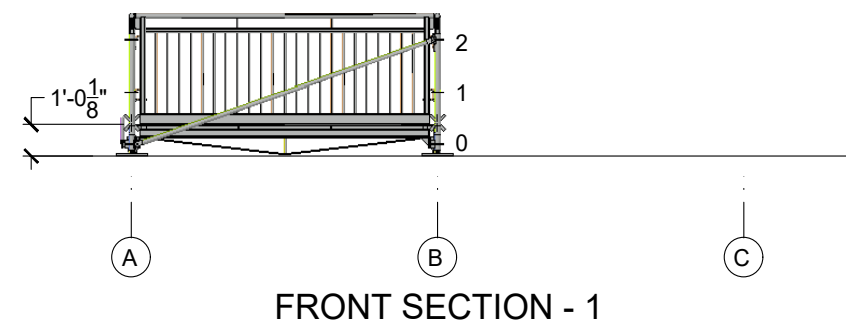
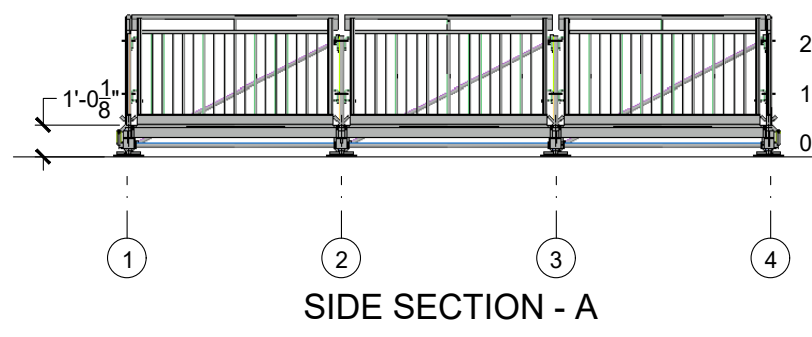
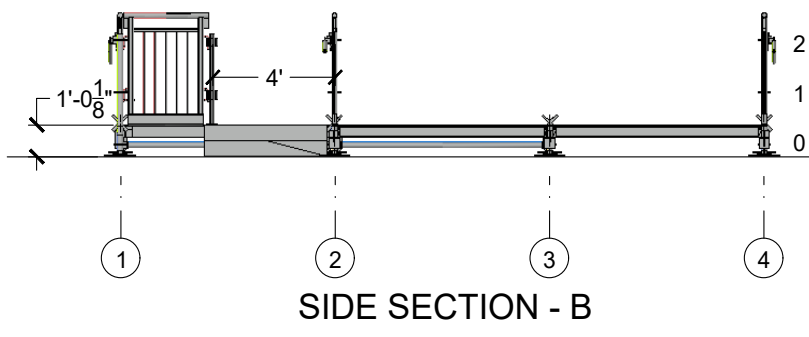
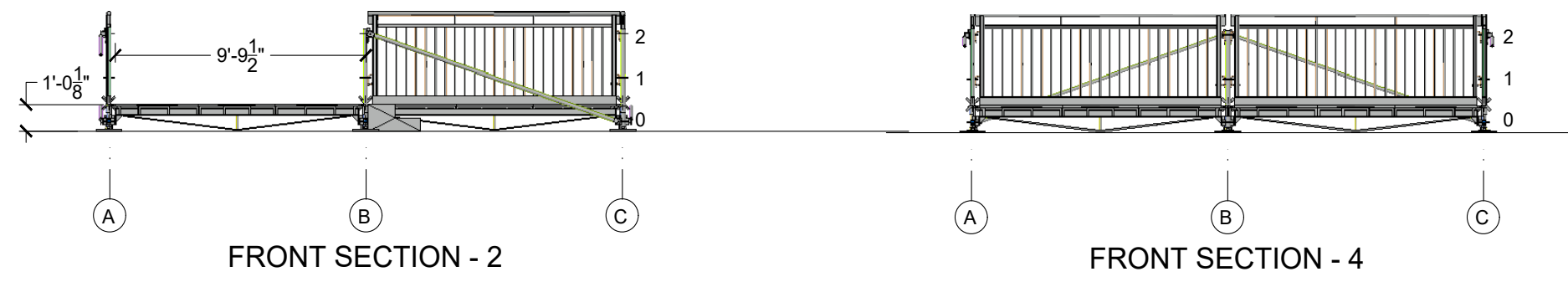
NOTES

Control
(2) MA2 or MA3 full size
(4) External Monitor
Version: TBD

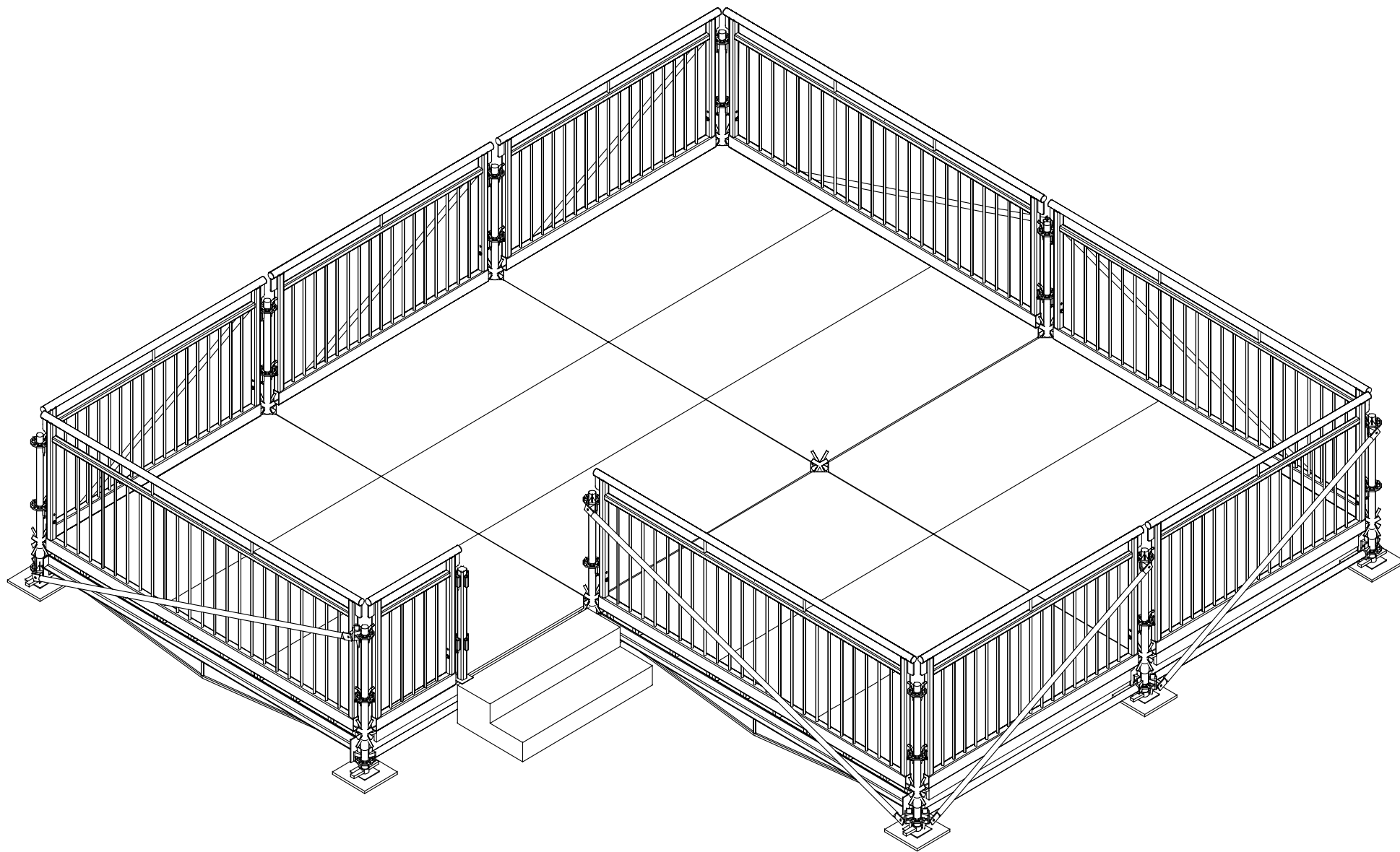
Truss
All truss to be black. Gantry towers wrapped in black fabric.

Follow Spots

spots



(1) FOH
TO INCLUDE:
BLACK DRAPE





MOUNTAIN PRODUCTIONS, INC.
P.O. BOX 454
WILKES-BARRE, PA 18703-0454
VOICE (570) 826-5566
FAX (570) 824-6139
WWW.MOUNTAINPRODUCTIONS.COM

SHEET TITLE
LOADING DOCK

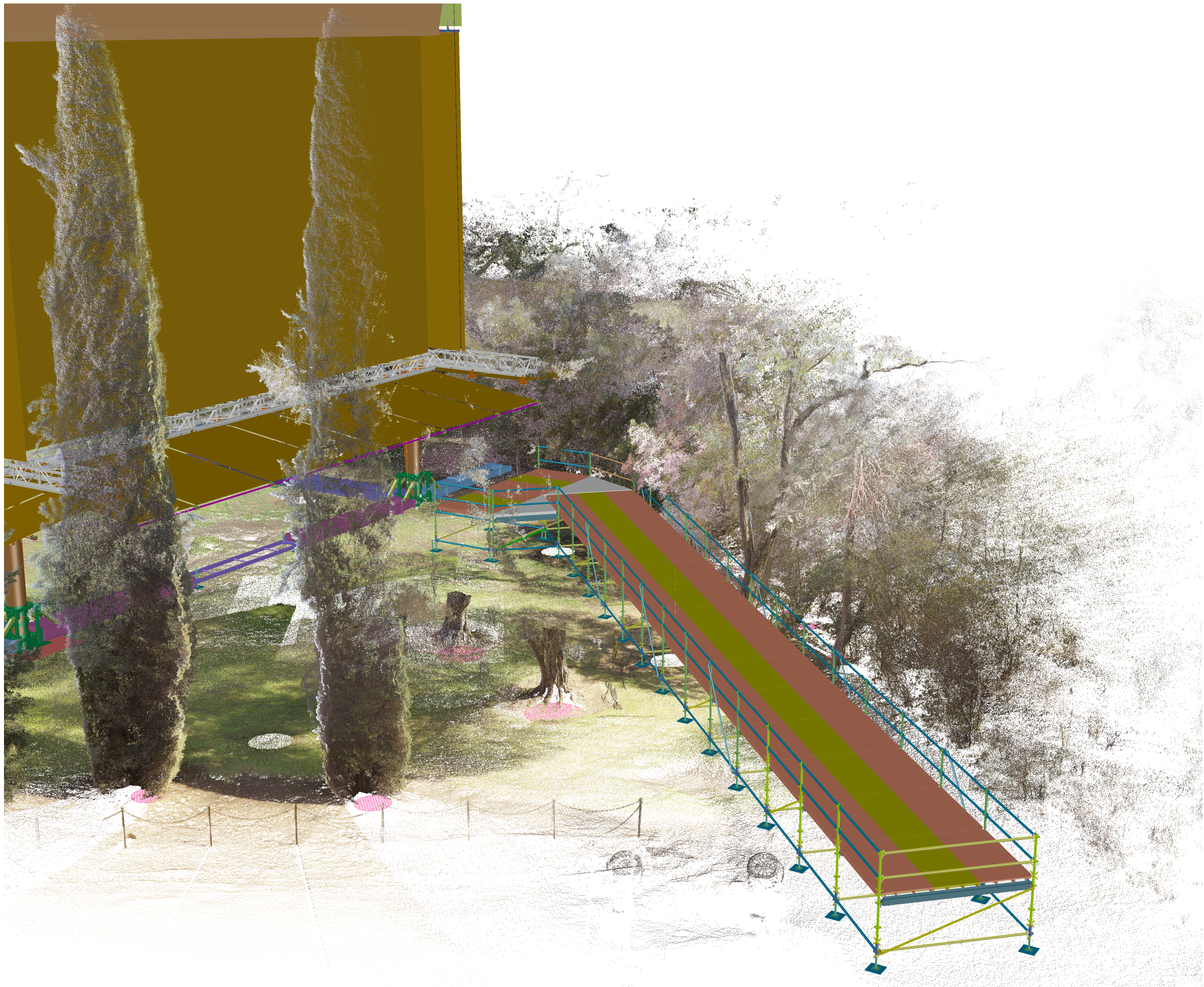
LOCATION
CHARLES KRUG WINERY
2800 MAIN STREET
ST HELENA, CA 94574

KRUG WINERY 2025

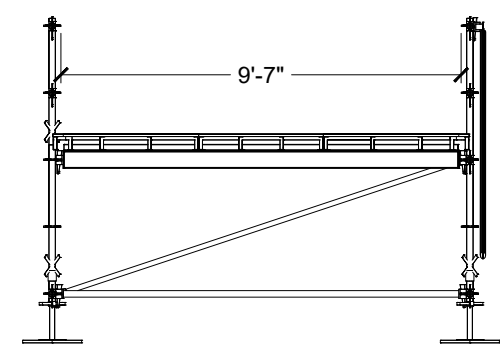
MOUNTAIN PRODUCTIONS STAGING SYSTEM®

SCALE: $\frac{1}{4}" = 1'-0"$
DATE: 11 APR 2025
DRAWING BY: B. Kester
PROJECT MANAGER: B. Ellis
SHEET:

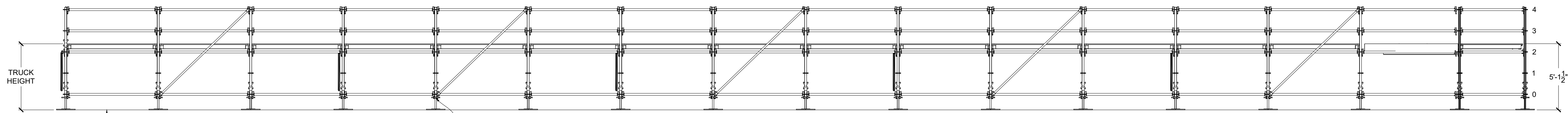
S202



PERSPECTIVE VIEW - LOADING DOCK

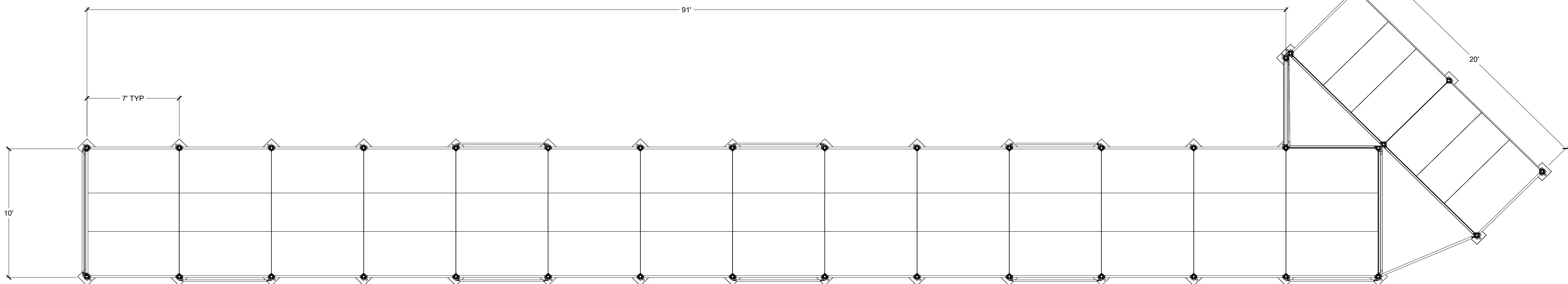


FRONT SECTION - LOADING DOCK



SIDE SECTION - LOADING DOCK

GRADE NOT FLAT
LOWER SCREWJACK APPROXIMATELY 1" PER EVERY 7' TO ACCOMODATE GRADE



PLAN VIEW - LOADING DOCK

This document incorporates intellectual property of MOUNTAIN PRODUCTIONS, INC. This document shall not be duplicated in whole or in part, nor disclosed to others without the consent of MOUNTAIN PRODUCTIONS, INC.



City of St. Helena Planning Commission

Project: TUP 25-007 “Weekend In Napa Valley with Andrea Bocelli” located at 2800 Main Street

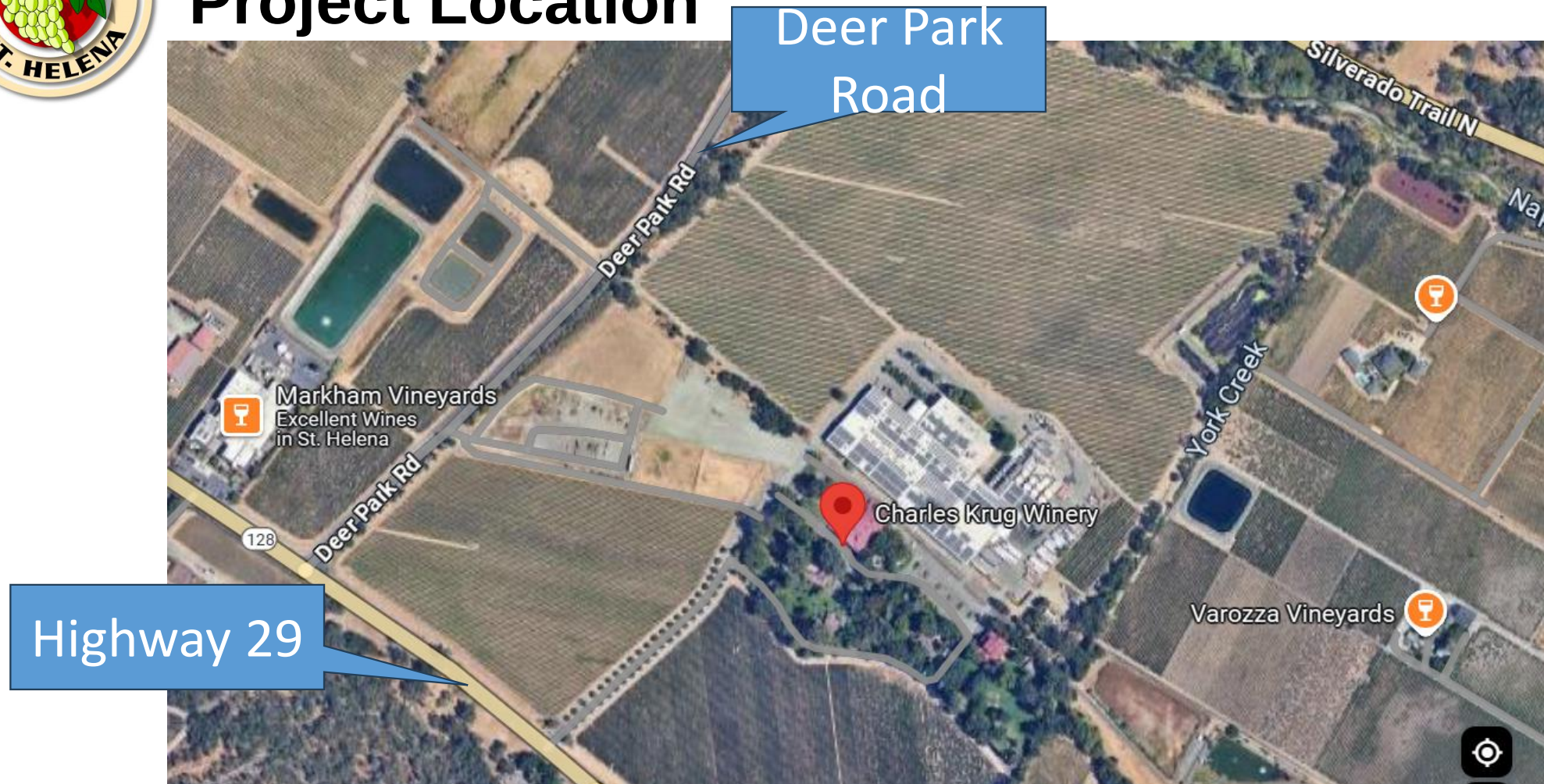
Staff: Maya DeRosa

Community Development Department

May 20, 2025



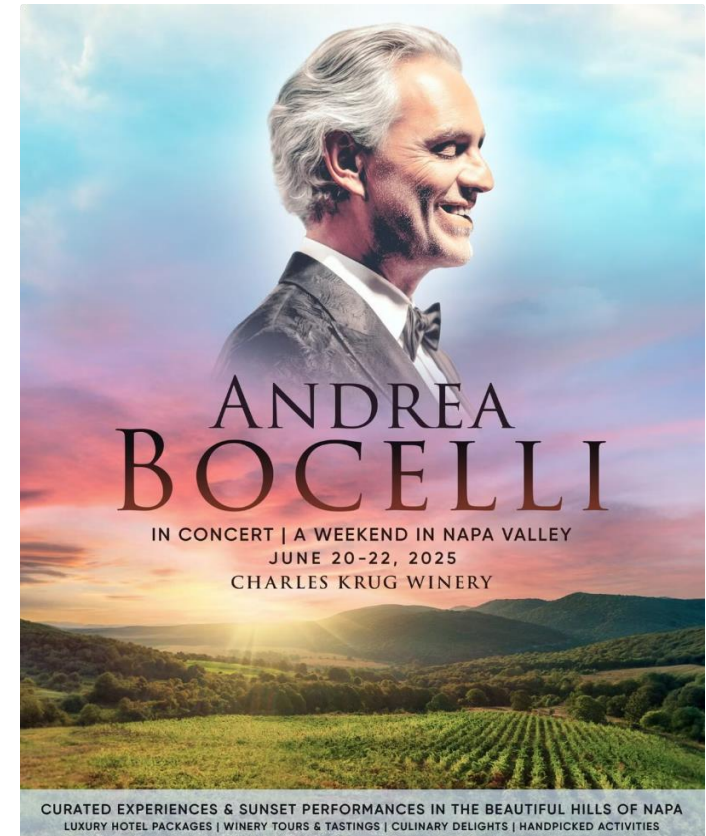
Project Location





Background and Why is the Planning Commission Reviewing this TUP?

- St Helena Municipal Code (SHMC)
17.22.260 D: Community Development
Director may refer a TUP application to the Planning Commission when there are factors such as events with attendance over 400 persons.





