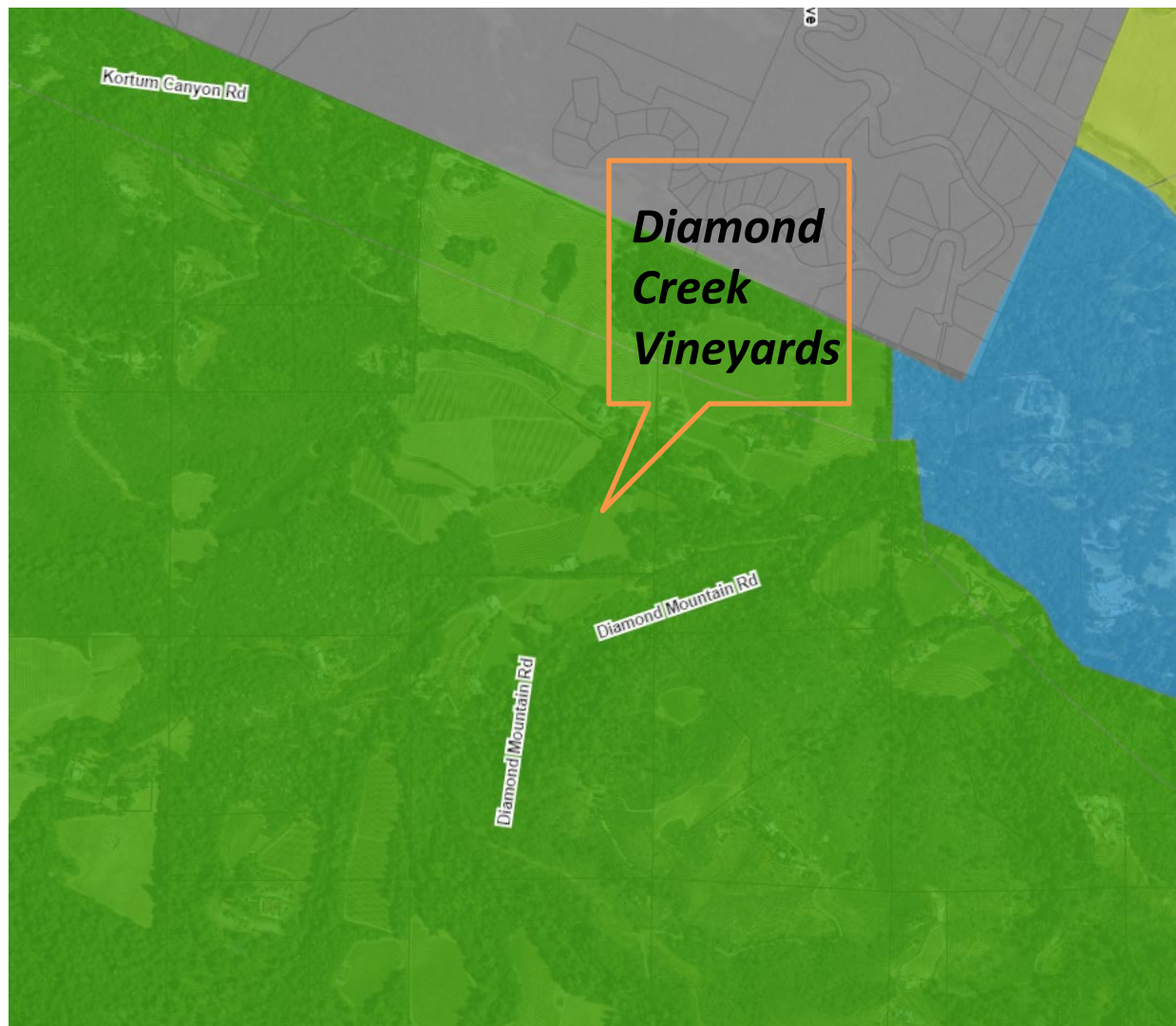


“O”

Graphics

NAPA COUNTY LAND USE PLAN 2008 – 2030



SCALE IN MILES
0 ½ Mile]

LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional

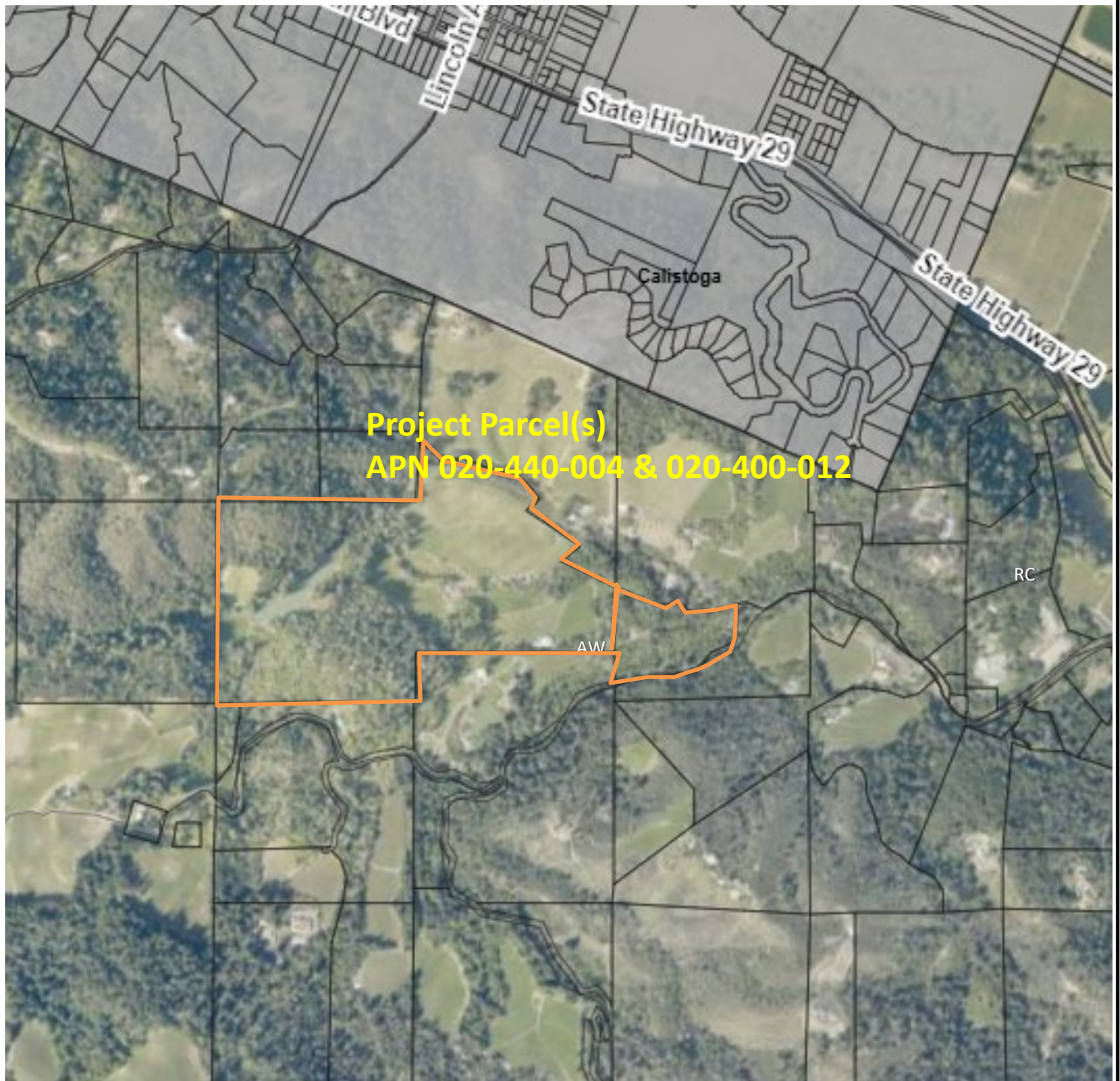
OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations



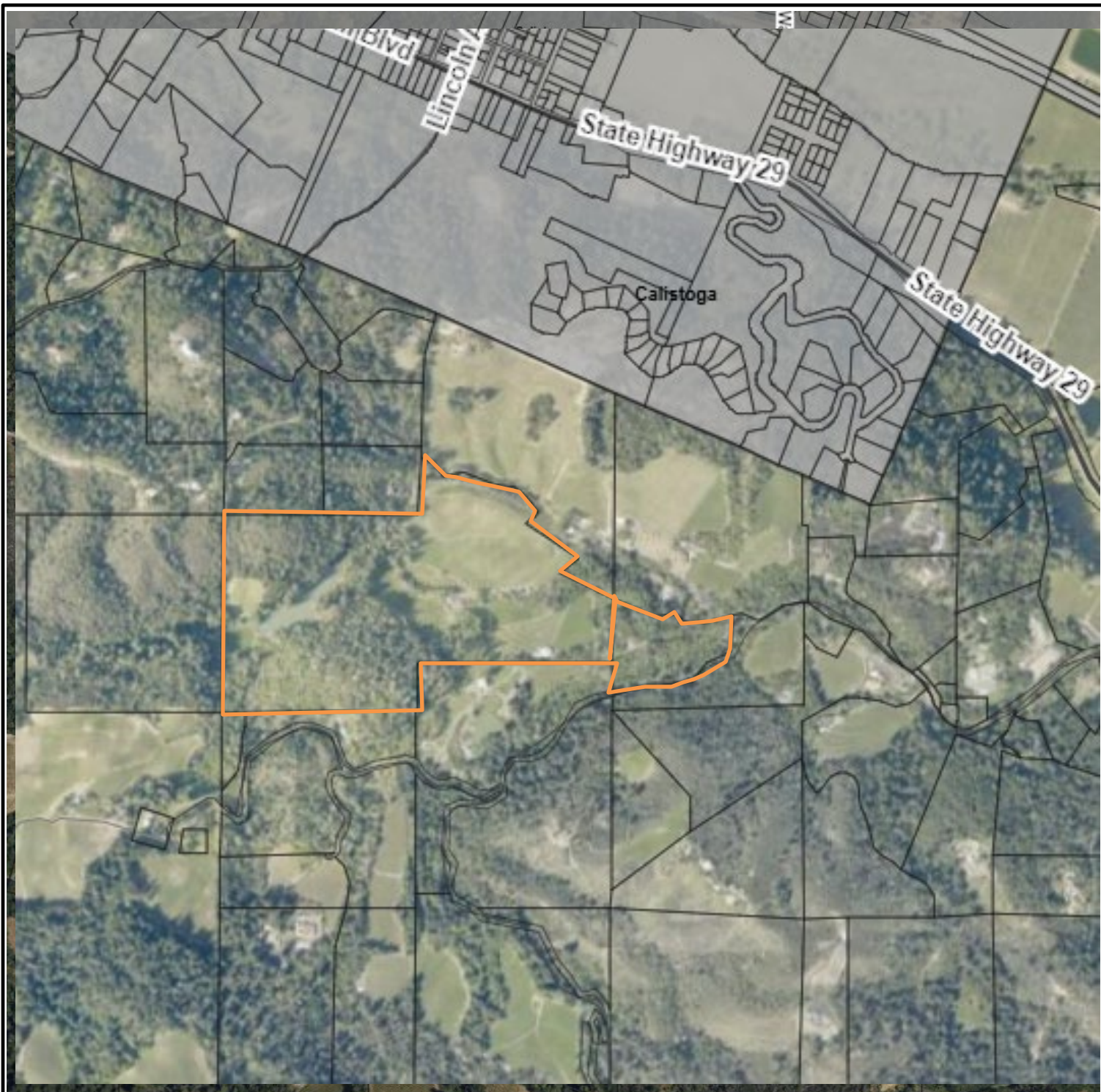
LEGEND

— Zoning
— Parcels

0 ½ Mile



ZONING MAP



Existing Conditions

diamond creek

Winery Expansion

1500 Diamond Mountain Rd
Calistoga, CA 94515

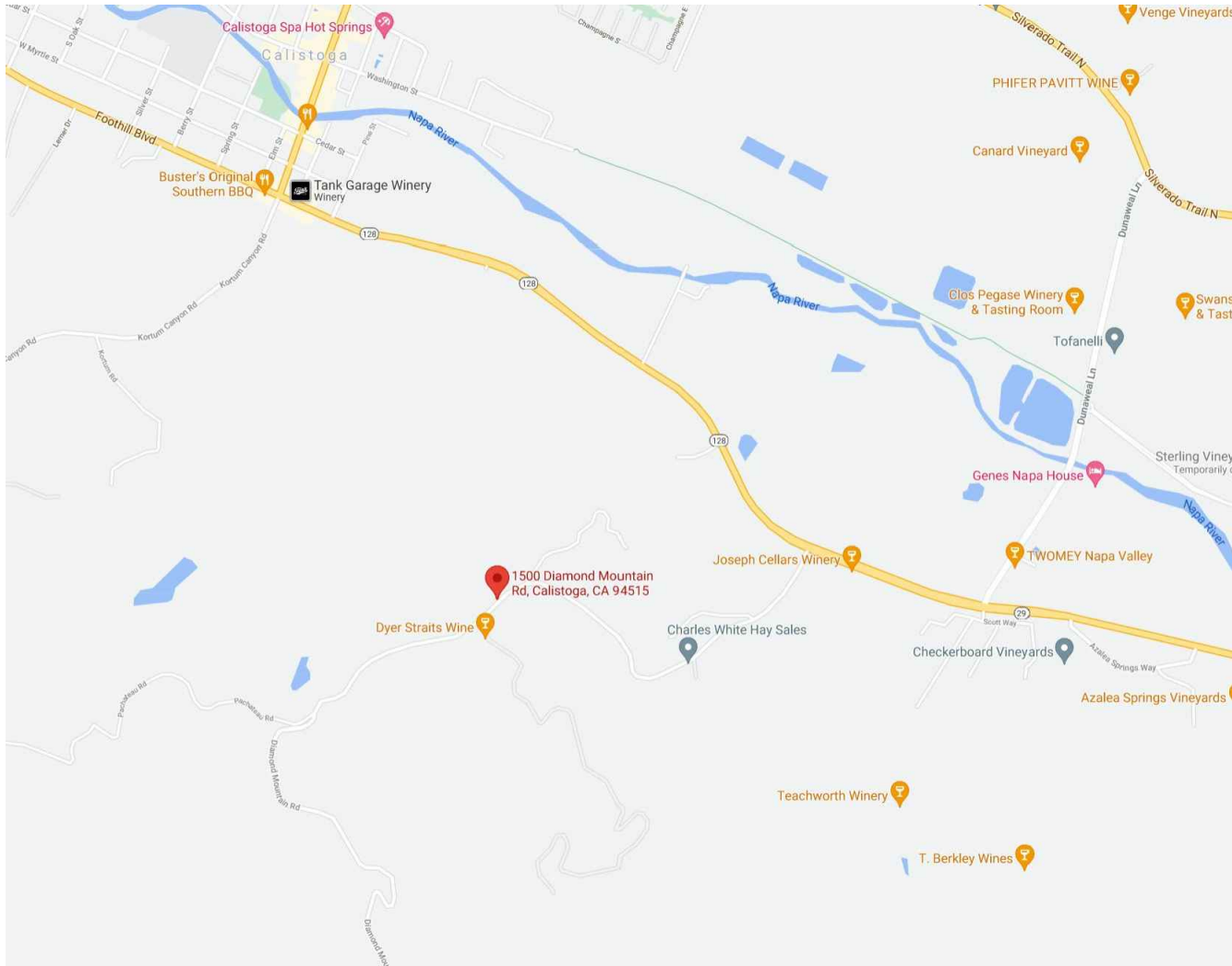
USE PERMIT APPLICATION

(P19-00177)

PROJECT DIRECTORY

OWNER / APPLICANT:	Diamond Creek Vineyard Contact: Nicole Carter 1500 Diamond Mountain Rd Calistoga, CA 94515 Phone: (707) 328-8353 nicolecarter@diamondcreekvineyards.com
LEGAL/PLANNING CONSULTANT:	Law Office of Lester F. Hardy Contact: Lester Hardy P.O. Box 677 St. Helena, CA 94574 Phone: (707) 967-9610 lester@lthardy.com
ARCHITECT:	vonRaesfeld & Associates Architects Inc Contact: Steve vonRaesfeld 108 Petaluma Blvd, Suite 200 Petaluma CA 94952 Phone: (707) 762-6006 steve@vra-arch.com
CIVIL ENGINEER:	RSA+ Contact: Bruce Fenton 1515 4th Street Napa, CA 94559 Phone: (707) 252-3301 bfenton@RSACivil.com
LANDSCAPE ARCHITECT:	Roche + Roche Landscape Architecture Contact: Dave Roche 1055 Broadway, Suite G Sonoma, CA Phone: (707) 933-8302 dave@rocheandroche.com
SURVEYOR:	Albion Surveys Contact: Joe Sullivan 1113 Hunt Avenue St. Helena, CA 94574 Phone: (707) 963-1217 jsullivan@albionsurveys.com

