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Previous Project Conditions

Diamond Creek Vineyards Use Permit Major Modification P19-00177-MOD and
Exception to the Roads and Street Standards
Planning Commission Hearing – January 21, 2026

**DIAMOND CREEK VINEYARDS
USE PERMIT MAJOR MODIFICATION P19-00177
1500 DIAMOND MOUNTAIN ROAD, CALISTOGA
APNS 020-440-004 & 020-400-012**

PREVIOUS CONDITIONS

4.21 The permittee shall comply with the following previous conditions of approval for the ***Diamond Creek Vineyards*** use as consolidated in this document. To the extent there is a conflict between a previous condition of approval identified in the attached document and these conditions, the more stringent condition shall control.

A. Use Permit No: 1972 - U-437172 Use Permit

COA No. 1 – Issuance of the Use Permit is contingent upon the property being rezoned to an AWR District classification.

COA No. 2 – Any future expansion of the winery shall be located in a separate structure.

COA No. 3 - The winery be constructed of natural materials with earth tone coloring.

COA No. 4 – The property be kept in a clean and orderly condition at all times.

COA No 5 – Details of design and construction of all creek crossings and impoundments to be submitted to the Flood Control and Water Conservation District.

COA No. 6 – Compliance with all applicable building codes and requirements of the Division of Environmental Quality Control, the Engineering Department and the Flood Control and Water Conservation District.

B. Use Permit No: 1977 - U-447677 Use Permit

COA No. 1 – Any future expansion of the winery shall require submission of a separate use permit application for consideration by The Commission.

COA No. 2 – The exterior surfaces of the proposed structures be of earth tone coloring to be in with the surrounding landscape.

COA No. 3 – The site be kept in a clean and orderly condition at all times.

COA No. 4 – All plans for outdoor signs be submitted to the Department for review and approval with respect to design, area, height and placement.

COA No. 5 – A minimum of five (5) off-street parking spaces be provided on a dust free, all weather surface approved by the Public Works Department.

COA No. 6 – No public tours or public wine tasting be allowed.

COA No. 7 – Submission to the Department for review and approval of a detailed landscaping plan indicating types and location of plant materials and method of maintenance with emphasis on preserving existing vegetation on the property.

COA No. 8 – Compliance with all applicable building codes, zoning standards and requirements of various County department and agencies.

C. Use Permit No: 1980 - U-567879 Use Permit

COA No. 1 – The permit be limited to a winery facility within two proposed structures totaling 5,000 square feet. Any expansion or changes in use to be by separate Use Permit submitted for Commission consideration.

COA No. 3. Provisions for 5 off-street parking spaces on a dust free, all weather surface approved by Public works.

COA No. 4 – Plans for any outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement.

COA No. 9 – Compliance with all applicable building codes, zoning standards and requirements of various county departments and agencies.

COA No. 10 – No public tours or tasting permitted.

COA No. 11 – The design and color of the proposed structure shall be compatible with the rural surroundings.

D. Use Permit Modification No: 1996 – 96387-MOD

COA No. 1 – The p[ermit shall be limited to the expansion of an existing winery with a 10,000 gal/yr annual production capacity with the addition of a 4,000 sq. ft. 2nd story offices and storage with no other changes in the winery operation, and the approval of a marketing plan. The marketing events are proposed to be limited to five (5) events per year with an average attendance of 100 people, and retail wine sales to invited guests.

Any expansion or changes in use as described above shall be by separate Permit submitted for Commission or Zoning Administrator consideration.

COA No. 2 – The number of winery office employees shall be limited to five (5) including the applicant/owner.

COA No. 3 – All winery uses, including office and storage, shall be relocated to the existing winery parcel. This are in he owner's residence presently used for the winery is to be used only for personal wine storage and wine library.

COA No. 4 – Tours and tastings are limited to wine trade only and shall be by prior appointment and shall not exceed 10 visitors per day and, on average, 10 visitors per week. Retail sales of wines produced on the site are not permitted, except as noted above as part of marketing.

COA No. 5 – The winery construction or building materials shall be wood exterior walls left natural with shakes on the gable portion of the roof as proposed (matching the owners residence). No colors other than earth tones to blend in with the site shall be used. Any change in color or materials will require separate review and approval.

COA No. 6 – A detailed landscaping plan for the new winery expansion area shall be submitted for Department review and approval prior to the issuance of any building permits. Credit will be given for all existing vegetation. Said plan shall include all plant materials (trees, shrubs and ground cover) to be planted including botanical names, size and quantity. Drought resistant and native plants shall be utilized to the greatest extent possible. Adequate evergreen screening (such as redwood, deadora, pine) shall be planted and maintained between the new improvement as well as the water tank and the nearest property line. The proposed parking spaces shall be indicated on this plan. All planting shall be completed prior to project completion and final occupancy.

COA No. 7 – Parking shall be limited to parking spaces on the approved landscaping plan, and shall not occur on shoulders of the access drive nor on agricultural/vineyard roads.

COA No 8 – The applicant shall comply with all applicable building codes, zoning standards and requirements of various county departments and other agencies including the following

The Department of Environ. Man. Comments dated Dec. 18, 1996

The Napa Co. Building Division comments dated No. 27, 1996

COA No. 9 – No winery facilities, nor portions thereof, including but not limited to offices, kitchens, barrel storage areas, and warehousing spaces shall be rented, leased nor used by entities other than the on-site winery itself, except as may be specifically authorized pursuant to Temporary Events Ordinance (Section 5.36.010 of the Napa County Code).

COA No. 10 – Any new gate installed on the entry road to the winery site shall be set back far enough to allow the stacking of at least two cars outside of the road right-of-way. In addition, the entry design shall permit a motor home type vehicle to turn

around to exist the site if the gate is closed to avoid having to back out onto the roadway.

COA No. 11 – No outdoor signs shall be installed without prior Planning Department review and approval with regard to the design, area, height and placement. Plans for any proposed signs shall be submitted to the Department at least 15 working days before the anticipated installation date. The use of moveable or portable signs is prohibited.

COA No. 12 – All staff costs associated with monitoring compliance with three conditions, conditions of existing use permits and project revisions shall be borne by the applicant and/or property owner, other than those costs related other investigation or complaints for non-compliance which are determined to be unfounded. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time.

COA No. 13 – The applicant shall comply with the napa County Fire Department letter of Feb 10, 1997 with the addition of the following;

The existing road to the west of the winery shall be maintained as a secondary means of egress to the Diamond mountain Road, emergency exit signs shall be installed indicating the secondary egress route.

E. Use Permit Modification No: 1997 – 97093-MOD

COA No. 1 – The permit modification shall be limited to modifying the exterior elevations of the winery building (roof line and exterior materials) with no changes to the winery size, except for an additional 80 sq. ft. of cellar area or operation, consistent with the attached plans, elevations and related application materials.

Any expansion or changes in use as described above shall be by separate use Permit submitted for Commission or Zoning Administrator consideration.

COA No. 2 – The applicant shall comply with all applicable building codes, zoning standards and requirements of various County departments and other agencies.

COA No. 3 – The applicant shall comply with all previous use permit conditions not in conflict with these conditions.