TUP Description-June 21 and 22

- Ticketed Event 4,562 guests
- 484 event related staff on performance days
- Site accommodations for parking, rideshare, shuttles, food and beverage village, stage and great lawn for guest seating
- Offsite overflow parking available at Beringer Winery
- Noise permit issued



Traffic Management

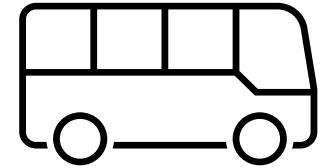
- Encroachment Permit issued May 15th by Napa County for Deer Park Road access
- Traffic Management Plan approved by Napa County
- Traffic Control Contract with California Highway Patrol as been secured
- Temporary traffic control signs included in Traffic Management Plan
- Portable Message Sign Boards in right of way to be installed by June 16th and removed by June 23rd
- Two Flagger positions at Vine Trail crossing



Parking Management



- Professional Parking Operations team to oversee vehicle routing
- Dedicated zones for rideshare and bus shuttles
- 800 attendees expected to arrive via private shuttle program
- Parking site plan has capacity to accommodate all guests





Event Operations Plan

- Event host responsibilities
- Attendance and seating
- Food and beverage
- Travel packages
- Event schedule
- Event layout
- Event production and security plan
- Traffic and parking plan
- Site operations
- Emergency services and first aid
- Staffing overview



City and Agency Coordination



- Multiple coordination meetings with Planning staff, Building Official, City Manager, Public Works, Police Department, Fire Department, Napa County and Highway Patrol to discuss issues and permits required
- The City has reviewed the Operations Plan and provided Conditions of Approval in the resolution

100%



Charles Krug
PETER MONDAVI SR. FAMILY ESTATE



Economic Impact

- “Destination Event”
- Napa Valley economic impact estimated between \$18 million and \$25 million
- Event related hospitality packages include local St. Helena hotels





St. Helena Zoning Code TUP Findings

- St Helena Municipal Code (SHMC) 17.05.110 establishes that the purpose of a Temporary Use Permit (TUP) is to provide procedures for short-term activities and uses on privately or publicly owned property with appropriate regulations so that such activities will be compatible with the surrounding areas. A TUP may only be approved after the deciding body has made the following findings:
 1. The temporary activity complies with applicable standards identified in Section 17.22.250, Temporary uses.
 2. Maintenance or operation of the temporary activity would not be detrimental to the public health, safety, or welfare of persons residing or working in the neighborhood of the proposed temporary activity.



St. Helena Zoning Code Findings in Support of the TUP Request

- Site zoned Winery (W) and used primarily for commercial, industrial and agricultural uses.
- Proposed entertainment event duration is over two consecutive days which complies with code findings.





City Departments and Representatives Present to Assist with Questions

- Police Department
- Fire Department
- Public Works Department
- Building Department
- CHP
- C. Mondavi Staff
- 100x Entertainment



Recommended Action

1. Determine the project is exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15323; and
2. Adopt the attached Resolution approving TUP25-007 to allow for the Andrea Bocelli entertainment event to be held at Krug Winery, located at 2800 Main Street, St. Helena, within the Winery zoning district, to be held on June 21 and June 22, 2025 pursuant to the conditions of approval.



Questions?

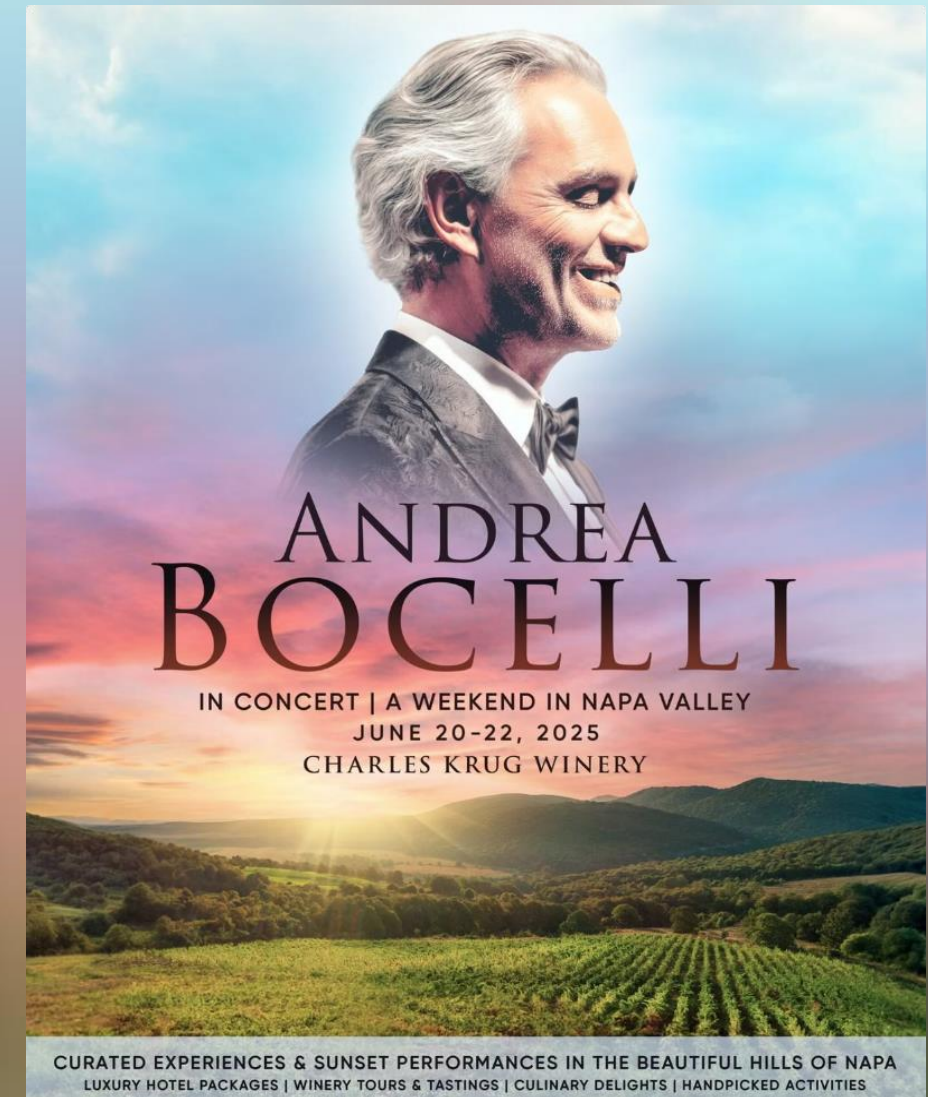
A Weekend in Napa with Andrea Bocelli

Experience a magical weekend in Napa Valley featuring the world-renowned tenor, Andrea Bocelli. Indulge in fine wines, gourmet cuisine, and unforgettable performances in breathtaking vineyard settings.

Event Dates: June 21 and 22, 2025

Event Location: Charles Krug Winery 2800 Main St, Saint Helena CA

 **by Andrew Clements**





Executive Summary

Event Overview

- Attendance
- Travel Packages
- Activities and Adventures

Key Event Details

- Event Map
- Parking and Traffic
- Risk: Medical and Security
- Noise Study



Event Overview



Attendees

Total Guests: 4,562 per night seated on the Great Lawn.



Hours of Operation

Event Doors Open: 3:00 PM

Food Experience: 3:00 PM - 6:00 PM

Seating: 6:00 PM



Food and Beverage

- Food curated by local and regional chefs
- Wine experience featuring Charles Krug and Bocelli Family Wines
- "Maestro" Seated Dinner in Barrel Room
- "Virtuoso" Food and Wine Experience



Music Programming

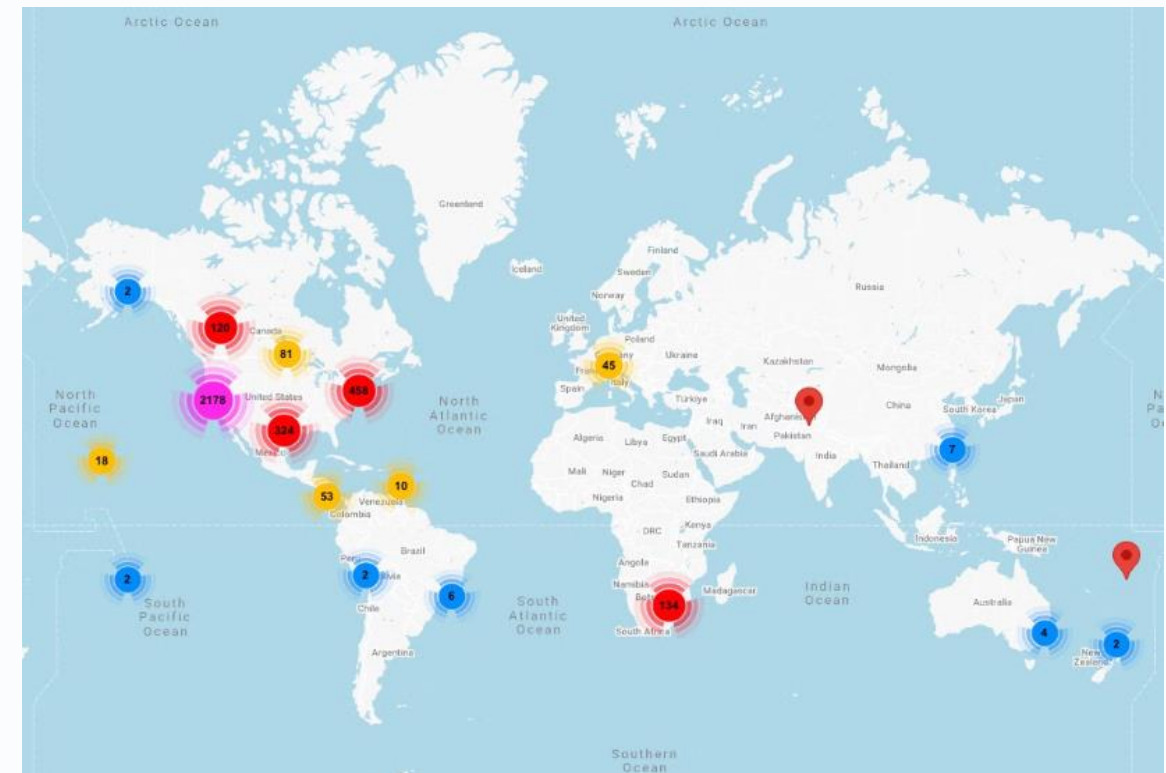
- 7:00 PM - 8:00 PM First Act
- 8:00 PM - 8:30 PM Intermission
- 8:30 PM - 9:45 PM Second Act
- 10:00 PM Hard Sound Curfew

Event Guest Demographics

Age Profile: Average attendee age is 56 years, with a significant representation across all adult demographics from 40-75.

Geographic Reach: Truly global audience spanning six continents and 40+ states.

Gender Distribution: Predominantly female audience (55%) with strong male attendance (45%), reflecting Bocelli's broad appeal across genders.



Travel Packages

Luxury Accommodations and Experiences

We've curated exclusive stay options reflecting our guests' refined tastes.

- Premium vineyard resorts with private balconies
- Boutique hotels featuring spa amenities
- Luxury transportation between venues
- Reserved concert seating
- Additional offerings inclusive of pre-concert receptions with sommelier-led tastings



Travel Packages Hotels:

- Alila Napa Valley
- Andaz Napa
- Archer Hotel Napa
- Auberge Du Soleil
- Bardessono Hotel
- Fairmont Sonoma Mission Inn & Spa
- Harvest Inn
- Hotel Yountville Resort & Spa
- Hyatt Regency Sonoma Wine Country
- Montage Healdsburg
- Silverado Resort
- Solage Resort
- The Meritage Resort and Spa
- Vintage House at The Estate Yountville





Activities and Adventures:



Dinner Reservations:

Cyrus, Bouchon Bistro,
Charter Oak, Robert
Mondavi Arch and
Tower, Solbar



Wine Tasting:

Charles Krug Wine
tasting and tour with
members of the
Mondavi Family



**Wine Train and Hot Air
Balloon:**

Napa Wine Train
priority booking and
sunrise hot air balloon
rides



Golf at Silverado Resort:

Exclusive tee times at
two champion courses



Falconry:

Based at Alila Napa
Valley



Health and Wellness

Yoga, Sound Healing,
and Meditations



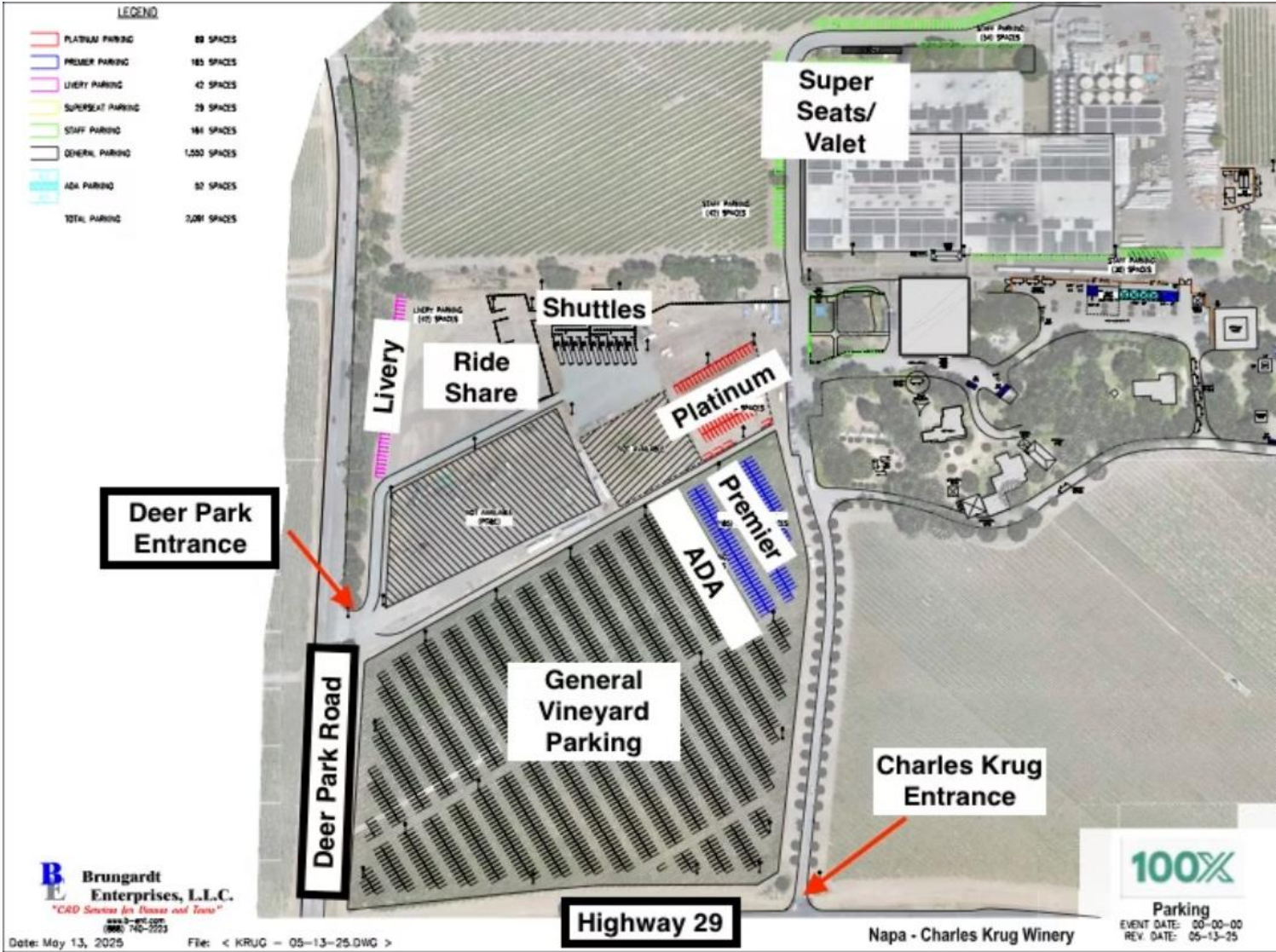
Event Operations

-  **Event Map**
Global and Concert Venue Maps
-  **Parking and Traffic**
Onsite Parking Overview, Shuttle Services, and Traffic Plan Review.
-  **Event Risk**
Onsite Risk Management and Communication
-  **Emergency Management**
Creation of Unified Command
-  **Noise Study**
Noise Predictions and Conclusions

Global Site Map



Parking Map



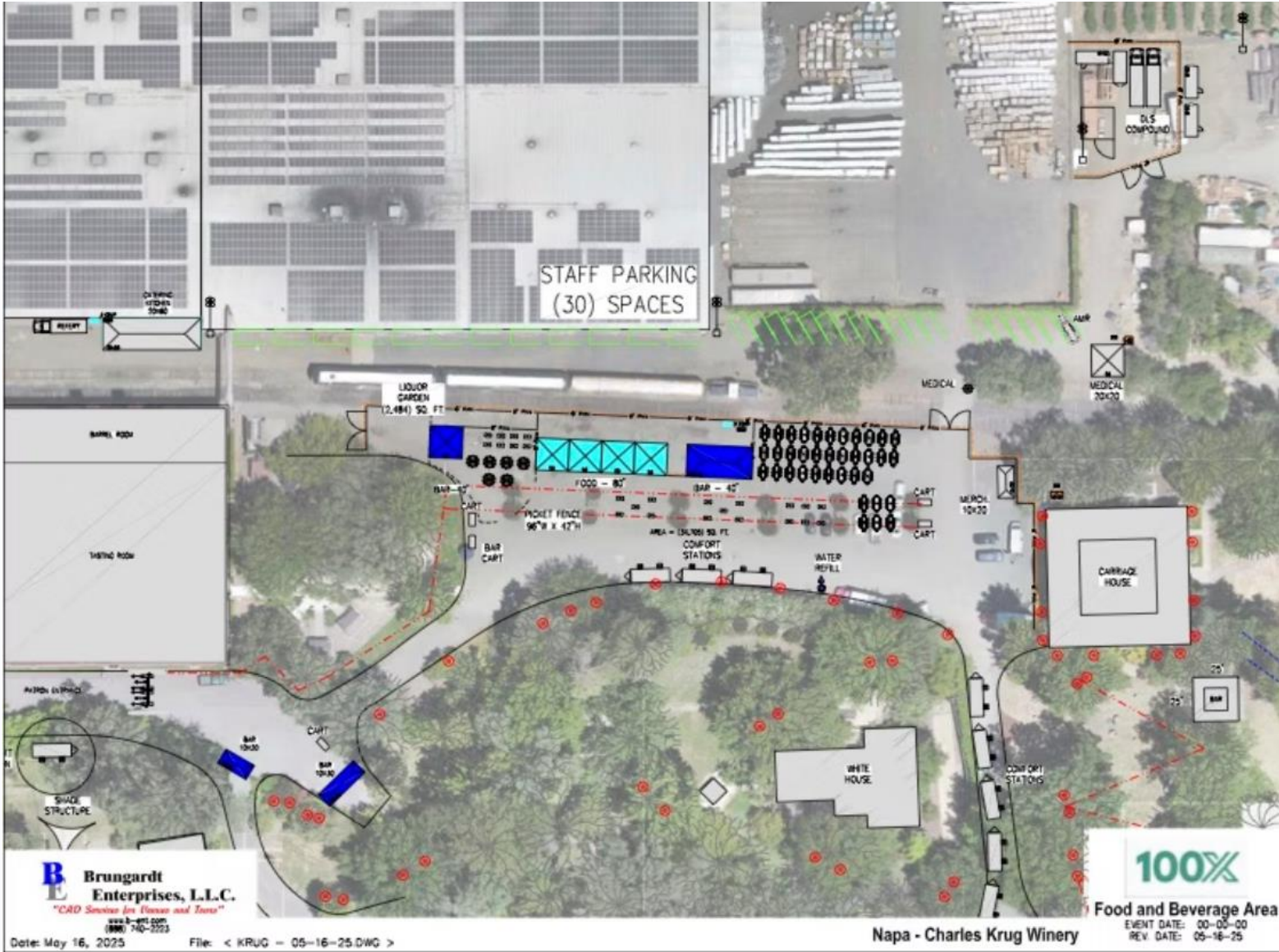
Parking and Transportation

Totals Based on Assumptions:

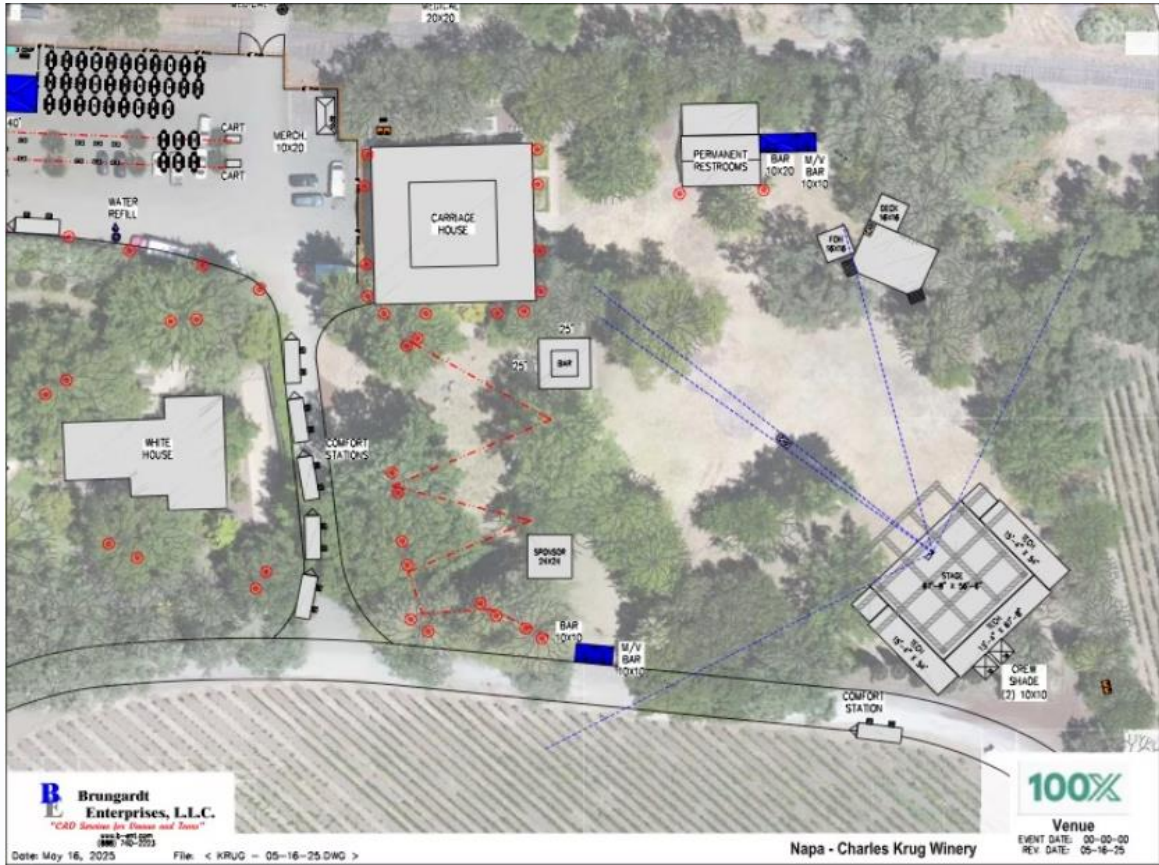
		<u>Maximum Available Spaces</u>		<u>Maximum Possible People</u>
	<u>Onsite Guest Total Public Parking</u>	<u>1927</u>		<u>5,654</u>
	<u>Onsite Total parking w/ Staff</u>	<u>2091</u>		<u>6,156</u>
	<u>On & Offsite Total parking w/ Staff</u>	<u>2191</u>		<u>6,356</u>