VICINITY MAP



PROJECT INFORMATION

ADDRESS:	1500 Diamond Mountain Road, Calistoga, CA 94515
PARCEL NO.:	020-440-004 & 020-400-012
SITE AREA:	±69.86 acres & ±8.26 acres
ZONING:	
CURRENT ZONING:	AW Agricultural Watershed
CURRENT USE:	Winery and related accessory uses which have been authorized by use permit
PROPOSED USE:	Construction of new winery buildings and conversion of existing winery into a residence.

ASSOCIATED USE PERMITS

P19-00177
97093: USE PERMIT MAJOR MODIFICATION
96387: USE PERMIT MAJOR MODIFICATION
96028: ORIGINAL USE PERMIT
U-447677: RESIDENCE (WINE STORAGE) APN: 020-400-012

BUILDING AREAS

EXISTING ADMINISTRATION/HOSPITALITY BUILDING
(PROPOSED CONVERSION TO SINGLE FAMILY
RESIDENCE): 7,540sf

PROPOSED WINERY BUILDING: 24,250sf

PROPOSED MAINTENANCE SHOP: 2,170sf

PARKING SUMMARY

PROPOSED SPACES:
-STANDARD: 21
-ACCESSIBLE: 1

DRAWING INDEX

SHEETS SHOWN IN GRAY ARE NOT INCLUDED IN THIS DRAWING ISSUE

- GENERAL**
 - T-1 TITLE SHEET: PROJECT INFORMATION
 - AP-1 ACCESSORY TO PRODUCTION RATIO CALCULATION
- ARCHITECTURAL**
 - A1.1 ARCHITECTURAL SITE PLAN
 - A2.1 WINERY/VINEYARD SHOP: ENLARGED SITE PLAN
 - A2.2 WINERY BUILDING: MAIN LEVEL FLOOR PLAN
 - A2.3 WINERY/VINEYARD SHOP: LOWER LEVEL FLOOR PLAN
 - A2.4 WINERY BUILDING: UPPER LEVEL FLOOR PLAN
 - A2.5 WINERY BUILDING & VINEYARD SHOP: ELEVATIONS
 - A3.1 RESIDENCE: MAIN LEVEL FLOOR PLAN
 - A3.2 RESIDENCE: LOWER LEVEL FLOOR PLAN
 - A3.3 RESIDENCE: ELEVATIONS
 - A3.4 RESIDENCE: ELEVATIONS
 - A4.0 SITE ELEMENTS
- CIVIL**
 - UP1.0 COVER SHEET
 - UP2.0 DEMOLITION PLAN
 - UP3.0 LAYOUT PLAN
 - UP3.1 TREE CANOPY COVER
 - UP3.2 COVERAGE AND DEVELOPMENT AREAS
 - UP4.0 GRADING PLAN
 - UP4.1 PLAN & PROFILE EAST
 - UP4.2 PLAN & PROFILE WEST
 - UP4.3 LOOP ROAD PROFILE
 - UP5.0 UTILITY PLAN
 - UP5.1 WASTEWATER OVERVIEW PLAN
- LANDSCAPE**
 - L1.1 CONCEPTUAL LANDSCAPE PLAN

REVISION SUMMARY

This plan set (4th resubmittal) responds to the items raised in the County's January 10, 2023 'P19-00177 Diamond Creek Vineyards Use Permit Modification and Exception to the Road and Street Standards' application status letter.

T-1

ISSUE:
Use Permit Application - 3rd Resubmittal
Use Permit Application - 4th Resubmittal
Use Permit Application - 5th Resubmittal
Use Permit Application - 6th Resubmittal
Use Permit Application - 7th Resubmittal