*****Please note: The event is only selling 4,562 tickets per night + 500 estimated staff. Max amount of total people onsite, is estimated to be 5,062 total people.*****

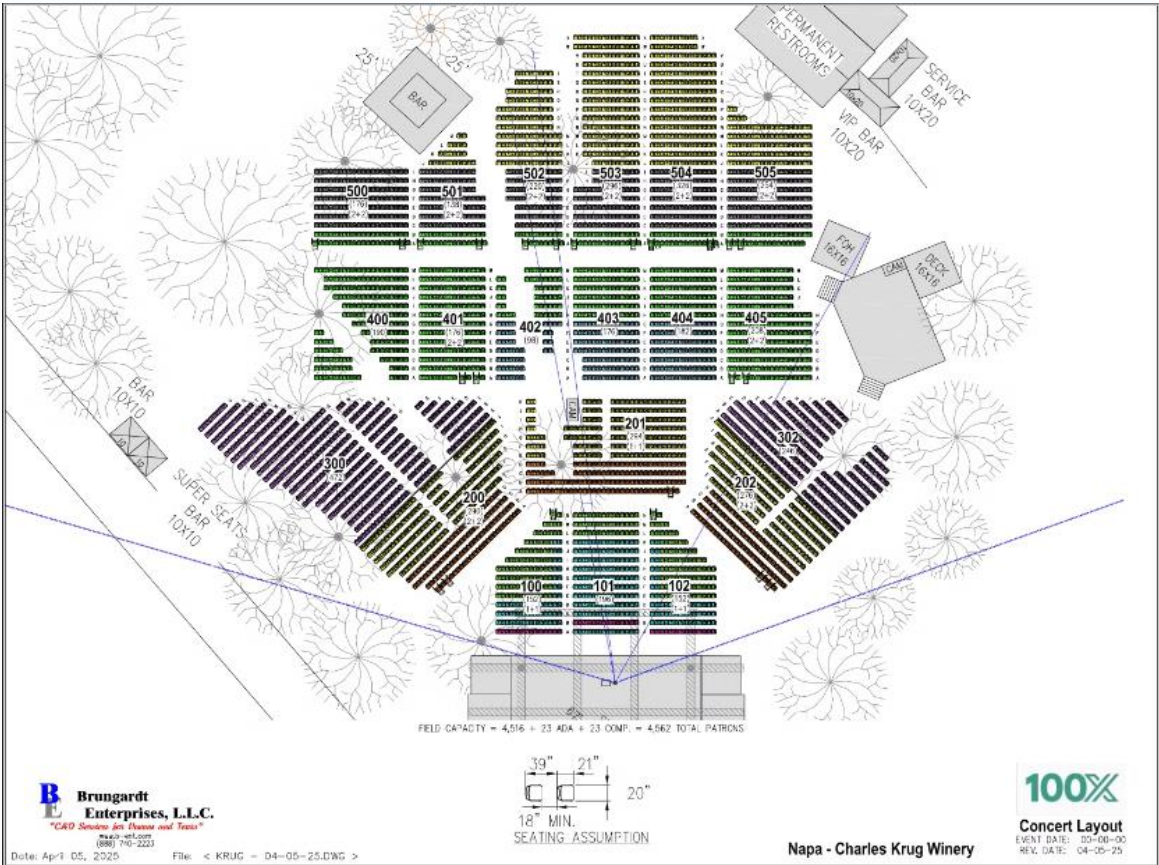
Food and Beverage



Concert Venue

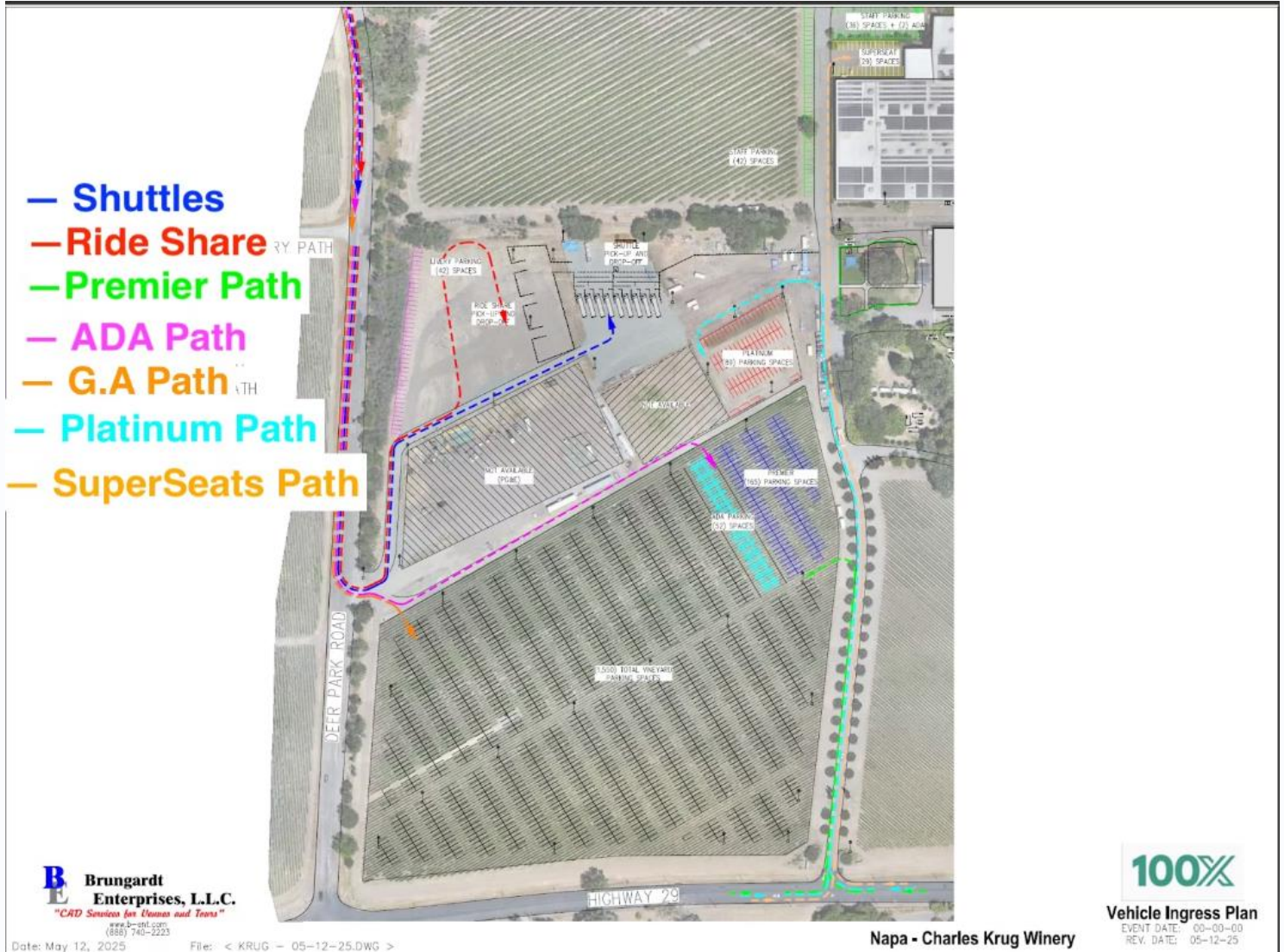


Seating Map

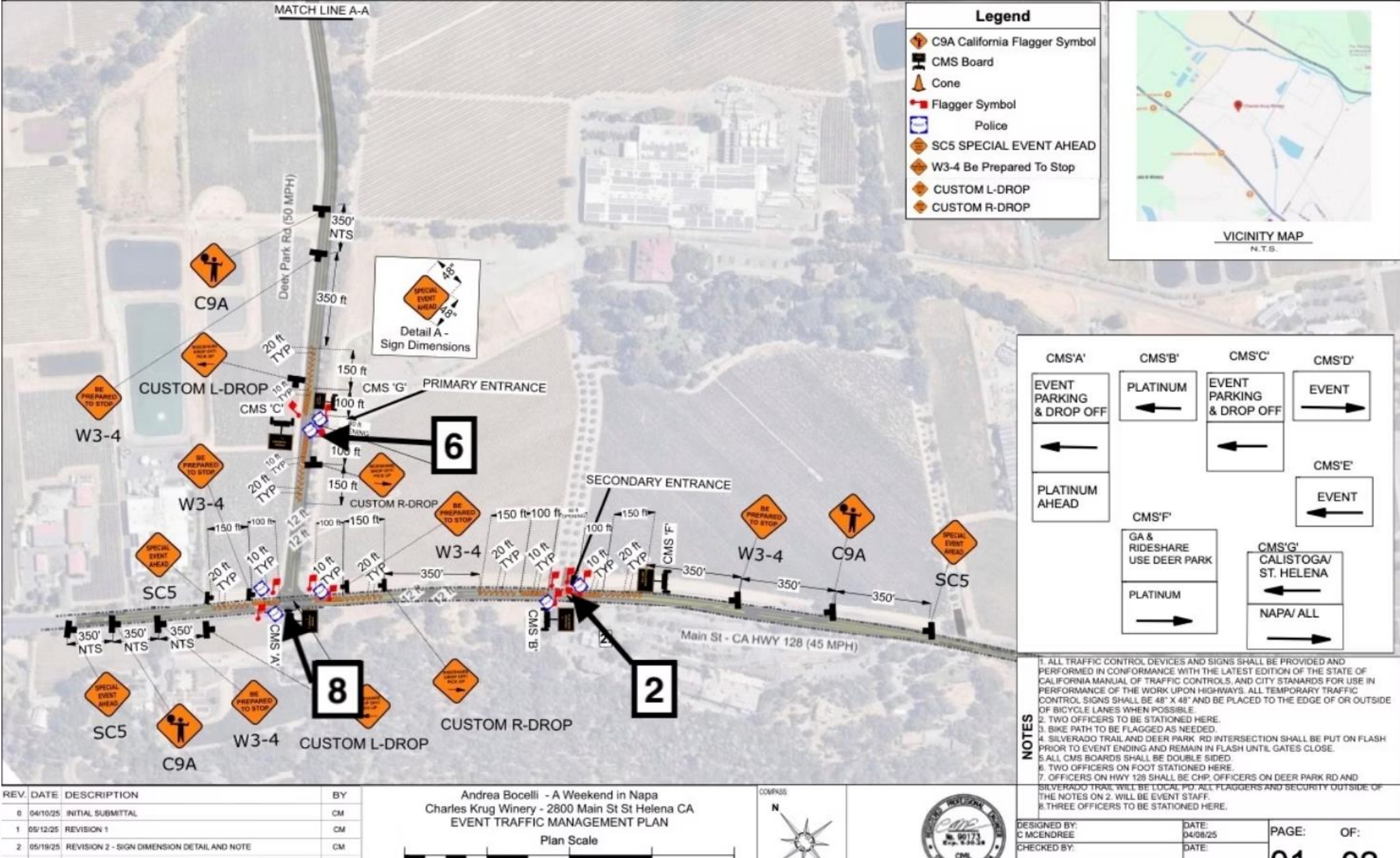


- Accessible seating sold in the front of each section.

Traffic Plan - Ingress



Traffic Management Plan



TMP Notes:

1. All Traffic Control Devices and Signs Shall be provided and performed in conformance with latest edition of the stage of California manual of traffic controls and the city standards for use in performance of work upon highways. All temporary traffic control signs shall be 48"X48" and be placed to the edge or outside of bicycle lanes when possible.
2. Two Officers to be stationed here.
3. Bike path to be flagged as needed.
4. Silverado Trail and Deer Park Rd. intersection shall be put on flash prior to event ending and remain on flash until gates close.
5. All CMS board need to be double sided.
6. Two offices on foot stationed here.
7. Officers on HWY 128 shall be CHP, officers on Deer Park Rd. and Silverado Trail will be Local PD. All flaggers and security outside of the notes on 2 will be event staff.
8. Three Officers to be stationed here.

Police Deployment

Law Enforcement Deployment

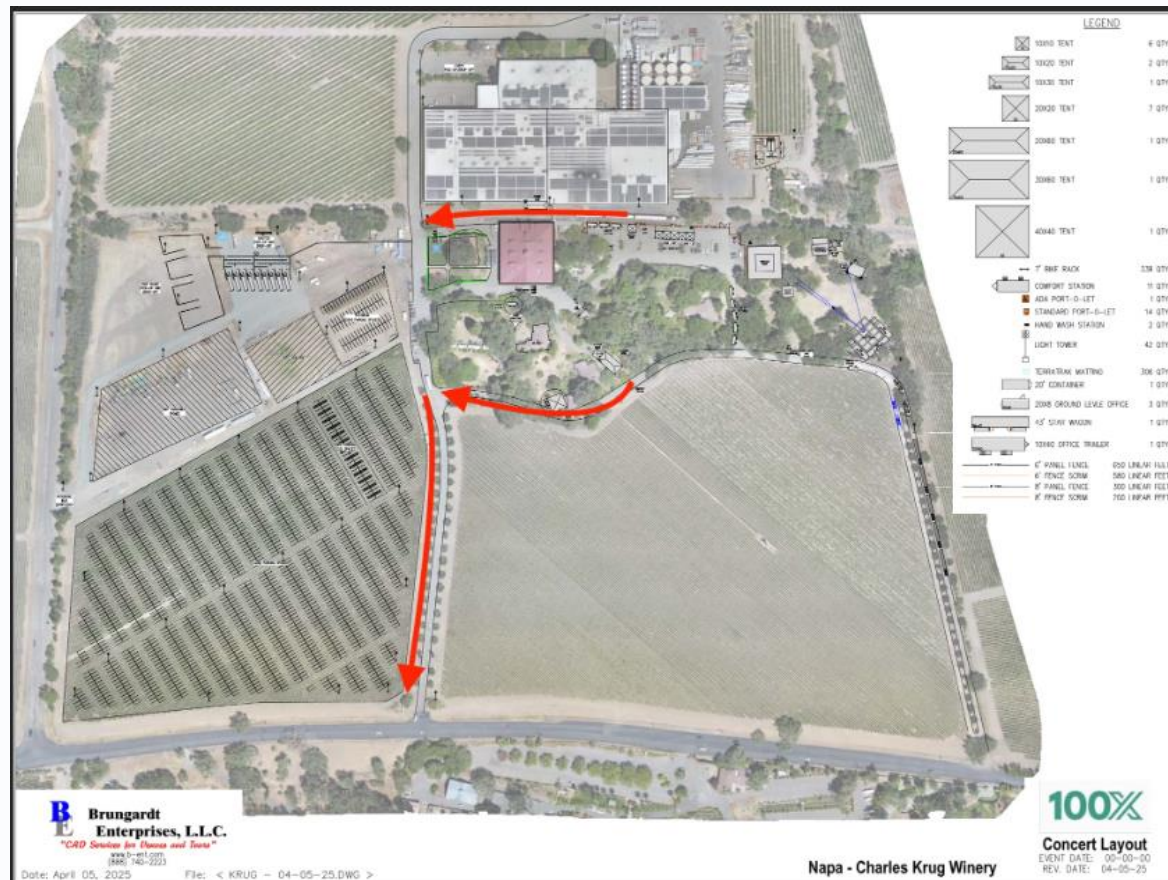
Post / Location	Agency	Suggested Deployment	Shift Time	Notes
Krug Winery – Main Entrance	SHPD	2	3:00 PM – 11:30 PM	Traffic/event access control
Deer Park Road & Main Street	CHP	3	3:00 PM – 11:30 PM	Traffic/event access control
Deer Park Road & Krug Winery Entrance	CHP	2	3:00 PM – 11:30 PM	Traffic/event access control
Silverado Trail & Deer Park Road	CHP	2	9:00 PM – 12:00 AM	Traffic/event access control
Krug Winery – Venue	SHPD	2	3:00 PM – 11:30 PM	General event coverage

On-Site Medical Management: Rock Medicine providing comprehensive on-site medical services, supported by a local ambulance company (AMR).

Medical Locations: A dedicated medical location in the F&B Plaza, supplemented by roaming medical personnel for immediate assistance.

Security Management: Multi-layered security approach to ensure guest safety and event security.

Event Entrance Security: Magnetometers and personal bag searched will be used at all event entrances for weapons detection and prohibited items.



Event Risk Continued

Perimeter Security: Collaboration with local police for enhanced perimeter security.

Emergency Exits: Clearly marked emergency exits with ample signage throughout the venue.

Venue Lighting: Comprehensive event lighting to ensure safe navigation throughout the venue.

Emergency Messaging: Pre-recorded emergency messages and live announcements ("VOG") from the Front of House for clear and timely communication.

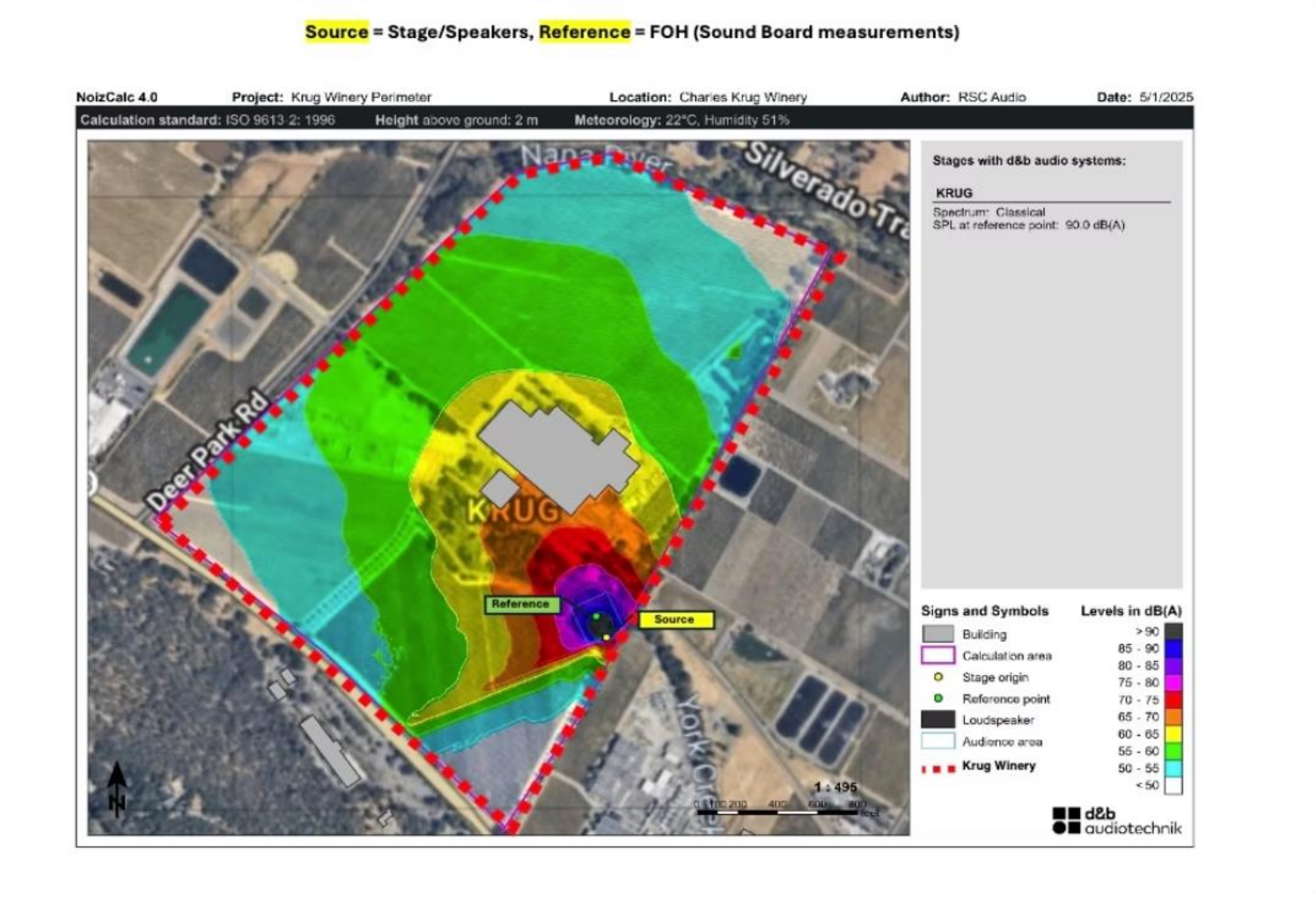
Onsite Event Preparation:

- To ensure a smooth and safe event, the following preparations will be undertaken:
- Emergency Operations Meeting: Thursday, June 19th - A meeting to coordinate all emergency procedures.
 - Establish "Unified Command" - Coordination with local agencies (Police, Fire Department, and Ambulance) to establish a unified command structure for effective response.
 - Site Inspections - Thorough inspections to identify and mitigate potential hazards.
 - Mid-Show Egress Meetings - Planning and communication meetings for managing crowd flow and ensuring safe exit strategies during and after the concert.

EMERGENCY TRIGGER CHART PRODUCTION V2														
THREAT	ALERT	FESTIVAL	STAGE	AUDIO	LIGHTING	LED SCREENS	POOL/LATE NIGHT	DRIVERS / RUNNERS	FOLLOW SPOTS	FOH	SITE LIGHTING	VIDEO	CREW CATERING	POWER
ACTION														
CODE BLACK	RADIO ALERT	IMMEDIATE RETREAT TO DESIGNATED SHELTER												
WINDS 30 MPH	RADIO ALERT	STAFF AND PATRONS EVACUATE	TAKE SHELTER	TAKE SHELTER	TAKE SHELTER	TAKE SHELTER	TAKE SHELTER	TAKE SHELTER	EVACUATE TOWER TAKE SHELTER	TAKE SHELTER	TAKE SHELTER	TAKE SHELTER	TAKE SHELTER IN EXPO	STANDBY TO DEENERGIZE
WINDS 40 MPH	RADIO ALERT	PATRONS EVACUATE	REMOVE WIND WALLS	MESSAGING ACTIVE LAND PLANO EVACUATE	ALL TRUSSES AT MAX TRIM	LAND SCREENS TAKE SHELTER	REMOVE SCRAM (INDUC) / TAKE SHELTER	TAKE SHELTER	EVACUATE TOWER TAKE SHELTER	TAKE SHELTER	TAKE SHELTER	STANDBY FOR MESSAGING / TAKE SHELTER	TAKE SHELTER IN EXPO	STANDBY TO DEENERGIZE
LIGHTNING 5 MI	RADIO ALERT	AUDIENCE EVACUATES	TAKE SHELTER	MESSAGING ACTIVE TAKE SHELTER	TAKE SHELTER	TAKE SHELTER	TAKE SHELTER	TAKE SHELTER	EVACUATE TOWER TAKE SHELTER	TAKE SHELTER	TAKE SHELTER	STANDBY FOR MESSAGING / TAKE SHELTER	TAKE SHELTER IN EXPO	NO ACTION
HAIL 5 MI	RADIO ALERT	AUDIENCE EVACUATES	TAKE SHELTER	TAKE SHELTER	TAKE SHELTER	TAKE SHELTER	TAKE SHELTER	TAKE SHELTER	EVACUATE TOWER TAKE SHELTER	TAKE SHELTER	TAKE SHELTER	STANDBY FOR MESSAGING / TAKE SHELTER	TAKE SHELTER IN EXPO	NO ACTION
WINDS 30 MPH OR GREATER	RADIO ALERT	30 MIN ALERTS FROM COMMAND	VENT WALLS 50%	LAND PA	MONITOR TRUSS MOVEMENT	LAND SCREENS	ON ALERT TO REMOVE SCRAM	TAKE SHELTER	EVACUATE TOWER / REMOVE WALLS	COVER GEAR OPEN WALLS	STAY CLEAR OF STRUCTURES	STANDBY FOR MESSAGING	MONITOR PROXIMITY	NO ACTION
WINDS 20 MPH OR GREATER	RADIO ALERT	30 MIN ALERTS FROM COMMAND	MONITOR WIND SPEED, CROWD ON STANDBY	PREP MOTOR CONTROL	PREP MOTOR CONTROL	PREPARE TO LAND SCREENS CONTROL READY	MONITOR SPEEDS	PREPARE TO TAKE SHELTER	STANDBY/HAND EGGED	COVER GEAR PREPARE WALLS	MONITOR STRUCTURES	PREPARE MESSAGING	MONITOR PROXIMITY	NO ACTION
WINDS 20 MPH OR GREATER	RADIO ALERT	30 MIN ALERTS FROM COMMAND	MONITOR WIND SPEED, CROWD ON STANDBY	MONITOR WIND SPEED	MOTOR CONTROL READY	MOTOR CONTROL READY	NO ACTION	NO ACTION	MONITOR WIND SPEEDS	CHECK WIND WALLS	NO ACTION	NO ACTION	MONITOR PROXIMITY	NO ACTION
HAIL - 15 MI	RADIO ALERT	30 MIN ALERTS FROM COMMAND	MONITOR PROXIMITY AND WIND WALLS	MONITOR PROXIMITY	REVIEW TRUSS POSITIONS	MONITOR PROXIMITY	MONITOR PROXIMITY	MONITOR PROXIMITY	MONITOR PROXIMITY	MONITOR PROXIMITY	MONITOR PROXIMITY	MONITOR PROXIMITY	MONITOR PROXIMITY	NO ACTION
LIGHTNING/STORM TRACKING TOWARDS SITE	RADIO ALERT	30 MIN ALERTS FROM COMMAND	MONITOR PROXIMITY AND WIND WALLS	PREPARE PLASTIC AND MOTORS	MOTOR CONTROL READY	MOTOR CONTROL READY	MONITOR PROXIMITY	REVIEW OPERATIONS / RUMS	MONITOR PROXIMITY	PREPARE PLASTIC	MONITOR PROXIMITY	MONITOR PROXIMITY	MONITOR PROXIMITY	MONITOR PROXIMITY
RAIN TRACKING TOWARDS SITE	RADIO ALERT	EMERG TEAM ENGAGES	MONITOR PROXIMITY AND WIND WALLS	PREPARE PLASTIC	PREPARE PLASTIC	PREPARE PLASTIC	PREPARE PLASTIC	REVIEW OPERATIONS / RUMS	MONITOR PROXIMITY	PREPARE PLASTIC	MONITOR PROXIMITY	MONITOR PROXIMITY	MONITOR PROXIMITY	MONITOR PROXIMITY
ALL CLEAR	RADIO ALERT	RESUME NORMAL OPERATIONS												

Noise Study Conclusion-

Noise Prediction at Parcel Perimeter from source at SPL 90dBa



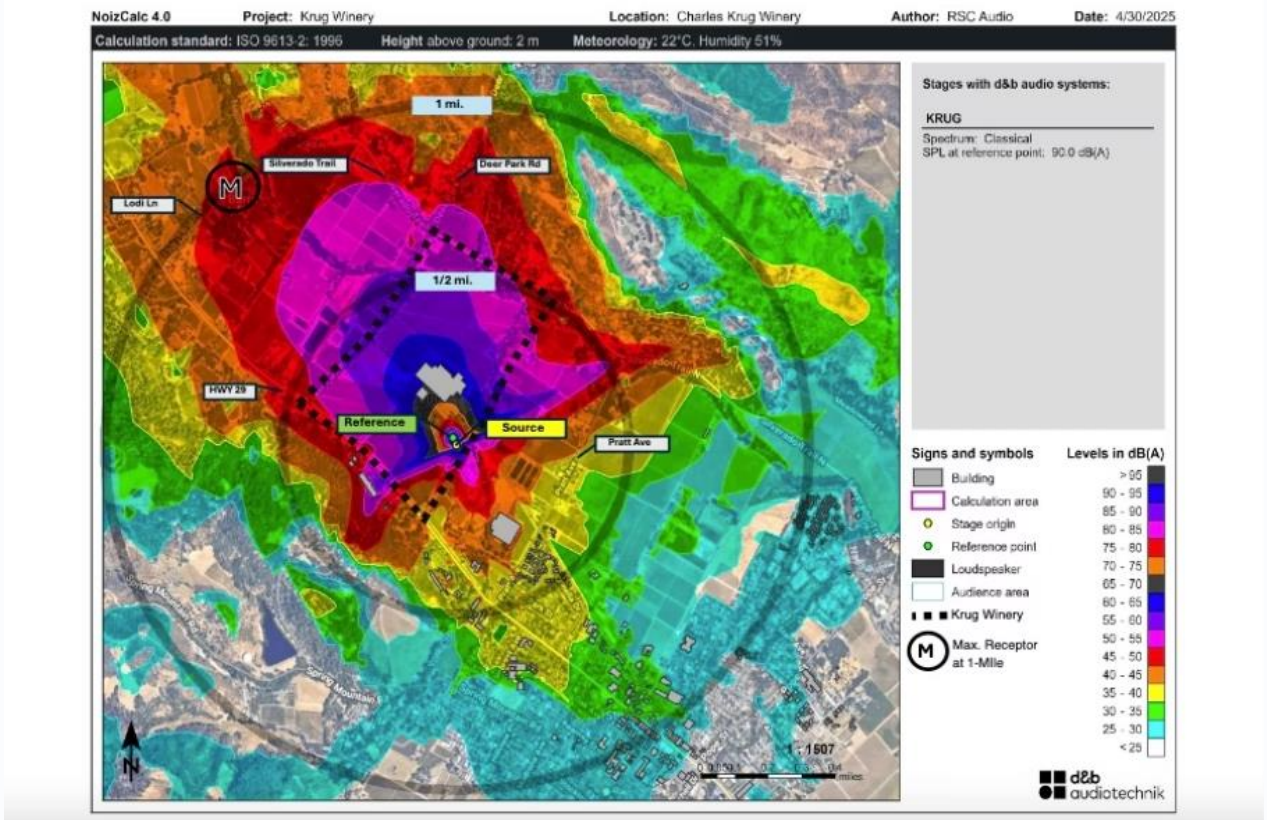
Noise Prediction at Parcel Perimeter from source at SPL 90dBa

Maximum SPL at 1 mile from Sound Source

Location	dB(A)
North	<50
West	<35
South	<35
East	<35

Figure 2 - Noise Prediction at 1-mile @ source SPL 90 dBA

Source = Stage/Speakers, Reference = FOH (Sound Board measurements)



Noise Study Conclusion:

Compliance with Local Ordinance

- **Evening Threshold ([7–10 PM](#)):** 40 dBA for residential areas
- Most locations fall **within or below the 40 dBA limit**, even at 1 mile
- **York Creek** and **Lodi Lane** may experience brief elevated sound
- A **noise permit has been granted** by Police Chief Chris Hartley to account for this possibility

Mitigation and Monitoring

- **Live sound monitoring** will be conducted along the property boundary, both stationary and mobile units will be used.
- **Adjustments will be made** in real time if levels exceed predictions
- Event ends at **hard curfew of [10 PM](#)**, with no music after this time

Questions?



PLANNING COMMISSION REPORT

Planning Commission Meeting of May 20, 2025

FILE NUMBER: GPA 2025-001 & ZMA 2025-001

SUBJECT: Request by Brodie Group on behalf of the property owners, Fulton Junction Partners LLC, for approval of General Plan Amendment (GPA) and Zoning Map Amendment (ZMA) to change the property's land use designation from Service Commercial to Agriculture and to subsequently rezone the site from Service Commercial (SC) to Twenty-Acre Agriculture (A-20) to accommodate the future construction of a single-family home at 1030 Fulton Lane (APN 009-194-005).

REVIEWED BY: Maya DeRosa, Community Development Director

APPROVED BY: Maya DeRosa, Community Development Director

APPLICATION FILED:02/12/25

ACCEPTED AS COMPLETE:03/12/25

LOCATION OF PROPERTY: 1030 Fulton Lane

APN: 009-194-005

GENERAL PLAN/ZONING: Service Commercial (SC)

APPLICANT: Brodie Group

BACKGROUND

The subject property at 1030 Fulton Lane, located east of the railroad tracks and north of Fulton lane, is approximately 39,092 square feet (sf) and is surrounded by agriculturally designated parcels on three sides. The property has a General Plan land use and zoning designation of Service Commercial (SC) and is located within the Urban Limit Line. The parcel is the only commercially zoned property north of Fulton Lane and east of the railroad tracks and has remained vacant since 2010, when a demolition permit was issued to completely demolish a substandard warehouse structure. The site has been designated for commercial uses since the adoption of the 1975 General Plan and has been utilized for various legal non-conforming and conforming uses over the

decades including tire shop, woodworking and cabinetry, farm equipment storage, upholstery, and a dance studio, however the site has been under-utilized since the 2010 demolition of the warehouse structure. In 2019, the Planning Commission approved a Design Review request that allowed for the construction of two, two-story office buildings (one approximately 7,350 square feet and the other approximately 3,150 square feet), but the project never proceeded to construction.

On September 10, 2024, the City Council conducted a preliminary review of the proposal to amend the General Plan designation from Service Commercial to Agriculture (see Attachment 1. Staff Report) as required by St. Helena Municipal Code (SHMC) Section 17.06.030(B), which specifies that complete applications received for a proposed General Plan Amendment shall be first presented to the City Council. The Council authorized the processing of the application and referred the matter to the Planning Commission (Attachment 2. Resolution 2024-131).

PROJECT DESCRIPTION

The applicant has submitted for General Plan Amendment (GPA) and Zoning Map Amendment (ZMA) applications to change the property's land use designation from Service Commercial to Agriculture and, accordingly, its zoning from Service Commercial (SC) to Twenty-Acre Agriculture (A-20) to accommodate the future construction of a single-family home.

Approval of the requests would result in modifications to the General Plan Land Use Diagram (Figure 2.1), and the City of St. Helena Zoning Map.

ANALYSIS

CEQA

Staff has conducted the required analysis and concluded that the project is categorically exempt from the requirements of CEQA, pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Per the City Attorney, this exemption is appropriate because the general plan amendment and rezoning would permit a single-family residence to be developed on the property. In order to avoid piecemealing, which is prohibited under CEQA, applicant shall utilize the same exemption if and when future development is proposed.

GENERAL PLAN AMENDMENT REQUEST

The subject property currently has a General Plan land use of Service Commercial (SC). The SC land use designation is intended to provide for service and retail uses, restaurants, service stations, hotels, motels, public and quasi-public uses and similar and compatible uses. The designation is intended primarily for service and retail uses that are automobile-oriented or whose operational characteristics and space needs are not considered appropriate for the Central Business District. The intent is for the SC land use designation to be primarily local resident-serving in character. Strictly tourist-serving retail uses are prohibited within this designation.

The applicant has requested an amendment to the General Plan land use designation to allow for the site to be re-designated as "Agriculture", which includes agricultural and winery uses with restricted single-family residential and public/quasi-public uses. Approval of the request would ensure that site's land use designation would be consistent with the amended General Plan, as required by State law, and would also allow the applicant to construct a single-family residence, which is not an allowed use under the current SC designation. Designating the site as Agriculture would create consistency with the land use designations of the surrounding parcels located along Fulton Avenue to the east of the railroad tracks, all of which are currently under the Agriculture land use designation.

The AG land use designation includes agricultural and winery uses with restricted single family residential and public/quasi-public uses. This designation applies to large areas of the valley floor that surround the city's urban core. With the exception of hillside areas designated Woodlands and Watershed (WW), all lands outside the Urban Limit Line are designated AG regardless of their size or actual use.

Although the Agricultural land use designation establishes a minimum parcel size of 5-40 acres, the lot is an existing lot and would not create new parcels inconsistent with the already established lot density. Due to the lot creation development pattern, it is common to find existing parcels less than 5 acres in the Agricultural land use designation, especially along Fulton Lane and Pratt Avenue. The City's Zoning Code addresses this variation in parcels sizes through its development standards based upon lot size. For example, A-20 zoned lots less than two acres in size are subject to the LR-1A district development standards. An agriculture land use designation and zoning district with a low-density residential use is more environmentally sensitive than a commercial parcel.

Per St. Helena Municipal Code (SHMC) Section 17.06.050, in reviewing requests for General Plan amendments, the Planning Commission shall consider the following:

- A. Allow for consideration of elements not initially considered at the time of approval of the general plan;

Staff response: When the City adopted its first comprehensive General Plan in 1975, the subject site, as well as surrounding parcels to the north and east, were designated for commercial uses. The 1993 General Plan update changed the land use designation for the surrounding sites to the north and east to agriculture, however the subject site at 1030 Fulton was still being actively utilized for commercial or other legal non-conforming quasi-industrial uses at that time, and the land use designation remained Service Commercial. In 2019, the City adopted the current iteration of the General Plan. Despite many years of the site sitting vacant, a wine warehousing project had been recently approved in 2018 and staff would not have had a reason to recommend rezoning the site at that time. As such, the site remained under the Service Commercial land use designation in the 2040 General Plan Update.

However, the approved wine warehouse project was never constructed and the site has been largely vacant and underutilized for at least 15 years. Staff believes that these conditions were not foreseeable at the time of the last Comprehensive General Plan update and should be considered as reasonable evidence that the current commercial land use designation is no longer feasible for the site.

B. Reflect changes in goals, policy, physical, social, or economic conditions;

Staff Response: The Commission should consider the fact that the site has been significantly under utilized for decades which presumably points to poor conditions for the success of the types of uses allowed under the existing land use designation.

C. Acknowledge when, due to naturally occurring physical constraints or changes, the anticipated land usage per the General Plan is no longer feasible;

N/A

D. Take into consideration the consistency of the proposed amendment with the goals, policies and programs of the General Plan, adopted Planning Commission (where applicable) and other existing city policies;

Staff response: The 2040 General Plan and Housing Element Update clearly identify goals related to increasing the housing stock while limiting development outside of the Urban Limit Line. Changing the land use designation to one which will allow for residential development is in alignment with those goals. Further, approving the request would specifically correspond to the following 2040 General Plan and Housing Element Policies:

LU1.2 Allow urban development to occur only within the Urban Limit Line

LU1.4 In order to minimize and postpone the need for expansion of the Urban Limit Line, encourage infill development within currently developed areas

HE1.4 Remove governmental constraints to housing

E. When considering the reduction of residential density, ensure compliance with California Government Code Section 65863 by either finding that the remaining sites identified in the housing element are adequate to accommodate the city's share of the regional housing need or by identifying sufficient additional, adequate, and available sites with an equal or greater density so that there is no net loss in residential density;

Staff Response: Designating the site as "Agriculture" instead of Service Commercial will allow for residential use by right on the site and increase potential housing numbers in the RHNA.

F. Ensure that there is no net loss of potential housing units.

Staff Response: There would be no net loss to potential housing, as there are no allowed residential uses under the existing "Service Commercial" land use designation.

ZONING MAP AMENDMENT REQUEST

Rezoning the site to A-20 is required to be consistent with the agricultural land use designation, however, because the subject parcel is less than two-acres in size, the Low Density One-Acre Minimum (LR-1A) development and design standards would apply (opposed to the A-20 standards). The LR-1A standards allow for the construction of a single-family home; so while the property would have agricultural General Plan and zoning designations, due to the property's size, it would likely not accommodate active agricultural uses.

Per St. Helena Municipal Code (SHMC) Section 17.07.070, in reviewing requests for amendments to the zoning map, the Planning Commission shall consider the following:

A. Take into consideration the consistency of the proposed amendment with the goals, policies and programs of the general plan, adopted planning commission (where applicable) and other existing city policies;

Staff response: The 2040 General Plan and Housing Element Update clearly identify goals related to increasing the housing stock while limiting development outside of the Urban Limit Line. Changing the land use designation to one which will allow for residential development is in alignment with those goals. Further, approving the request would specifically correspond to the following 2040 General Plan and Housing Element Policies:

LU1.2 Allow urban development to occur only within the Urban Limit Line

LU1.4 In order to minimize and postpone the need for expansion of the Urban Limit Line, encourage infill development within currently developed areas

HE1.4 Remove governmental constraints to housing

B. When considering the reduction of residential density, ensure compliance with California Government Code Section 65863 by either finding that the remaining sites identified in the housing element are adequate to accommodate the city's share of the regional housing need or by identifying sufficient additional, adequate, and available sites with an equal or greater density so that there is no net loss in residential density;

Staff Response: Rezoning the site to Twenty-Acre Agriculture instead of Service Commercial will allow for residential use by right on the site and increase potential housing numbers in the RHNA.

C. Ensure that there is no net loss of potential housing units.

Staff Response: There would be no net loss to potential housing, as there are no allowed residential uses under the existing "Service Commercial" zoning designation.

Staff believes the proposed Zoning Map Amendment request is appropriate to ensure consistency between the General Plan (assuming the amendment is approved) and will be consistent with the purpose and intent of the A-20 District.

WATER NEUTRALITY

Future development of the project site would be subject to the City's Water Neutrality requirements. However, the approval of the requested General Plan Amendment and subsequent rezoning do not require water neutrality report or analysis. A condition of approval states that any future development will require a floor plan and water neutrality report with the design review application.

ISSUES

Staff has not identified any outstanding issues related to this application that require additional discussion.

CORRESPONDENCE

At the time of agenda publication, staff had not received any correspondence related to this application.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached resolution recommending that the St. Helena City Council:

1. Find that the proposed changes to General Plan Figure 2.1 and the City's Zoning Map are in compliance with the California Environmental Quality Act pursuant to Section 15303, Class 3; and
2. Adopt an Ordinance approving General Plan Amendment 2025-001 to update General Plan Figure 2.1 to change the General Plan land use designation of the property located at 1030 Fulton Lane from Service Commercial to Agriculture and Adopt Zoning Map Amendment ZMA 2025-001 to rezone the property located at 1030 Fulton Lane from Service Commercial to Twenty-Acre Agriculture and incorporate these changes into the General Plan and Zoning Maps.

ATTACHMENTS

[Attachment 1. Staff Report to City Council, September 10, 2024](#)

[Attachment 2. City Council Resolution No. 2024-131](#)

[Attachment 3. Applicant's Written Project Statement](#)

[Attachment 4. Existing Site Plan - 1030 Fulton Lane](#)

[Attachment 5. Conceptual Site Plan - 1030 Fulton Lane](#)
[Attachment 6. Draft Planning Commission Resolution](#)



Agenda Report to the City Council

Agenda Section: NEW BUSINESS

Department: Planning

DATE:	September 10, 2024
FROM:	Aaron Hecock, Senior Planner
SUBJECT:	Request by Fulton Junction Partners LLC for preliminary review of a proposed General Plan Amendment for the property located at 1030 Fulton Lane (APN 009-194-005).
RECOMMENDED ACTION:	The City Council should review the proposed General Plan Amendment application and either: 1. Authorize the application to be processed, referring the matter to the Planning Commission or 2. Direct staff to cease processing the application pursuant to St. Helena Municipal Code Chapter 17.06.
PREVIOUS COUNCIL ACTION:	N/A
STATEMENT OF THE PURPOSE:	City Council review and consideration of the proposed General Plan Amendment application.
FINANCIAL IMPACT:	No financial impact is anticipated as the applicant's application fees are in the form of a deposit account and they will be required to pay the cost of a CEQA consultant.

BACKGROUND:

The subject property at 1030 Fulton Lane is approximately 39,092 square feet (sf) and is located east of the railroad tracks and north of Fulton Lane. The property has a General Plan land use and zoning designation of Service Commercial (SC). The SC zone is intended to provide for service and retail uses, restaurants, service stations, hotels, motels, public and quasi-public uses and similar and compatible uses. The designation is intended primarily for service and retail uses that are automobile-oriented or whose operational characteristics and space needs are not considered appropriate for the Central Business District. The intent is for the SC Zone to be primarily local resident-serving in character. Strictly tourist serving retail uses are prohibited within this designation. The parcel is the only commercially zoned property north of Fulton Lane and east of the railroad tracks and has remained vacant for over a decade; it is surrounded by agriculturally designated parcels on three sides.

DISCUSSION:

The applicant has submitted a General Plan Amendment (GPA) application to change the property's land use designation from SC to Agriculture (AG) to accommodate the future construction of a single-family home. The AG land use designation includes

agricultural and winery uses with restricted single family residential and public/quasi-public uses. This designation applies to large areas of the valley floor that surround the city's urban core. With the exception of hillside areas designated Woodlands and Watershed (WW), all lands outside the Urban Limit Line are designated AG regardless of their size or actual use.

Pursuant to St. Helena Municipal Code (SHMC) Section 17.06.030(B), complete applications received for a General Plan Amendment shall be presented to the City Council for preliminary review at the Council's first regularly scheduled meetings in March and September of each year. Following the review, the City Council, at its discretion, may order the application to be further processed or may direct staff to cease processing the application. Any authorization to proceed does not imply in any way ultimate approval or disapproval of an application.

1. If the City Council authorizes the application to be processed, it shall refer the matter to the Planning Commission, which shall hold public hearings pursuant to state law after the necessary environmental review process and staff analysis have been completed.
2. In the event the City Council directs staff to cease processing the application, a new application for a General Plan amendment involving substantially the same request for a parcel or area shall not be reviewed by the City Council for at least one year after such direction.

Should the Council authorize the GPA application to be processed, the applicant will also be required to submit applications for rezoning the property to Twenty-Acre Agriculture (A-20) and major design review for construction of the new single-family home. While the property would require a rezone to A-20 to be consistent with the agricultural land use designation, because the subject parcel is less than two-acres in size, the Low Density One-Acre Minimum (LR-1A) zoning standards would apply (opposed to the A-20 standards). The LR-1A standards allow for the construction of a single-family home; so while the property would have agricultural General Plan and zoning designations, due to the property's size, it would likely not accommodate active agricultural uses.

ENVIRONMENTAL REVIEW: Should the Council authorize the application to be processed, the applicant will be required to pay the cost for a qualified CEQA consultant to prepare the requisite documentation.

GOAL:

Miscellaneous/Other

DOCUMENTS ATTACHMENTS:

[Resolution](#)

[General Plan Map](#)
[1030 Futon Assessors Map](#)
[Aerial View](#)
[Project Narrative](#)
[Site Plan](#)

CITY OF ST. HELENA

RESOLUTION NO. 2024-

**Resolution of the City Council of the City of St. Helena
authorizing General Plan Amendment application
(#PL24-043) for 1030 Fulton Lane in the City of St.
Helena to be processed and referred to the Planning
Commission for consideration.**

WHEREAS, The applicant, Fulton Junction Partners LLC submitted a General Plan Amendment application on August 5, 2024; and

WHEREAS, pursuant to St. Helena Municipal Code (SHMC) Section 17.06.030(B), complete applications received for a General Plan Amendment shall be presented to the City Council for preliminary review at the Council's first regularly scheduled meetings in March and September of each year; and

WHEREAS, following the review, the City Council, at its discretion, may order the application to be further processed or may direct staff to cease processing the application; and

WHEREAS, any authorization to proceed does not imply in any way ultimate approval or disapproval of an application; and

WHEREAS, if the City Council authorizes the application to be processed, it shall refer the matter to the Planning Commission, which shall hold public hearings pursuant to state law after the necessary environmental review process and staff analysis have been completed.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. HELENA AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein by this reference.

SECTION 2. To Authorize the General Plan Amendment application for 1030 Fulton Lane in the City of St. Helena to be processed and referred to the Planning Commission for consideration.

Approved at a Regular Meeting of the St. Helena City Council on September 10, 2024, by the following vote:

Mayor Paul Dohring: _____

Vice Mayor Eric Hall: _____

Council Member Anna Chouteau: _____

Council Member Patrick Kenealy: _____

Council Member Billy Summers: _____

APPROVED:

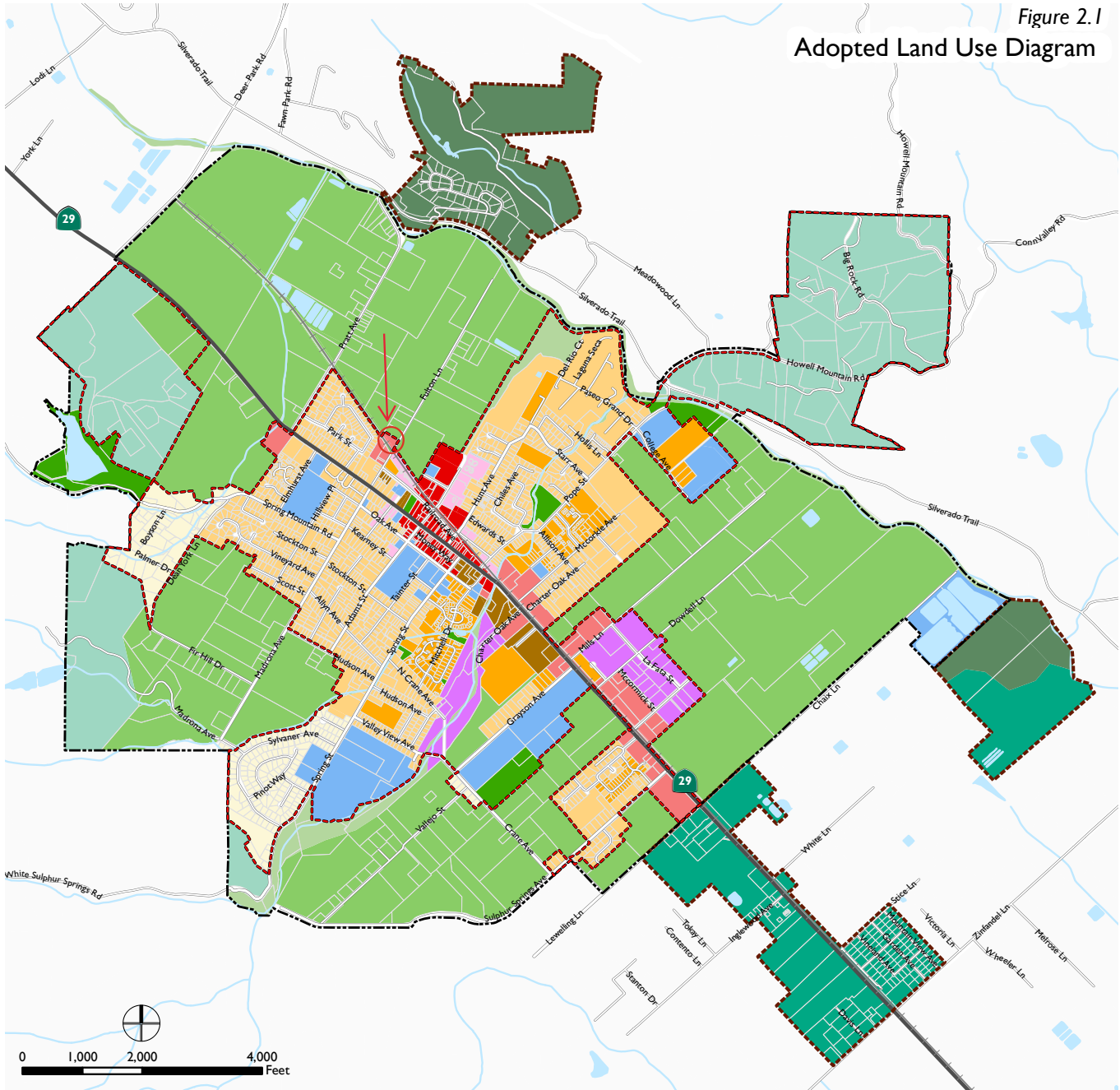
ATTEST:

Paul Jamison Dohring, Mayor

Cindy Tzaopoulos, City Clerk

Figure 2.1

Adopted Land Use Diagram



Data Source: City of St. Helena, 2018; Napa County, 2018; Dyett & Bhatia, 2018, updated 2024.

St. Helena General Plan

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Central Business
- Service Commercial
- Mixed-Use

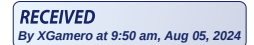
- Office
- Industrial
- Public and Quasi-Public
- Parks and Recreation
- Agriculture
- Open Space
- Woodlands and Watershed

Napa County General Plan

- Agricultural Resource
- Agriculture, Watershed and Open Space

- Railroad
- Water Features
- Urban Limit Line
- Study Areas
- City of St. Helena

GENERAL PLAN UPDATE
City of St. Helena





Imagery ©2024 Maxar Technologies, Map data ©2024 50 ft



RECEIVED
By XGamera at 9:49 am, Aug 05, 2024

City of St Helena
% Mayor Dohring and Members of the City Council
1088 College Avenue
St. Helena, CA 94574
(707) 968-2659

Re: **1030 Fulton Lane – General Plan Amendment Request**

APN: 009-194-005

Mr. Mayor and Members of the City Council,

My client, Fulton Junction Partners LLC, the property owner (“Owner”), acquired the above referenced property. The Owner acquired the property with the goal of improving the vacant parcel to create a vibrant and more aesthetically pleasing environment consistent with the surrounding neighborhood. To meet this goal, a general plan amendment application is being filed requesting to designate the referenced property within the Agriculture General Plan land use designation consistent with the provisions of Chapter 17.06 of the City of St. Helena zoning code.

The property is on the northern side of Fulton Lane north of the railroad, which intersects the community creating a distinct transition line between the downtown and the agricultural lands to the north. The property is surrounded on three sides by parcels designated “Agriculture” and currently developed with a mixture of residential and agricultural uses.

Subsequent to the demolition of the pre-existing warehouse structure in 2010, the property has been underutilized, mostly vacant and has created a disconnect or interruption in flow as one travels northerly on Fulton Lane. In 2018, a wine storage project was approved but never proceeded to construction. The redesignation of the property to a land use designation of Agriculture provides a great opportunity to create a more cohesive land use/development pattern for this segment of Fulton Lane.

The 39,092 square foot parcel is currently located within a Service Commercial General Plan land use designation, is zoned Service Commercial and located within the Urban Limit Line. The pre-existing structure and uses on the property predated the City’s land use planning efforts. As such, the land use designation and reciprocating zoning were enacted consistent with the pre-existing uses rather than to establish a forward-thinking land use consistent with the predominance of agriculture and residential uses in this quadrant of the City.

With the demolition of the pre-existing structure and change in ownership, there is an



opportunity to amend the general plan land use designation to be in keeping with the overall policy direction of the General Plan by retaining the predominance of agriculturally designated lands in this area of the community and preventing the encroachment of commercial development north of the railroad. To help the City achieve its objectives and create neighborhood land use consistency, the owner is requesting that the City Council consider and direct the review of a general plan amendment at its first regularly scheduled meetings in September, if not before, to designate the property Agriculture.

The General Plan currently designates the property for Service Commercial uses. The Service Commercial designation provides for service and retail uses, restaurants, service stations, motels, public and quasi-public uses, and similar and compatible uses. The designation is intended primarily for service and retail uses that are automobile-oriented. The intent is for the Service Commercial district to be primarily local residents serving in character. It is our belief that the majority of these aforementioned uses and the intensity of development allowed in the Service Commercial land use designation is not appropriate for this parcel. The city also recently contemplated the parcel as an opportunity site for housing, but it was rejected due to its size. Instead, designating the parcel with an Agricultural designation is more appropriate and would be consistent with the policy direction of the General Plan.

Although the Agricultural land use designation establishes a minimum parcel size of 5-40 acres, the lot is an existing lot and would not create new parcels inconsistent with the already established lot density. Due to the lot creation development pattern, it is common to find existing parcels less than 5 acres in the Agricultural land use designation, especially along Fulton Lane and Pratt Avenue. The City's Zoning Code addresses this variation in parcels sizes through its development standards based upon lot size. For example, lots less than two acres in size are subject to the LR-1A district development standards.

Applying the Agricultural land use designation on this property would further the land use policies of the General Plan. The Agricultural land use designation would allow agricultural use(s) on the parcel consistent with the prevailing agricultural uses in the northern quadrant of the city east of the railroad tracks, furthering Policy LU5.1 of the Land Use and Growth Management Element. The redesignation reduces the encroachment of non-agricultural land use designations into the periphery of the city.

The General Plan indicates that the Agriculture land use designation includes agricultural and winery uses with restricted single family residential and public/quasi-public uses. The owner intends to develop a single-family residence, detached garage and ADU on the property consistent with agricultural land use designation and the prevailing development in the area.



A schematic site plan is included to provide the city with a conceptual site design. Upon the City Council ordering the general plan amendment application to be further processed, a rezone request and design review application would be subsequently filed, to be processed concurrently with the general plan amendment application. The Planning Commission would then consider a recommendation to the City Council related to the general plan amendment and rezone. The Planning Commission would also consider approval of the design review conditioned upon the City Council amending the general plan and rezoning the parcel.

As such and as a first step in this process, I respectfully request the City Council's consideration and direction to staff to further process the general plan amendment request together with the rezone and design review.

Sincerely,

A handwritten signature in blue ink, appearing to read "EVL", is positioned above the printed name.

Erik V. Lundquist

Principal, Land Use Planning & Permitting

Brodie, Inc

480 Gate 5 Road, Suite 100

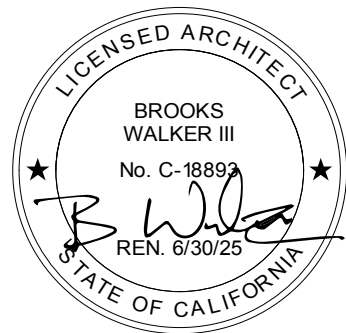
Sausalito, CA 94965

D: (707) 888- 6386

WALKER
WARNER
ARCHITECTS

353 Folsom Street
San Francisco, California 94105
415.318.8900
www.walkerwarner.com

APN : 009-194-005
1030 FULTON LOT
1030 FULTON LANE,
ST HELENA, CA 94574



ISSUED:
2024-04-04 GENERAL PLAN AMENDMENT

SITE PLAN
SCALE : AS NOTED
JOB NUMBER : 202016
SHEET : A1.0

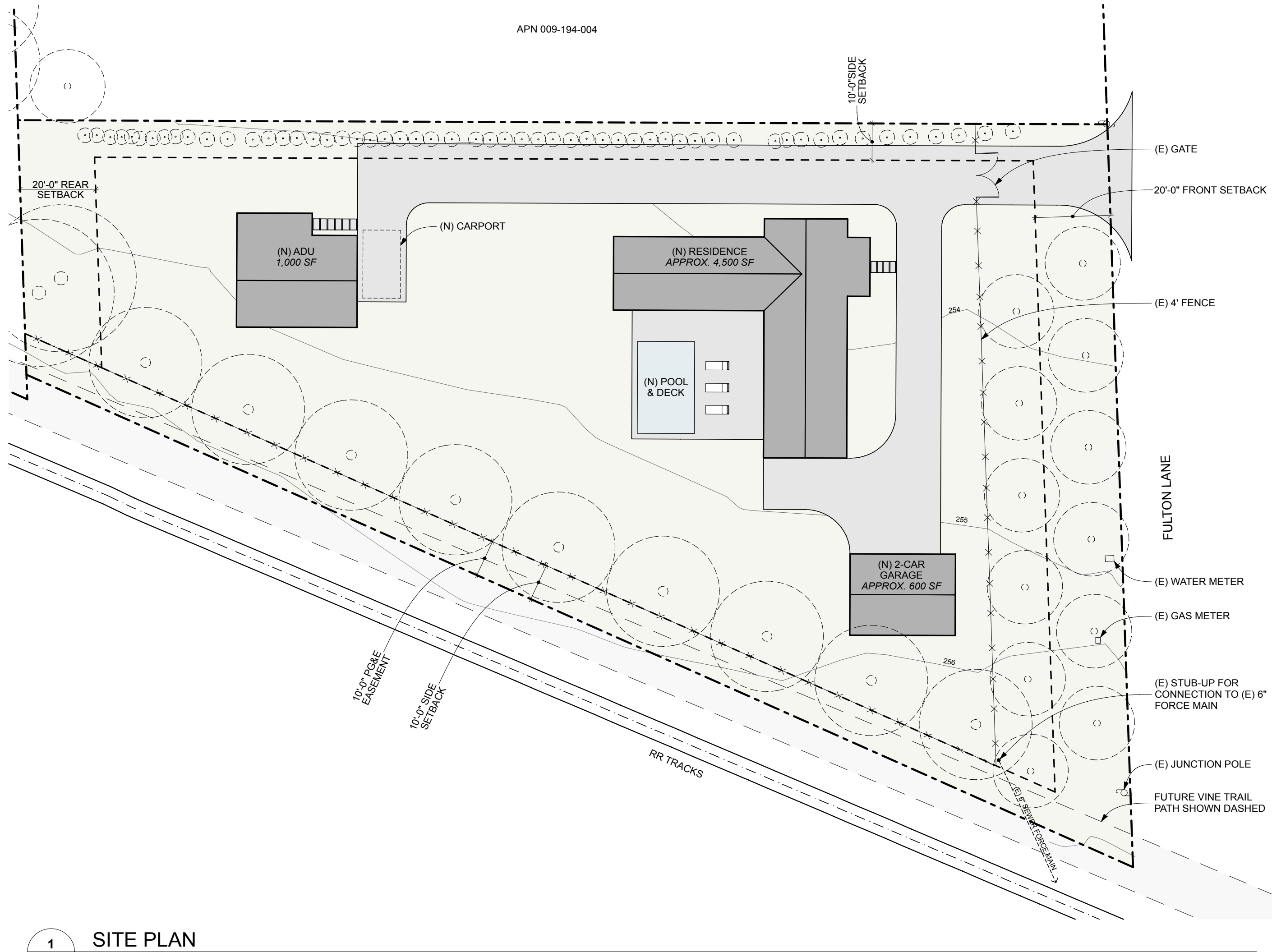
RECEIVED
By XGamer0 at 9:49 am, Aug 05, 2024

NOTES - SITE PLAN:

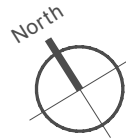
1. EXISTING CONTOURS ARE SHOWN. S.C.D. FOR PROPOSED FINISH GRADING

LEGEND - SITE PLAN:

- PROPERTY LINE
- SETBACK LINE
- PG&E EASEMENT
- EXISTING CONTOURS
- (E) FENCE
- (E) STRUCTURES
- (N) STRUCTURES
- (N) HARDSCAPE
- (E) TREE TO REMAIN



1 SITE PLAN
A1.0 SCALE: 1" = 20'



THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF WALKER/WARNER ARCHITECTS

CITY OF ST. HELENA

RESOLUTION NO. 2024-131

**Resolution of the City Council of the City of St. Helena
authorizing General Plan Amendment application
(#PL24-043) for 1030 Fulton Lane in the City of St.
Helena to be processed and referred to the Planning
Commission for consideration.**

WHEREAS, The applicant, Fulton Junction Partners LLC submitted a General Plan Amendment application on August 5, 2024; and

WHEREAS, pursuant to St. Helena Municipal Code (SHMC) Section 17.06.030(B), complete applications received for a General Plan Amendment shall be presented to the City Council for preliminary review at the Council's first regularly scheduled meetings in March and September of each year; and

WHEREAS, following the review, the City Council, at its discretion, may order the application to be further processed or may direct staff to cease processing the application; and

WHEREAS, any authorization to proceed does not imply in any way ultimate approval or disapproval of an application; and

WHEREAS, if the City Council authorizes the application to be processed, it shall refer the matter to the Planning Commission, which shall hold public hearings pursuant to state law after the necessary environmental review process and staff analysis have been completed.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. HELENA AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein by this reference.

SECTION 2. To Authorize the General Plan Amendment application for 1030 Fulton Lane in the City of St. Helena to be processed and referred to the Planning Commission for consideration.

Approved at a Regular Meeting of the St. Helena City Council on September 10, 2024, by the following vote:

Mayor Dohring:	NO
Vice Mayor Hall:	YES
Council Member Chouteau:	YES
Council Member Kenealy:	YES
Council Member Summers:	YES

APPROVED:



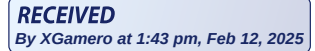
Paul Jamison Dohring, Mayor

ATTEST:



Cindy Tzafopoulos, City Clerk





January 31, 2025

City of St Helena
 % Mayor Dohring and Members of the City Council
 1088 College Avenue
 St. Helena, CA 94574
 (707) 968-2659

Re: **1030 Fulton Lane – General Plan Amendment and Rezone Request**

APN: 009-194-005

Mr. Mayor and Members of the City Council,

My client, Fulton Junction Partners LLC, the property owner ("Owner"), acquired the above referenced property with the goal of improving the vacant parcel to create a vibrant and more aesthetically pleasing environment consistent with the surrounding neighborhood. To meet this goal, we are filing a general plan amendment and rezoning application requesting to change the property's General Plan designation from Service Commercial to Agricultural and, accordingly, its zoning from Service Commercial to Twenty-Acre Agriculture (A-20), consistent with the provisions of Chapter 17.06 of the City of St. Helena zoning.

The property is on the northern side of Fulton Lane north of the railroad, which intersects the community creating a distinct transition line between the downtown and the agricultural lands to the north. The property is surrounded on three sides by parcels designated "Agriculture" and currently developed with a mixture of residential and agricultural uses.

Since the demolition of an old warehouse structure in 2010, the property has been underutilized, mostly vacant and has created a disconnect or interruption in flow as one travels northerly on Fulton Lane. In 2018, a wine storage project was approved, but never proceeded to construction. The redesignation/rezone of the property to a land use designation and zoning district of Agriculture provides a great opportunity to create a more cohesive land use and development pattern for this segment of Fulton Lane.

The 39,092 square foot parcel is currently located within a Service Commercial General Plan land use designation, is zoned Service Commercial and located within the Urban Limit Line. The pre-existing warehouse structure and uses on the property predated the City's land use planning efforts. As such, the land use designation and associated zoning were enacted consistent with the pre-existing uses rather than to establish a forward-thinking land use



consistent with the predominance of agriculture and residential uses in this quadrant of the City.

With the demolition of the warehouse and change in ownership, there is an opportunity to amend the general plan land use designation and rezone the property in keeping with the overall policy direction of the General Plan by retaining the predominance of agriculturally designated lands in this area of the community and preventing the encroachment of commercial development north of the railroad. To help the City achieve its objectives and create neighborhood land use consistency, the owner is requesting that the Planning Commission consider, as directed by the City Council at its meeting on September 10, 2025, and recommend to the City Council consider approval of the requested general plan amendment and rezone.

The Service Commercial General Plan designation provides for service and retail uses, restaurants, service stations, motels, public and quasi-public uses, and similar and compatible uses. The designation is intended primarily for service and retail uses that are automobile-oriented. The intent is for the Service Commercial district to be primarily local residents serving in character. It is our belief that the majority of these aforementioned uses and the intensity of development allowed in the Service Commercial land use designation is not appropriate for this parcel. The City also recently contemplated the parcel as an opportunity site for housing, but it was rejected due to its size. Instead, designating the parcel with an Agricultural designation is more appropriate and would be consistent with the overall policy direction of the General Plan.

Although the Agricultural land use designation establishes a minimum parcel size of 5-40 acres, the lot is an existing lot and would not create new parcels inconsistent with the already established lot density. Due to the lot creation development pattern, it is common to find existing parcels less than 5 acres in the Agricultural land use designation, especially along Fulton Lane and Pratt Avenue. The City's Zoning Code addresses this variation in parcels sizes through its development standards based upon lot size. For example, lots less than two acres in size are subject to the LR-1A district development standards. An agriculture land use designation and zoning district with a low-density residential use is more environmentally sensitive than a commercial parcel.

Applying the Agricultural land use designation and associated agricultural zone on this property would further the land use policies of the General Plan. The Agricultural land use designation and zone would allow agricultural use(s) and residential usage on the parcel consistent with the prevailing agricultural uses in the northern quadrant of the city east of the



railroad tracks, furthering Policy LU5.1 of the Land Use and Growth Management Element. The redesignation reduces the encroachment of non-agricultural land use designations into the periphery of the city.

The General Plan indicates that the Agriculture land use designation includes agricultural and winery uses with restricted single family residential and public/quasi-public uses. The owner intends to develop a single-family residence, detached garage and ADU on the property consistent with agricultural land use designation and the prevailing development in the area.

A schematic site plan is included to provide the city with a conceptual site design. Upon the City Council's approval of the general plan amendment and rezone, a subsequent design review application would be filed. The Planning Commission would then consider approval of the design review. Until such time, the property will remain vacant as a newly designated and zone agricultural parcel, as indicated in the attached exhibit.

As such, I respectfully request the Planning Commission and City Council's consideration of the general plan amendment and rezone requests.

Sincerely,

A handwritten signature in blue ink, appearing to read "Erik V. Lundquist".

Erik V. Lundquist

Principal, Land Use Planning & Permitting

Brodie, Inc

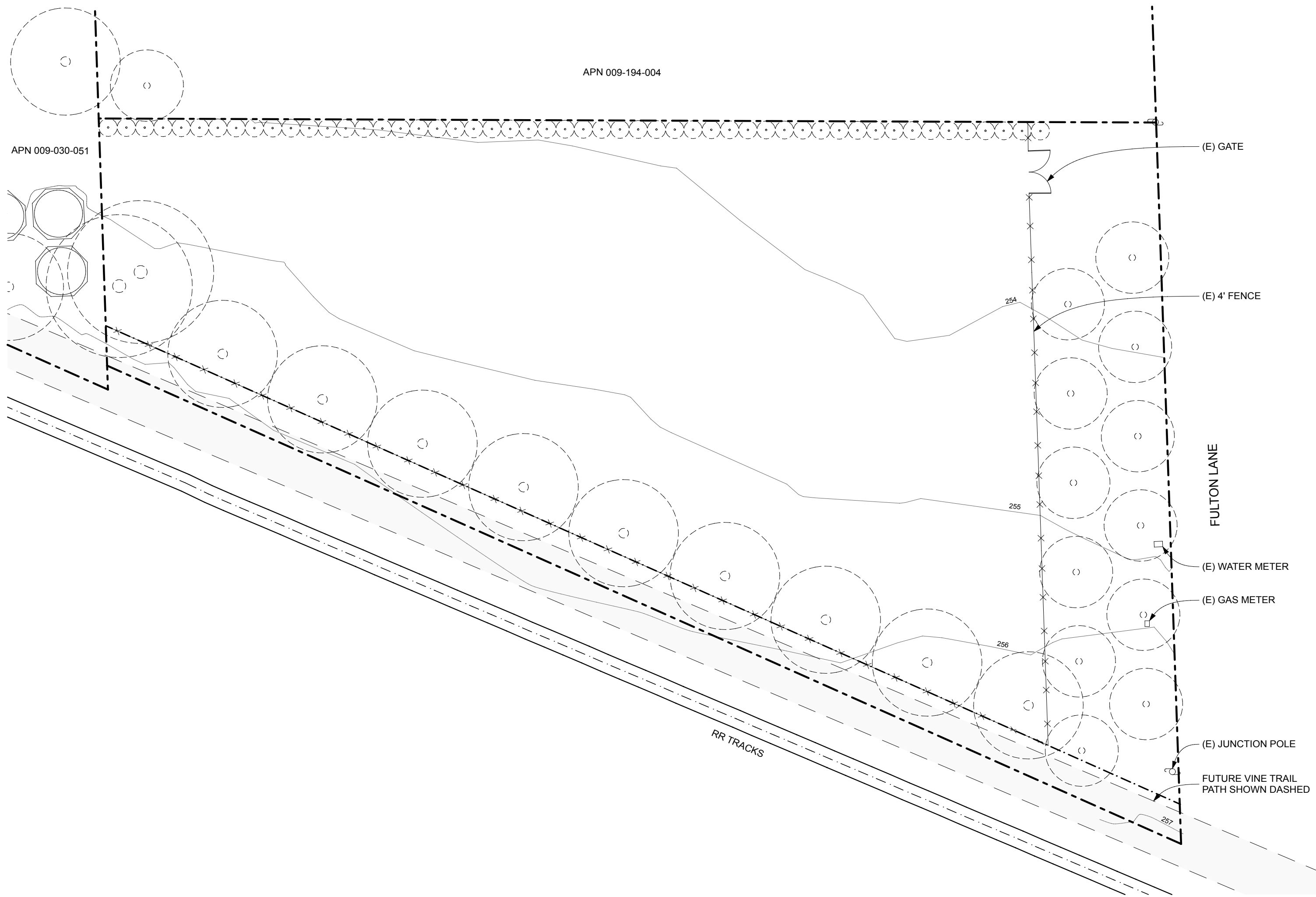
480 Gate 5 Road, Suite 100

Sausalito, CA 94965

D: (707) 888- 6386

Encl: Existing Site Plan
 Conceptual Site Plan

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF WALKER WARNER ARCHITECTS



1
A1.0 EXISTING SITE PLAN
SCALE: 1" = 20'

RECEIVED
By XGamero at 1:44 pm, Feb 12, 2025

- LEGEND - SITE PLAN:**
- PROPERTY LINE
 - PG&E EASEMENT
 - EXISTING CONTOURS
 - (E) FENCE
 - (E) TREE TO REMAIN

**WALKER
WARNER
ARCHITECTS**
353 Folsom Street
San Francisco, California 94105
415.318.8900
www.walkerwarner.com

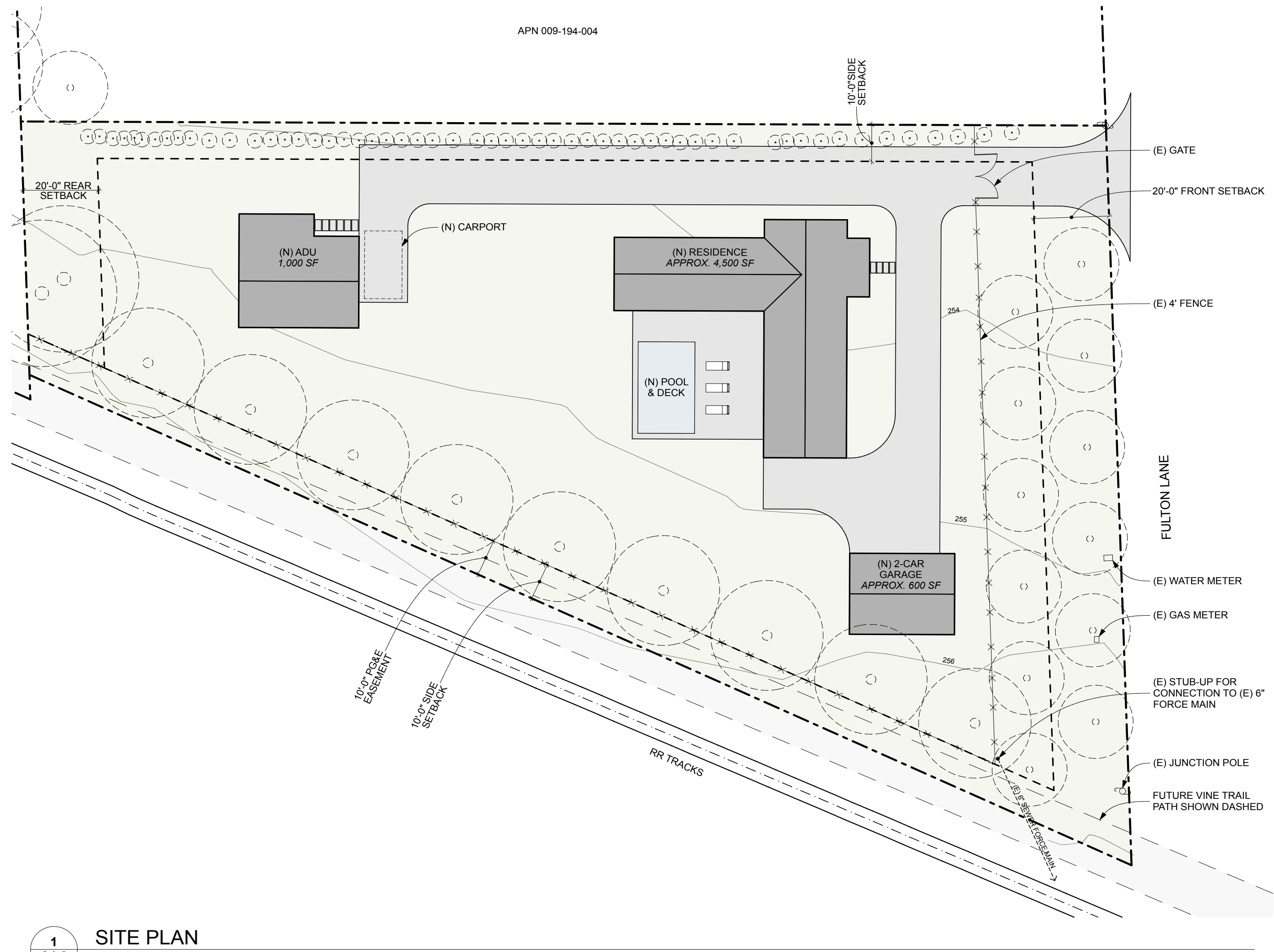
APN : 009-194-005
1030 FULTON LOT
1030 FULTON LANE,
ST HELENA, CA 94574

ISSUED:
2025-01-07 GENERAL PLAN AMENDMENT

EXISTING SITE PLAN

SCALE : AS NOTED
JOB NUMBER : 202016
SHEET : **A1.0**

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF WALKER WARNER ARCHITECTS



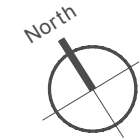
1 SITE PLAN
A1.0 SCALE: 1" = 20'

RECEIVED
By XGamero at 1:43 pm, Feb 12, 2025

NOTES - SITE PLAN:
1. EXISTING CONTOURS ARE SHOWN. S.C.D. FOR PROPOSED FINISH GRADING

LEGEND - SITE PLAN:

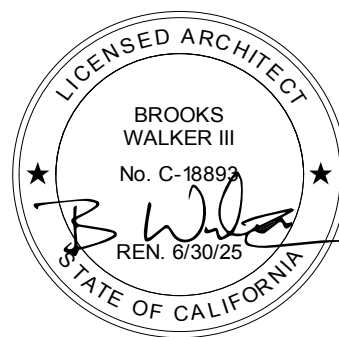
- PROPERTY LINE
- SETBACK LINE
- PG&E EASEMENT
- EXISTING CONTOURS
- (E) FENCE
- (E) STRUCTURES
- (N) STRUCTURES
- (N) HARDSCAPE
- (E) TREE TO REMAIN



WALKER
WARNER
ARCHITECTS

353 Folsom Street
San Francisco, California 94105
415.318.8900
www.walkerwarner.com

APN : 009-194-005
1030 FULTON LOT
1030 FULTON LANE,
ST HELENA, CA 94574



ISSUED:
2024-04-04 GENERAL PLAN AMENDMENT

SITE PLAN

SCALE: AS NOTED

JOB NUMBER: 202016

SHEET: A1.0

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO. PC2025-XX

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA
RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE APPROVING
A GENERAL PLAN AMENDMENT(GPA2025-001) TO CHANGE THE LAND USE
DESIGNATION FROM SERVICE COMMERCIAL TO AGRICULTURE AND A ZONING
MAP AMENDMENT (ZMA2025-001) TO CHANGE THE ZONING DESIGNATION FROM
SERVICE COMMERCIAL TO TWENTY-ACRE AGRICULTURE FOR THE PROPERTY
LOCATED AT 1030 FULTON LANE (APN 009-194-005)**

PROPERTY OWNER: FULTON JUNCTION PARTNERS, LLC

APN: 009-194-005

Recitals

1. On September 10, 2024, the City Council authorized a General Plan Amendment application (PL24-043) to change the land use designation from Service Commercial to Agriculture be processed and referred to the Planning Commission for the subject parcel located at 1030 Fulton Lane; and
2. On August 5, 2024, The Brodie Group on behalf of the property owners, Fulton Junction Partners LLC, filed an application to request a General Plan Amendment (GPA2025-001) to the property's land use designation from Service Commercial to Agriculture.
3. On August 5, 2024, The Brodie Group on behalf of the property owners, Fulton Junction Partners LLC, filed an application to request a Zoning Map Amendment (ZMA2025-001) to rezone the property from Service Commercial (SC) to Twenty-Acre Agriculture (A-20) to be consistent with the amended General Plan Land Use designation.
4. The proposed change in the General Plan and zoning designations will allow for the site to accommodate residential uses and incrementally help the City achieve its Regional Housing Needs; and
5. The proposed project is exempt from the California Environmental Quality Act pursuant to Section 15303, Class 3, of the CEQA Guidelines
6. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law; and
7. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on May 20, 2025.

Resolution

- A. Now, therefore, the City of St. Helena Planning Commission resolves as follows, based on substantial evidence in the record:
 1. The foregoing recitals are true and correct and are incorporated by reference into this action.

1030 Fulton.Lane
Resolution
May 20, 2025

2. In making the recommendation in this Resolution, the St. Helena Planning Commission relied upon and hereby incorporates by reference all the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations, and other materials.
3. The Planning Commission hereby finds that this project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15303, Class 3, (New Construction or Conversion of Small Structures).
4. The Planning Commission has considered the following guidelines as identified in St. Helena Municipal Code Section 17.06.050 to support the motion to recommend approval of the General Plan Amendment:
 - a. To allow for consideration of elements not initially considered at the time of approval of the general plan;
 - b. To reflect changes in goals, policy, physical, social, or economic conditions;
 - c. To acknowledge when, due to naturally occurring physical constraints or changes, the anticipated land usage per the General Plan is no longer feasible;
 - d. To take into consideration the consistency of the proposed amendment with the goals, policies and programs of the General Plan, adopted Planning Commission (where applicable) and other existing city policies;
 - e. When considering the reduction of residential density, ensure compliance with California Government Code Section 65863 by either finding that the remaining sites identified in the housing element are adequate to accommodate the city's share of the regional housing need or by identifying sufficient additional, adequate, and available sites with an equal or greater density so that there is no net loss in residential density; and
 - f. To ensure that there is no net loss of potential housing units.
5. The St. Helena Planning Commission has considered the following guidelines as identified in St. Helena Municipal Code Section 17.07.070 to support the motion to recommend approval of the Zoning Map Amendment:
 - a. To take into consideration the consistency of the proposed amendment with the goals, policies and programs of the general plan, adopted planning commission (where applicable) and other existing city policies;
 - b. When considering the reduction of residential density, ensure compliance with California Government Code Section 65863 by either finding that the remaining sites identified in the housing element are adequate to accommodate the city's share of the regional housing need or by identifying sufficient additional, adequate, and available sites with an equal or greater density so that there is no net loss in residential density;
 - c. To ensure that there is no net loss of potential housing units.
6. The Planning Commission hereby recommends the City Council approve an amendment of the General Plan (GPA2025-001) to change the land use

1030 Fulton Lane
 Resolution
 May 20, 2025

designation of the subject property located at 1030 Fulton Lane from Service Commercial to Agriculture as shown on Attachment 1. Attachment 1 is hereby incorporated by reference into this Resolution.

7. The Planning Commission hereby recommends City Council approve an amendment to the Zoning Map (ZMA2025-001) to change the zoning designation of the subject property located at 1030 Fulton Lane from Service Commercial (SC) to Twenty-Acre Agriculture(A-20) as shown on Attachment 2. Attachment 2 is hereby incorporated by reference into this Resolution.

I HEREBY CERTIFY that the foregoing General Plan and Zoning Map Amendment applications were duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on May 20, 2025, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

John Ponte
Chair, Planning Commission

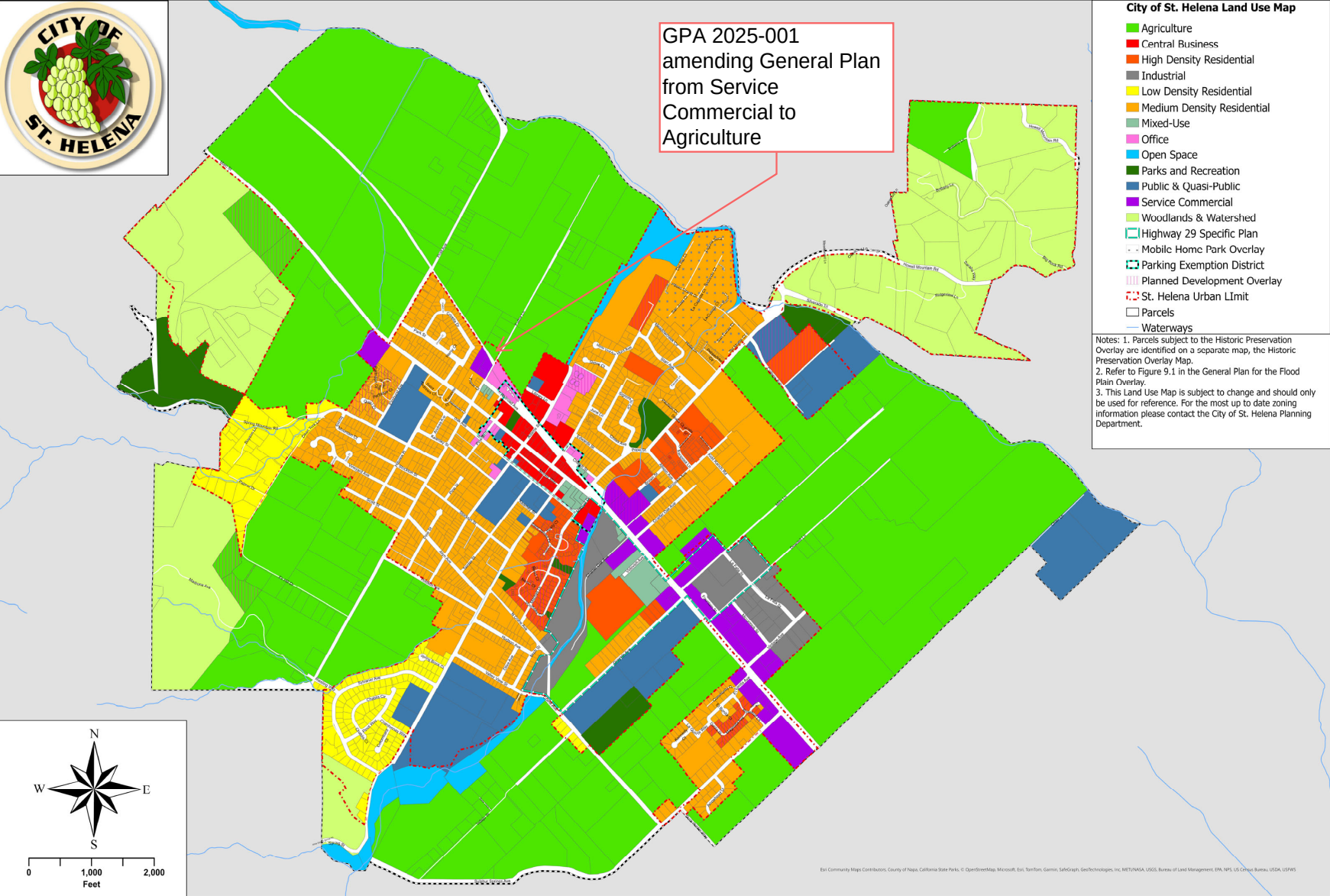
Maya DeRosa, AICP
Community Development Director

Attachments

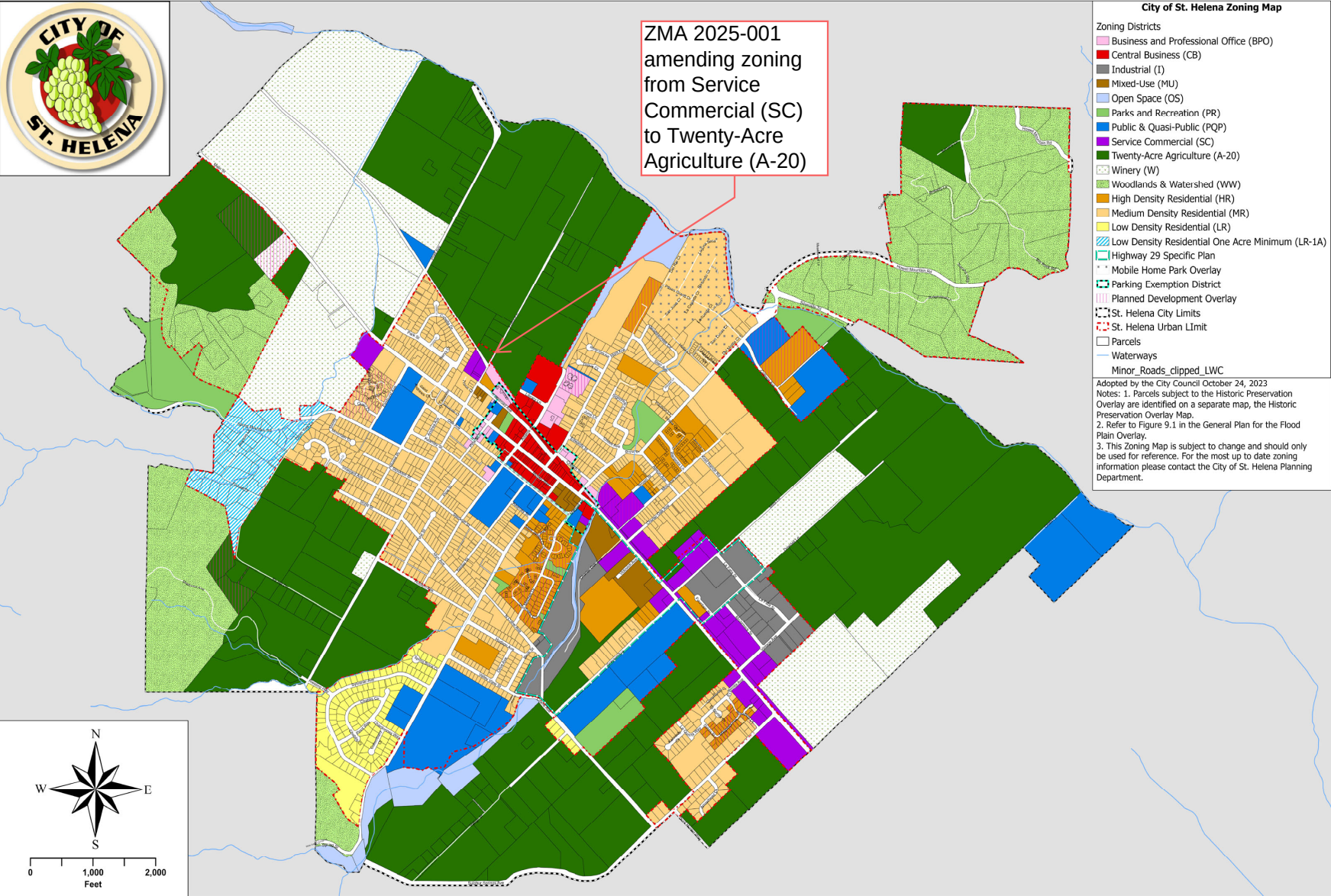
1. Proposed General Plan Land Use Diagram (Figure 2.1 in the 2040 General Plan)
2. Proposed St. Helena Zoning Map

1030 Fulton.Lane
Resolution
May 20, 2025

Attachment 1. Proposed General Plan Land Use Diagram (Figure 2.1)



Attachment 2. Proposed Zoning Map



From: [Chris Fowler](#)
To: [Public Comment](#)
Subject: [External] Public Comment for May 20 PC Meeting (Item 5.4)
Date: Friday, May 16, 2025 11:05:15 AM

Commissioners,

I am writing in regards to Item 5.4 of the May 20 Planning Commission meeting.

Let me start by saying that I have been a licensed real estate agent in California for nearly 18 years. I understand, support, and respect property owner rights. I also understand when property owners and/or developers work to systematically change neighborhoods, codes, and zoning. Fulton Junction Partners, LLC may not legally be the same owners on paper as the neighboring properties owned by Helena Vinedo, LLC (900 & 940 Fulton Lane) and Alexander Vinedo, LLC (855 Pratt Avenue), all of which are adjoining properties, but they all have the same LLC agent, CT Corporation System, out of San Francisco. To me, it is clear they are a "one and the same" entity under a Delaware LLC umbrella.

They have asked for and received accommodations and variances for their neighboring properties, but 1030 Fulton Lane is taking it to another level.

Is any development better than a dusty, dirty, largely-abandoned lot? Probably. Is another conceptual 5,500 square foot house (including the ADU) the highest and best use for rezoning this lot? Probably not.

If rezoning this parcel is a reasonable ask and consideration, can the rezoning be restricted to multi unit and/or affordable housing? St. Helena is not in short supply of RHNA-allocated high-end, often vacant, single family properties.

I am in no way saying this property owner(s) is not heavily investing in a community they seem to believe in, but I am saying, in my opinion, if this property is to be rezoned, this is not the highest and best rezoning for St. Helena.

There is nothing saying, to the best of my knowledge, that you have to grant the rezoning request. They can protect, buffer, and shield their other properties with this one while complying with what it is zoned currently.

Thank you,

Chris Fowler

Alan's St. Helena
1310 Oak Avenue
Saint Helena, CA 94574

707.963.9294
Chris@AlansSaintHelena.com



City of St. Helena Planning Commission

Project: 1030 Fulton Lane General Plan and Zoning
Map Amendment; GPA 25-001, ZMA 25-001.

Staff: Jackie Oneal

Community Development Department

May 20, 2025



Project Description

- General Plan Amendment (GPA) and Zoning Map Amendment (ZMA) applications to change the property's land use designation from Service Commercial to Agriculture and, accordingly, its zoning from Service Commercial (SC) to Twenty-Acre Agriculture (A-20) to accommodate the future construction of a single-family home.
- Following the September 10, 2024, review, the City Council, at its discretion, ordered the GPA application to be further processed and referred the application to the Planning Commission.
- Approval of the requests would result in modifications to the General Plan Land Use Diagram (Figure 2.1), and the City of St. Helena Zoning Map.



Background

- The ~39,092 square foot property has a General Plan land use and zoning designation of Service Commercial (SC) and is located within the Urban Limit Line.
- The parcel is the only commercially zoned property north of Fulton Lane and east of the railroad tracks. Site has been vacant since 2010.
- The site has been designated for commercial uses since the adoption of the 1975 General Plan and has been utilized for various legal non-conforming and conforming uses over the decades.
- In 2019, the Planning Commission approved a Design Review request that allowed for the construction of two, two-story office buildings (one approximately 7,350 square feet and the other approximately 3,150 square feet), but the project never proceeded to construction.

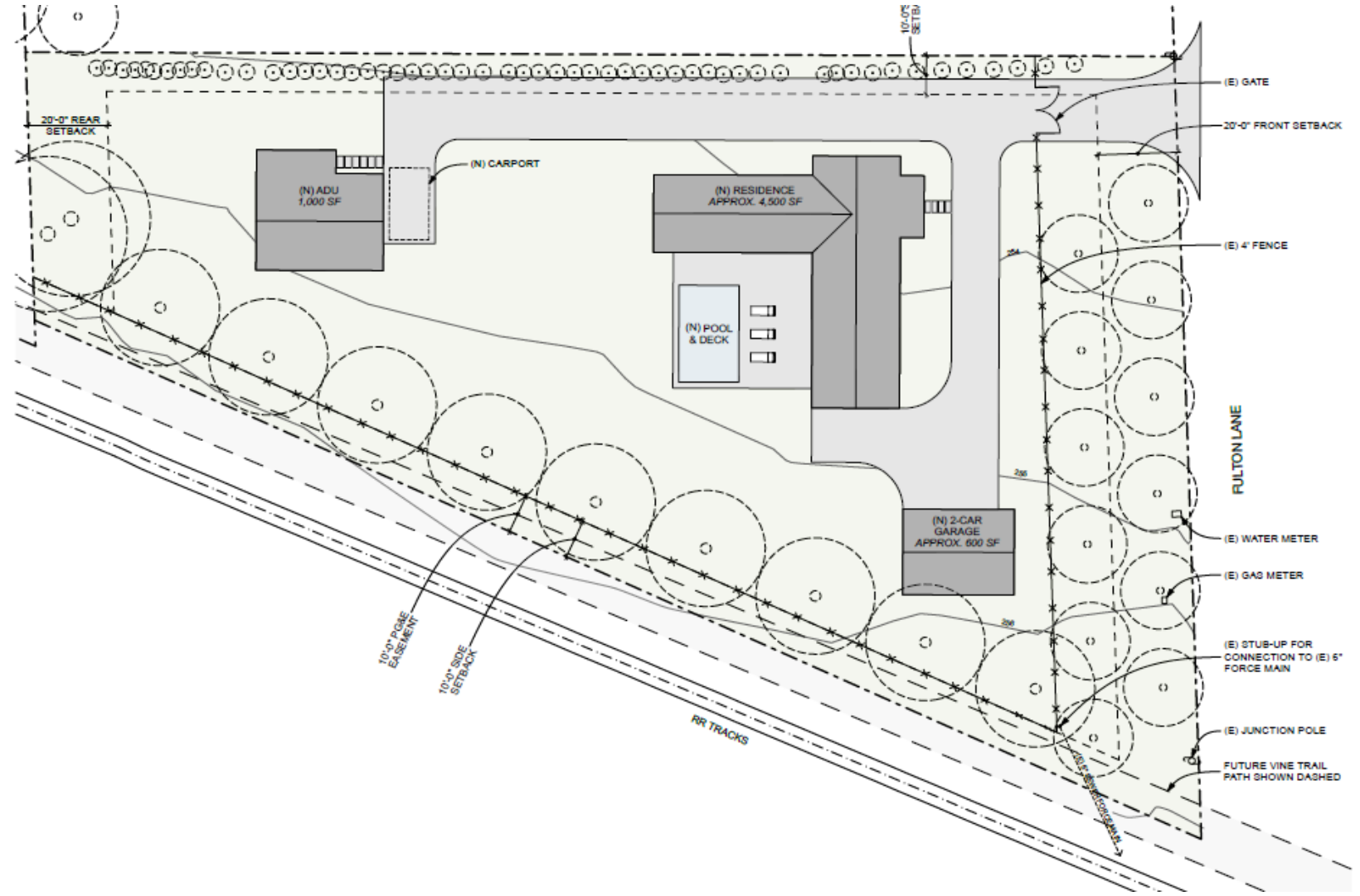


Aerial View



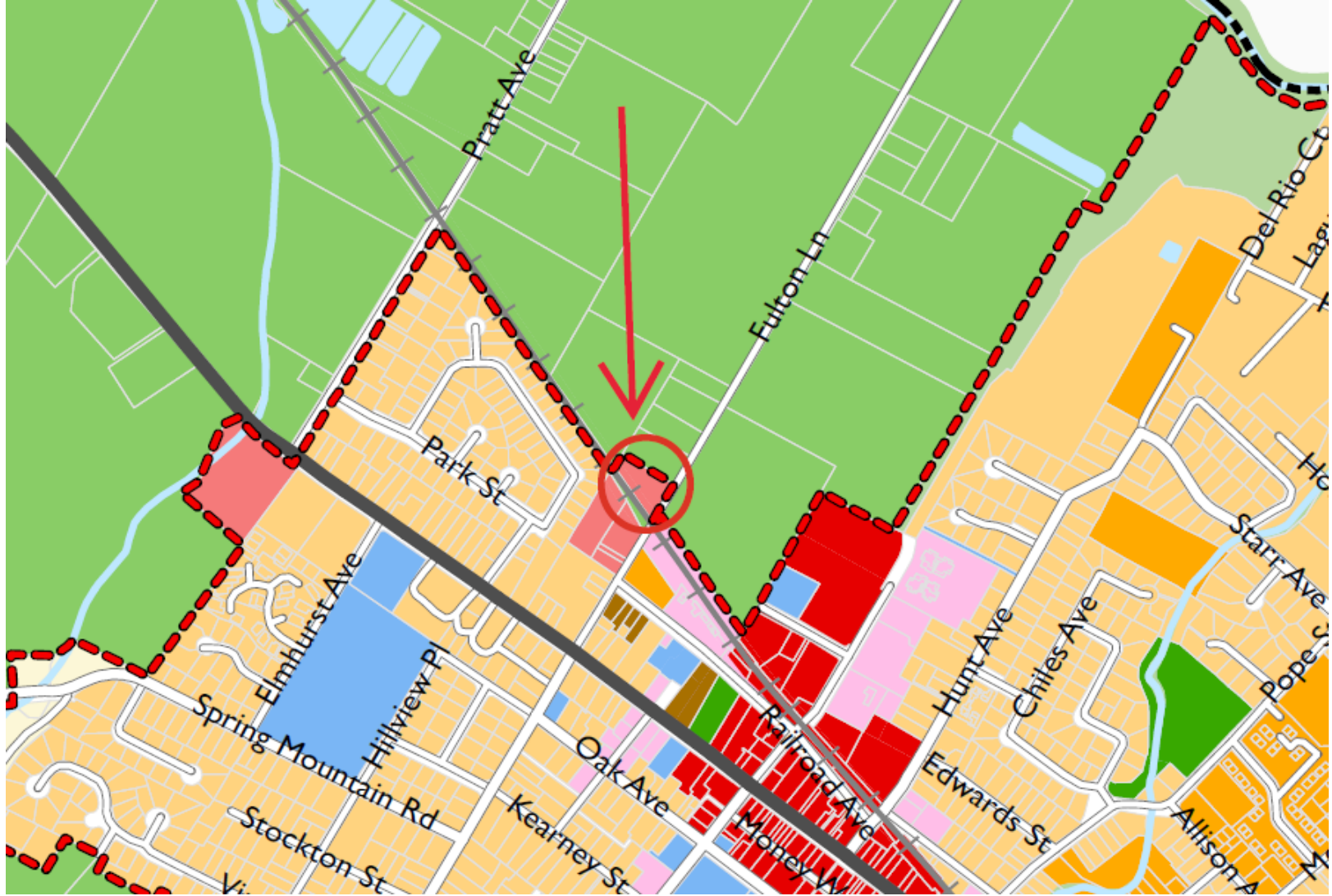


Conceptual Site Plan (Not a part of this request)



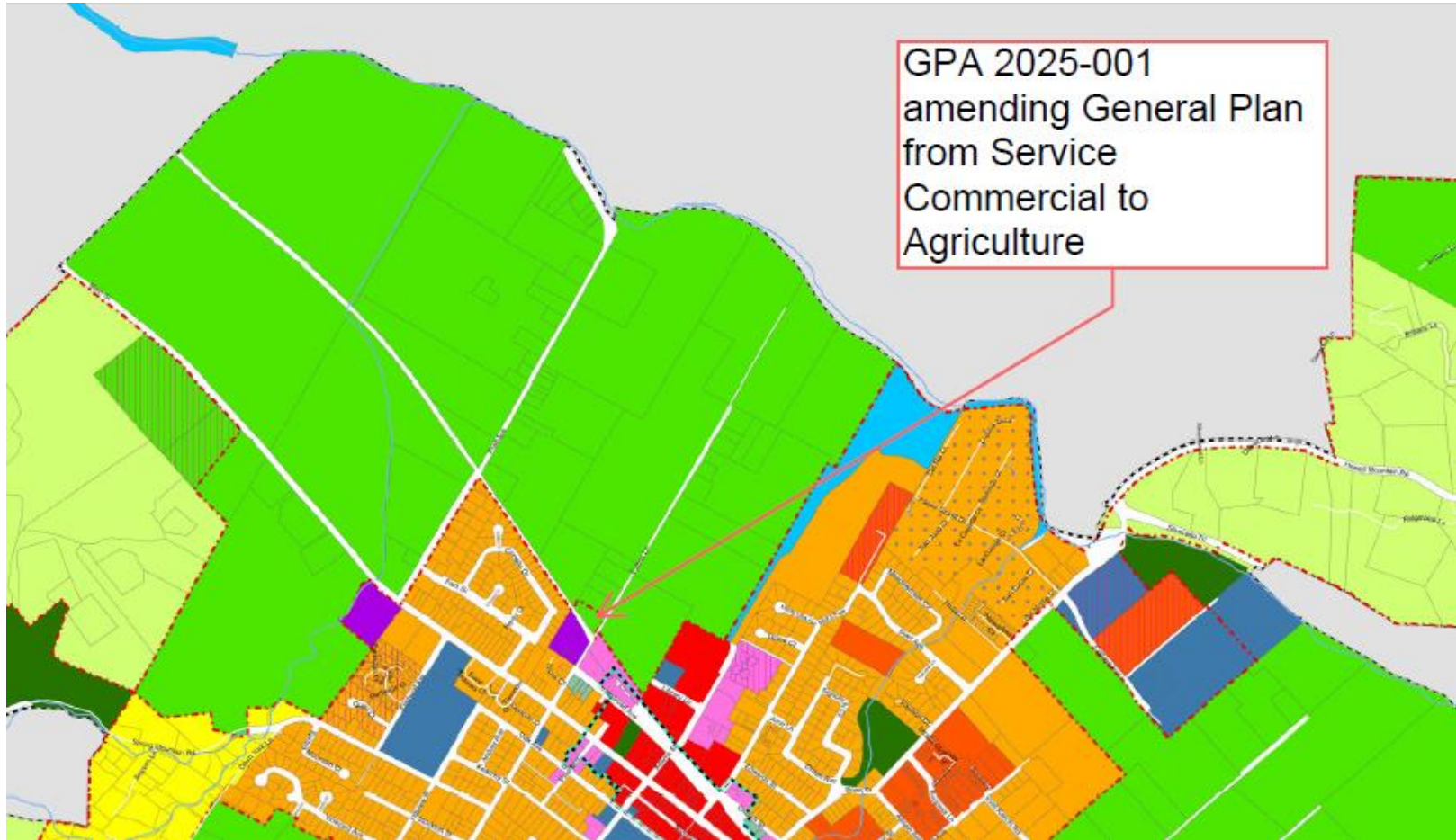


Current General Plan Map



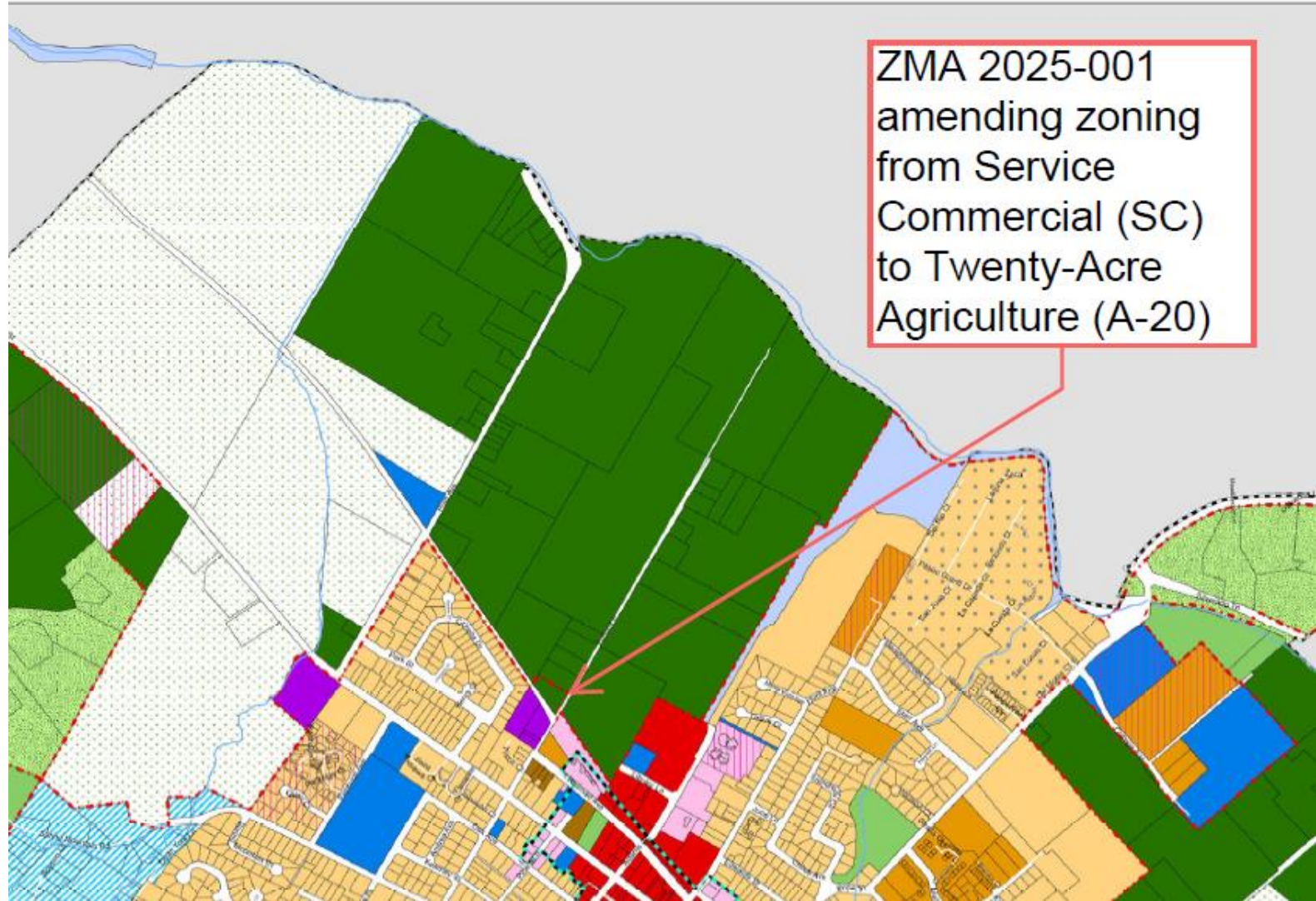


Proposed General Plan Map





Proposed Zoning Map





Analysis

- Categorically exempt from the requirements of CEQA, Section 15303, Class 3 (New Construction or Conversion of Small Structures).
- Designating the site as Agriculture would create consistency with the land use designations of the surrounding parcels located along Fulton Avenue to the east of the railroad tracks.
- Rezoning the site to A-20 is required to be consistent with the agricultural land use designation, however, because the subject parcel is less than two-acres in size, the Low Density One-Acre Minimum (LR-1A) development and design standards would apply
- The LR-1A standards allow for the construction of a single-family home



Recommendation

Based on the direction given by the City Council, Staff recommends that the Planning Commission adopt the attached resolution recommending that the St. Helena City Council:

1. Find that the proposed changes to General Plan Figure 2.1 and the City's Zoning Map are in compliance with the California Environmental Quality Act pursuant to Section 15303, Class 3; and
2. Adopt an Ordinance approving General Plan Amendment 2025-001 to update General Plan Figure 2.1 to change the General Plan land use designation of the property located at 1030 Fulton Lane from Service Commercial to Agriculture and Adopt Zoning Map Amendment ZMA 2025-001 to rezone the property located at 1030 Fulton Lane from Service Commercial to Twenty-Acre Agriculture and incorporate these changes into the General Plan and Zoning Maps.
3. The Commission may choose to make an alternative recommendation to the Council, based on the outcome of this meeting, requiring a continuance to a date certain.



Questions?



PLANNING COMMISSION REPORT

Planning Commission Meeting of May 20, 2025

SUBJECT: Discussion regarding proposed amendments to the St. Helena Municipal Code regarding requirements in the "visibility triangle".

PREPARED BY: Maya DeRosa, Community Development Director

REVIEWED BY: Maya DeRosa, Community Development Director

APPROVED BY: Maya DeRosa, Community Development Director

LOCATION OF PROPERTY: Citywide

BACKGROUND

The St Helena Municipal Code (SHMC) 17.24.050.B states the height requirements for any fences, walls and hedges within the "visibility triangle" shall not exceed 2 feet.

Additionally SHMC 17.23.10 defines "visibility triangle" as the following: "Visibility triangle" means, on a corner lot, the triangle formed by lines extended from the face of the curb to their intersection and a line connecting the face of the curb extensions measured thirty-five (35) feet from their point of intersection. If no curb exists, the edge of the roadway or vehicular travel area shall be used as the point of measurement. (Please refer to EXHIBIT A for both SM 17.23.10 and 17.24.050 B) The code requirement for visibility triangle standards has been in effect for decades and was reaffirmed in the recent comprehensive zoning code revision in October 2023.

The Public Works Department has a City Standard (since 1993) that conflicts with the current Municipal Code stated above in relation to the visibility triangle. "City of St. Helena Visibility and Fencing Requirements Standard No. 324" (EXHIBIT B) sets the visibility triangle at 25 feet from the corner and has been referenced and used in the approval of several building projects as recently as November 2023. (Note the other information provided in this standard is outdated and Public Works intends to update following the outcome of any action by the City Council on vision triangle standards).

The differing Public Works standard for minimum length of the visibility triangle and Ordinance has led to confusion amongst city staff and members of community when attempting to bring properties into compliance.

In January 2024 the Fire Chief and Fire Inspector at the request of the City Manager examined all 299 corners in the City of St. Helena. According to the SHMC visibility triangle requirements of 35 feet and maximum 2 ft. fence height, 66 corners were found to be out of compliance. Later in 2024 a marketing campaign was launched to inform the public about the enforcement of the SHMC Visibility Triangle requirements.

As of April 2025, the number of corners out of compliance has reduced to 26.

When applying the Public Works Standard No. 324 requirement of 25 feet, the number of corners out of compliance reduces to 9.

PROJECT DESCRIPTION

In order to allow more properties to come into compliance with the vision triangle standards, staff requests feedback from the Planning Commission regarding increasing the allowable height within the vision triangle and reducing the limits of the vision triangle to reflect the Public Works standard.

Specifically the proposed code amendments would include:

A. Amend the SHMC 17.24.050.B , Visibility Triangle height standards and also the definition. as follows:

B. Height Within the Visibility Triangle in All Districts.

1. Fences, hedges, or dense planting in the form of a hedge shall not exceed forty-two (42) inches in height when located in the visibility triangle as defined in Division V of this title, Definitions and Rules of Measurement.

2. Amend the definition of “visibility triangle” in SHMC Division V 17.32 as follows:

“Visibility triangle” means, on a corner lot, the triangle formed by lines extended from the face of the curb to their intersection and a line connecting the face of the curb extensions measured twenty-five (25) feet from their point of intersection. If no curb exists, the edge of the roadway or vehicular travel area shall be used as the point of measurement.

ANALYSIS

While the Fire Chief and Fire Inspector were investigating all 299 corners in the city, only 2 corner fences met the 2 ft. height requirement listed in the SHMC. The remaining corners with fences and walls were all at or below 42 inches except for the tennis court chain link fence at the southwest corner of Spring Mtn. Rd and Hillview Place which has a city approved variance. Some of the corners had vegetation more than 42 inches in height which will need to be addressed by the property owners.

In considering the safety factors related to changing the vision triangle standards as noted in this report, the Police Department was consulted and they did not have concerns with the increased allowable height of 42 inches within the vision triangle nor did they have concern with the 25 foot allowable length.

Planning staff conducted research of vision triangle zoning standards in other surrounding cities and that research is noted in EXHIBIT 3. There was a fair amount of variation in standards for both the length of the vision triangle and allowable height within the vision triangle.

Adjusting the SHMC visibility triangle requirements to match that of 25 foot length noted in Public Work Standard No. 324 and also increasing the allowable height within the vision triangle to 42 inches would allow the majority of existing fences on corners to remain in compliance.

If the City Council decides to change the 35 foot standard and/or the fence height standard, it would require a zoning ordinance amendment as previously noted in this staff report.

ISSUES

The City appreciates the efforts of property owners who brought their properties into conformance with the current zoning standards for vision triangles. Staff does recognize that should the proposed zoning amendments be adopted by City Council in the near future, those properties that are still out of compliance do not have to meet as high a standard as previously required.

CORRESPONDENCE

No recent correspondence has been received on this item prior to the publishing of the staff report.

STAFF RECOMMENDATION

Receive staff report and provide feedback to staff regarding if there is support to amend the SHMC 17.24.050.B, Visibility Triangle height standards and also the definition in SHMC 17.32.

ATTACHMENTS

[Exhibit A St. Helena Municipal Code Section 17.24.050; 17.23.010 Height standard and Definitions](#)

[Exhibit B Public-Works-City-Standards 324](#)

[Exhibit C Vision Triangle Standards from other cities Jan 2024](#)

Exhibit A

17.24.050 Fences, walls, and hedges.

A. *Fences, Walls, and Hedges in the LR-1A, LR, MR, HR, PQP, PR, WW, A-20, and OS Districts.* The following standards shall apply to walls, fences, and hedges located in the LR-1A, LR, MR, HR, PQP, PR, WW, A-20 and OS districts:

1. Within the required front or side setback: maximum three and one-half feet.
 - a. *Exceptions.* A six-foot fence, wall, or hedge is allowed in a side setback when it:
 - i. Is at least fifty (50) feet from the front street curb or forty (40) feet from the front property line on a street without a curb; and
 - ii. Is at least twenty (20) feet from the side street curb or ten (10) feet from the side property line on a street without a curb.
2. Outside of the required front or side setback: maximum six feet.
 - a. *Exceptions.*
 - i. A two-foot open lattice extension above the fence is permitted with a building permit.
 - ii. Up to twelve (12) feet for tennis courts may be permitted with a minor use permit.
3. *Vehicular Gates.* Vehicular gates must be set back a minimum of thirty (30) feet from the front street curb or twenty (20) feet from the property line on a street without a curb.

B. *Height Within the Visibility Triangle in All Districts.*

1. Fences, hedges, or dense planting in the form of a hedge shall not exceed two feet in height when located in the visibility triangle as defined in Division [V](#) of this title, Definitions and Rules of Measurement.
2. Trees shall be maintained so as to provide a clearance of seven and one-half feet from the ground to the lowest branches.

C. *Temporary Security Fences in All Districts.* With the approval of the public works director, temporary security fences may be erected around construction sites during the time a valid building permit is in effect for construction on the premises. Temporary security fences need not comply with the above regulations and must be immediately removed upon completion of the construction authorized by the building permit. Any temporary fences within public rights-of-way must also secure an encroachment permit. (Ord. 23-4 § 5 (Exh. A))

The St. Helena Municipal Code is current through Ordinance 25-1, passed January 14, 2025.

Disclaimer: The city clerk's office has the official version of the St. Helena Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.cityofsthenana.org](http://www.cityofsthenana.org)

[Hosted by General Code.](#)

“Utilities” means garbage collection, sewer, water, electricity, gas and other heating, cooling, cooking and refrigeration fuels.

“Vacancy rate” means the number of uninhabited dwelling units that are available and suitable for occupancy expressed as a ratio to the total number of housing units.

“Variance” means the term applied to the procedure whereby the strict application of the provisions of this title relating to height, area, yard requirements or other requirements of this title may be modified in a particular instance. The term “variance” does not apply to a use modification.

“Vehicle” means a device by which any person or property may be propelled, moved, or drawn upon a highway, excepting a device moved exclusively by human power or used exclusively upon stationary rails or tracks. The definition of “vehicle” includes motor vehicles, recreational vehicles, recreational trailers and boats.

“Very low-income household” means a household whose income does not exceed the qualifying limits for very low-income families as established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937. The income limits for very low-income households, adjusted for family size, is published periodically in the California Code of Regulations, Title [25](#), Section [6932](#).

“Very low-income unit” means a unit that is required to be rented to a very low-income household at an affordable rent.

“Video game center” means a commercial establishment which offers six or more electronic games as a form of entertainment.

“Visibility triangle” means, on a corner lot, the triangle formed by lines extended from the face of the curb to their intersection and a line connecting the face of the curb extensions measured thirty-five (35) feet from their point of intersection. If no curb exists, the edge of the roadway or vehicular travel area shall be used as the point of measurement.

Figure 17.32(E). Visibility Triangle

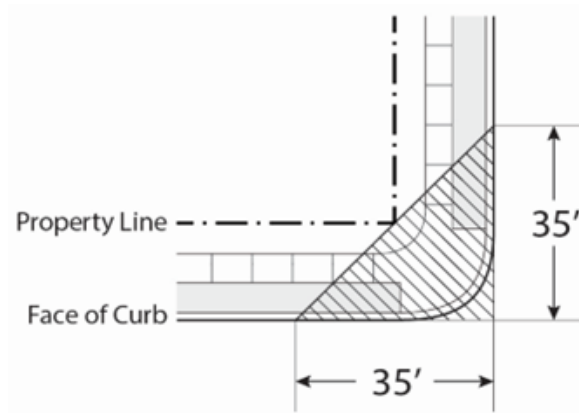
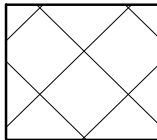
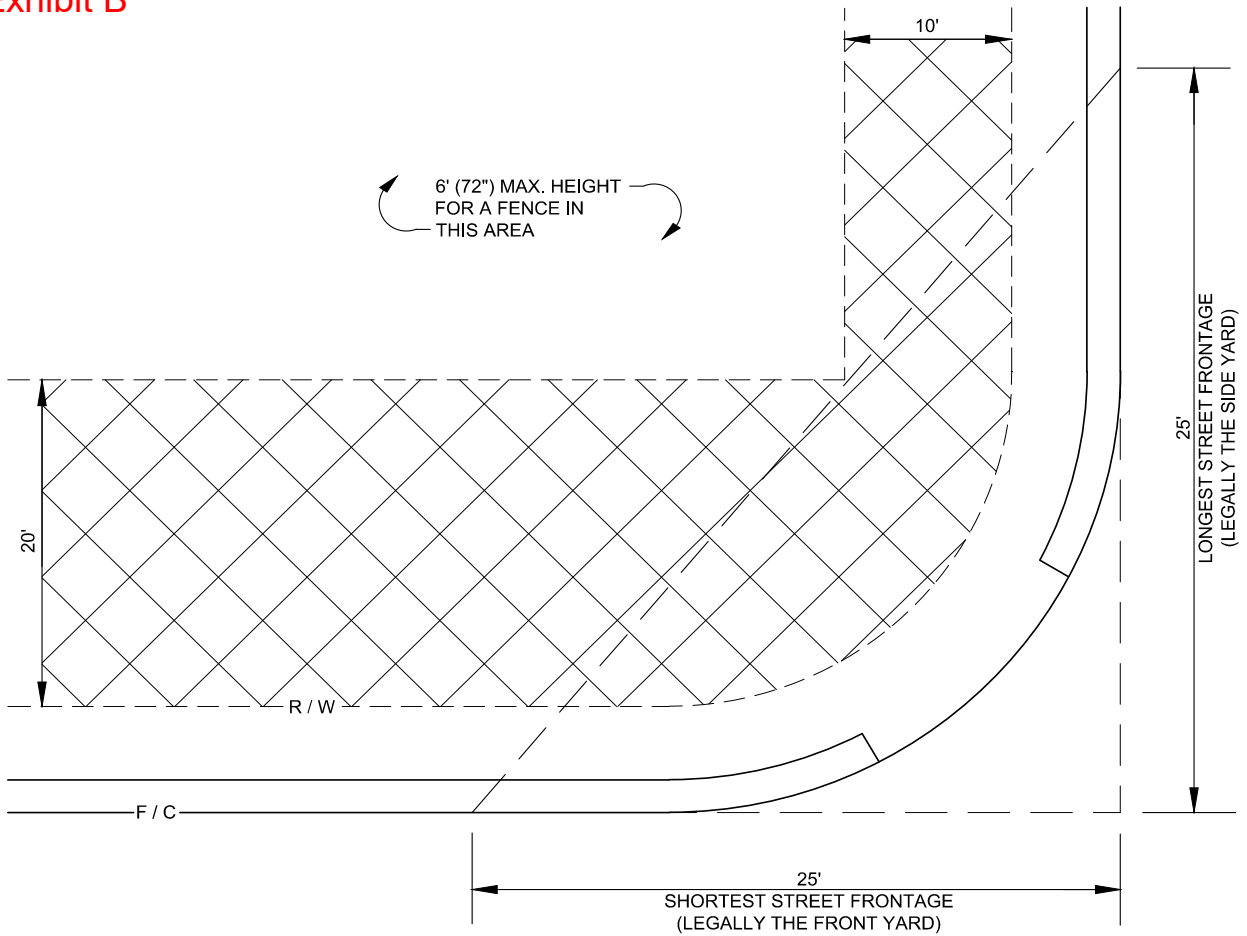


Exhibit B



WITHIN THIS AREA ALL SHRUBS, BUSHES, FENCES AND OTHER IMPROVEMENTS SHALL BE RESTRICTED TO A 2'-0" (24") MAXIMUM HEIGHT, AND TREES MAINTAINED TO A CLEARANCE OF 7'-0" ABOVE GROUND (MIN).



CITY OF ST. HELENA

SCALE: NONE
DRAWN: TP
CHK: WA
APPVD: EAS

VISIBILITY AND FENCING REQUIREMENTS

APPROVED BY:

ERICA AHMANN-SMITHIES, P.E. C65468
PUBLIC WORKS DIRECTOR

DATE: JULY 2019

STD. NO.

324

Exhibit C

Vision Triangle Standards
(Napa, Healdsburg, Santa Rosa, Petaluma, Sonoma, Cotati)

City of Napa:	17.52.170 <i>Vision Triangle</i> at Driveways and Intersections. Fences, walls or dense planting in the form of hedges shall not exceed two feet in height when located in the <i>vision triangle</i> of a driveway or intersection (see Public Works Department standard specifications), however, fences that are at least 50% open shall be permitted up to three feet in height. Trees located in the <i>vision triangle</i> shall be maintained to provide a clearance of seven and one-half feet. 17.54.155 Visibility shall not be blocked between a height of two and seven and one-half feet within the vision triangle of a driveway crossing a street right-of-way line, except that fences that are at least 50% open shall be permitted up to three feet in height. The length/width of the triangle varies depending on the type of street: local street = 10 feet; collectors=15 feet; arterials=20 feet depending on the type of street. 10.32.020 Whenever the Traffic Engineer finds that any hedge, shrubbery, tree or fence or other obstruction, growing, erected or maintained in a parkway or on private property in the setback area obstructs the view of any driveway or intersection, or any traffic upon the streets approaching such driveway or intersection, he or she shall cause the hedge, shrubbery, tree, fence or other obstruction to be immediately removed or reduced in height. Such hazards may include any structure, fence, landscaping or other obstructions more than two feet in height above the level of the sidewalk or ground elevation, whichever is higher, in an area called a vision triangle as specified below, except that trees may be allowed when no foliage is closer to the ground than seven and one-half feet and fences that are at least 50% open shall be permitted up to three feet in height. A. At street intersections, the boundaries of the vision triangle are formed by measuring along the curb-lines from the projected intersection a distance of 50 feet and then connecting the two points with a straight line. B. At driveway entrances, the boundaries of the vision triangle are formed by measuring along the side of the paved driveway and along the street right-of-way line from their intersection a distance as specified below and then connecting the two points with a straight line: 1. Not less than 10 feet for local streets; 2. Not less than 15 feet for collector streets; 3. Not less than 20 feet for arterial streets
City of Healdsburg:	20.16.100 A vision triangle shall be reserved at all driveways as a public safety feature. Within this area, no vegetation shall exceed a height of three feet, except for trees that are pruned and maintained so as not to block the visibility of vehicles entering and exiting sites. The design and extent of the vision triangle shall be approved by the planning and building director. 20.16.005(E) Vision clearance, corner lots. On corner lots, within a triangular area formed by the street property lines and a line connecting points on the street property lines 30 feet from the street intersection, no fence, wall, hedge, or other obstruction, except the natural grade of a site, shall exceed a height of 30 inches above established grade at the edge of the existing or proposed pavement, provided that trees pruned up to eight feet above street grade shall be permitted. F. Width, corner lots. The minimum width of corner lots in an R or ORM district shall be 20 percent greater than the minimum width for the district as otherwise provided.
City of Santa Rosa	Within a vision triangle 36 inch maximum height, with nothing over 24 inches in the first five feet behind the curb line NOTE: The boundaries of a vision triangle are formed by drawing lines from the point of intersection of a lot's street corner property lines to points 40 feet along the two property lines, and then connecting the two points with a straight line.

20-30.110(F)	(a) Vision triangle boundaries are formed by: (1) drawing a 40-foot line along the face of curb or edge of one roadway to a point of intersection; (2) from the point of intersection, drawing a line 40 feet back along the face of curb or edge of the second roadway; and (3) connecting the end points of these two lines. Vision triangles at locations with all way stop controls or signalized intersections may be allowed less restrictive requirements with City Traffic Engineer approval. (b) Driveway vision triangle boundaries are formed by first drawing a 10-foot line along the back edge of the sidewalk from the driveway and then drawing a 10-foot line along the driveway edge abutting the sidewalk. Connecting these two legs completes the vision triangle.
--------------	---

13.020	Vision Triangle . The triangular area formed by the intersection of the extension of the curb lines and a line connecting them at points thirty-five (35) feet from the intersection of the extended curb lines. For driveways, the site visibility triangle is determined by the triangular area formed as shown in Figure 13.1. For driveways, the measurement is taken from the back of the sidewalk, or where there is no sidewalk as determined by the Director. https://petaluma.municipal.codes/ZoningOrds/13.020
--------	--

City of Petaluma

Standard Plans	Sent a link to city standards in which I didn't find any info: https://www.sonomacity.org/documents/city-engineer-contract-position-provides-services-three-basic-areas-review-public-improvements-private-developments-streets-drains-water-lines-etc-capital-improvement-pr/ In the absense of a local standard plan, they use Caltrans standards.
----------------	---

City of Sonoma

17.14.040	Fences, walls, hedges, and other structures or vegetation shall not exceed a height of three feet within a clear vision triangle and the lower portion of tree crowns shall not be less than eight feet within a clear vision triangle. Clear vision triangles shall be delineated as follows: A. Uncontrolled intersections: A triangular area bounded by the curb lines (tangents) and a diagonal line joining points on the tangents which are located thirty-five foot back from what would be the point of these curb lines' intersection. B. Controlled intersections: A triangle having twenty-five foot tangents at the curblines. C. Driveways: A triangle having twenty-five foot tangents at the outside line of the driveway and the curbline.
-----------	---

City of Cotati

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

From: Jeff Farmer <jfarmer@seedgrain.com>

Sent: Tuesday, May 13, 2025 12:44 PM

To: Public Comment <publiccomment@cityofsthelena.gov>

Subject: [External] Item 6.1: Visibility Triangles

Dear Commissioners,

There should be a distinction between intersections that have stop signs in all directions compared to those that don't.

For example, the intersection of Stockton and Tainter is a four way stop. It's the responsibility of the drivers to stop and there is no need for the homeowners there to reduce heights to enhance safety as long as the public setback provides enough space to see all drivers at the stop.

Whereas, at the intersection of Stockton and Madrona only the Stockton driver has a stop so the visibility problem as outlined makes sense.

Thank you,

Jeff Farmer

Tainter St.

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

From: Loraine Stuart <loraine.a.stuart@gmail.com>

Sent: Tuesday, May 13, 2025 4:19 PM

To: Planning Commission <PlanningCommission@cityofsthelena.gov>

Subject: [External] Visibility Ttriangle

Planning Commission,

Thank you for circling back to the visibility triangle determination.

There are numerous corners where a driver being able to look more completely before moving forward would be helpful and/or where a driver can look fully without having to enter the road being accessed.

I find this particularly important given how many drivers turn into oncoming traffic when cutting the corner too closely.

I appreciate your attention to this.

Best,

Loraine Stuart



City of St. Helena Planning Commission

Project: Visibility Triangle Discussion

Staff: Maya DeRosa

Community Development Department

May 20, 2025

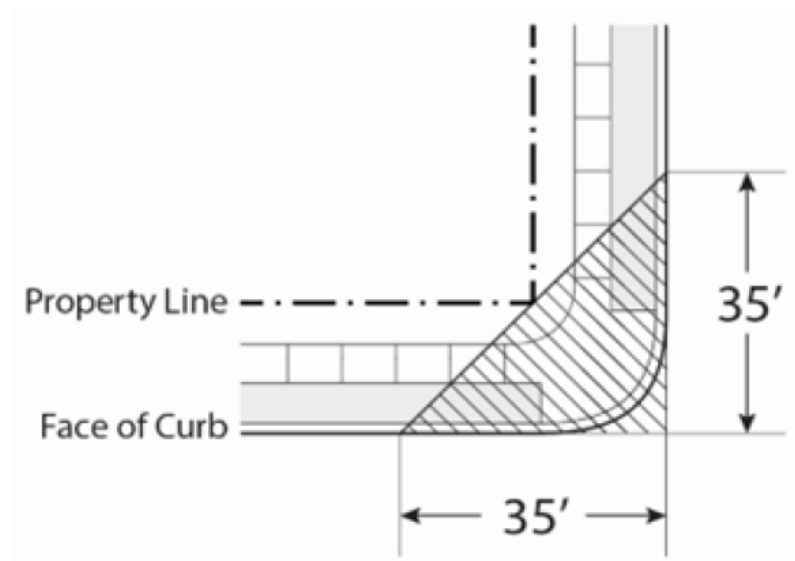


Background

- Zoning Code has standards relating to vision triangles:
 - Maximum height of vegetation, walls, fences inside triangle=2 feet
 - Length and area within a vision triangle: 35 feet from street corner



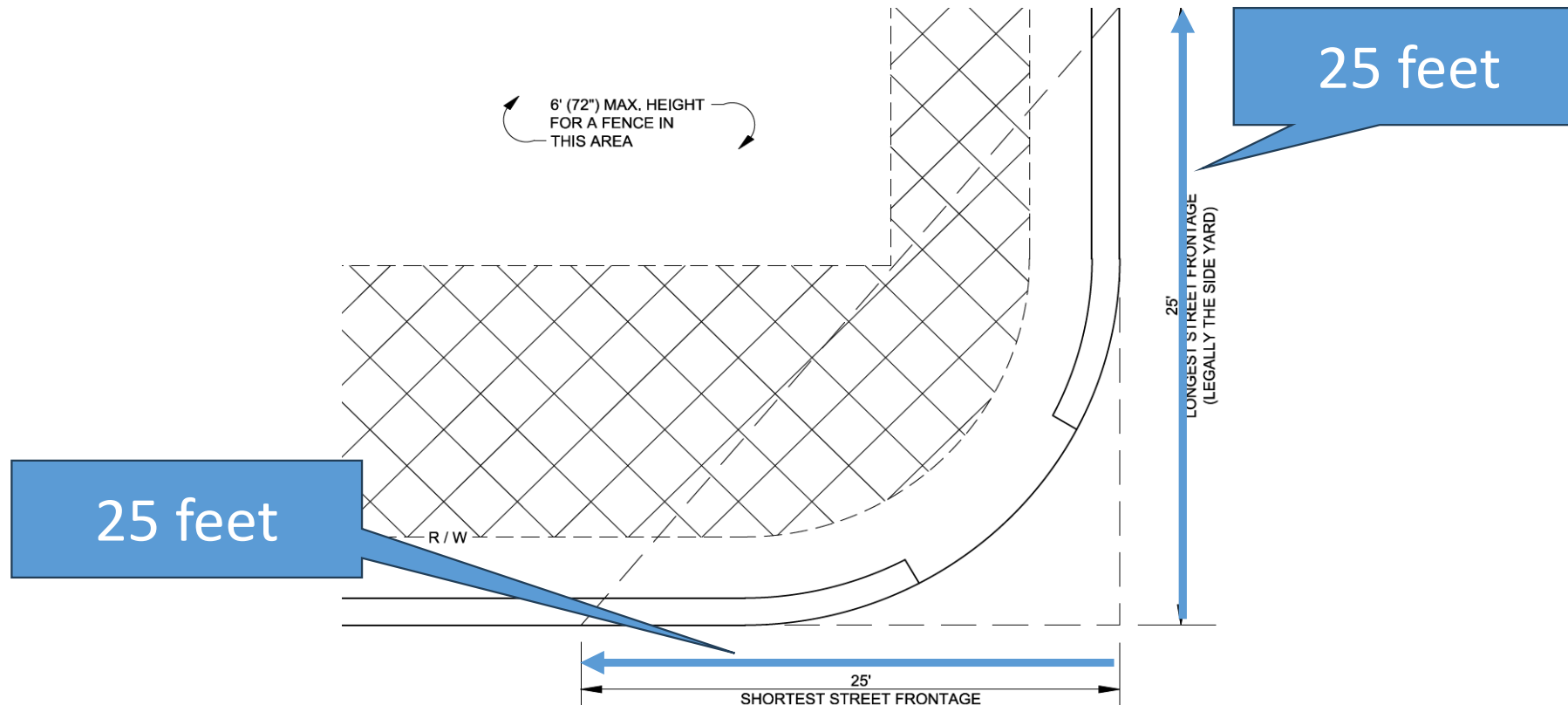
Figure 17.32(E). Visibility Triangle





Background

- Public Works has standard (No. 324) relating to vision triangles that allows for a 25 foot vision triangle





Background

- 299 street corners surveyed by Fire Chief and Fire Inspector in Jan 2024
- 66 properties found to be out of compliance based on SHMC standard (35 feet and max 2 feet height)
- Summer 2024 City releases educational and awareness campaign to residents of vision triangle requirements





Background

- Reinspection in April 2025 noted number of properties out of compliance reduced to 26
- When applying the Public Works standard, the number out of compliance reduces to 2



Purpose of Discussion

- Should the City revise the zoning code vision triangle standards to be less restrictive by:
 - Increasing the allowable height of vegetation/ fences to a maximum of 42" instead of 24"?
 - Reducing the length of a vision triangle from 35 feet to 25 feet?





Next Steps if Receive Direction to Pursue Zoning Ordinance Amendment

- May 20th Planning Commission Discussion
- July 1st Planning Commission to consider formal ZOA public hearing
- July 22nd City Council public hearing on ZOA
- August 12th City Council second reading of ZOA
- September 12th ordinance codified



Questions?