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11.18.22
06.30.23
02.06.24
08.21.24
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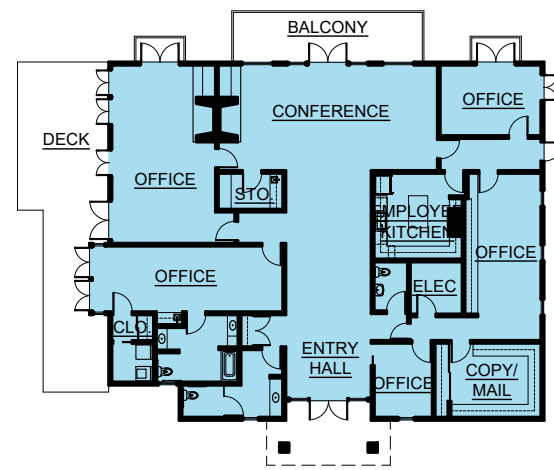
ARCHITECTURE | PLANNING | CONSULTING

108 Petaluma Blvd N., Ste. 200
Petaluma, California 94952
Ph: (707) 762-6006

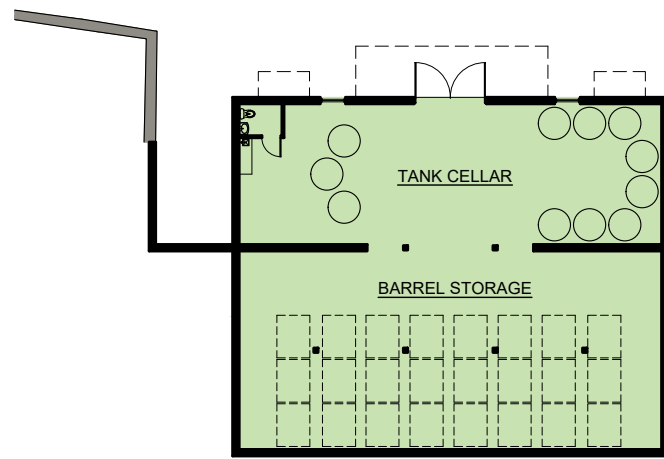


diamond creek

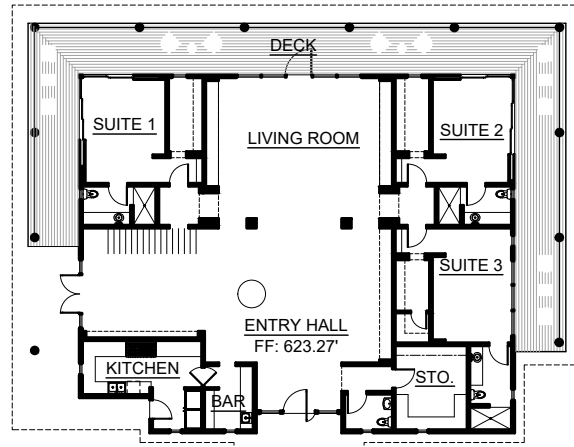
1500 Diamond Mountain Rd
Calistoga, CA 94515



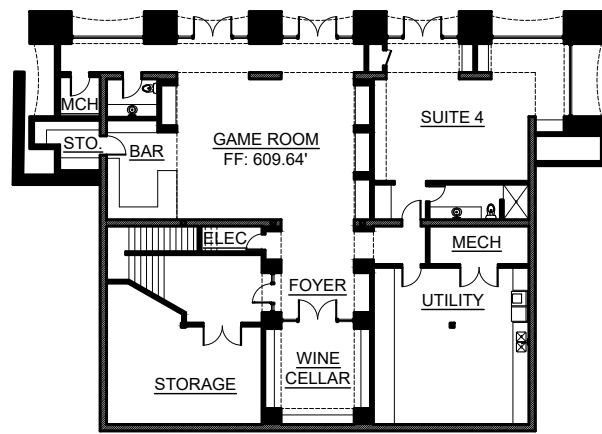
MAIN LEVEL



LOWER LEVEL

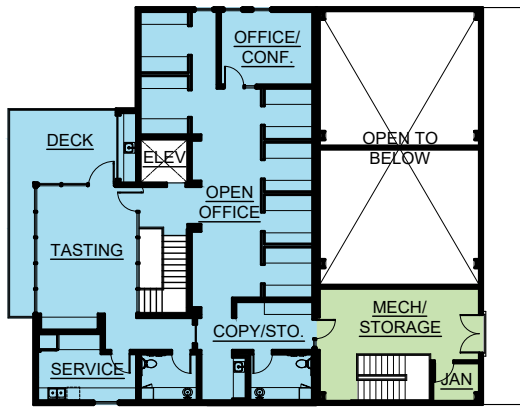


MAIN LEVEL

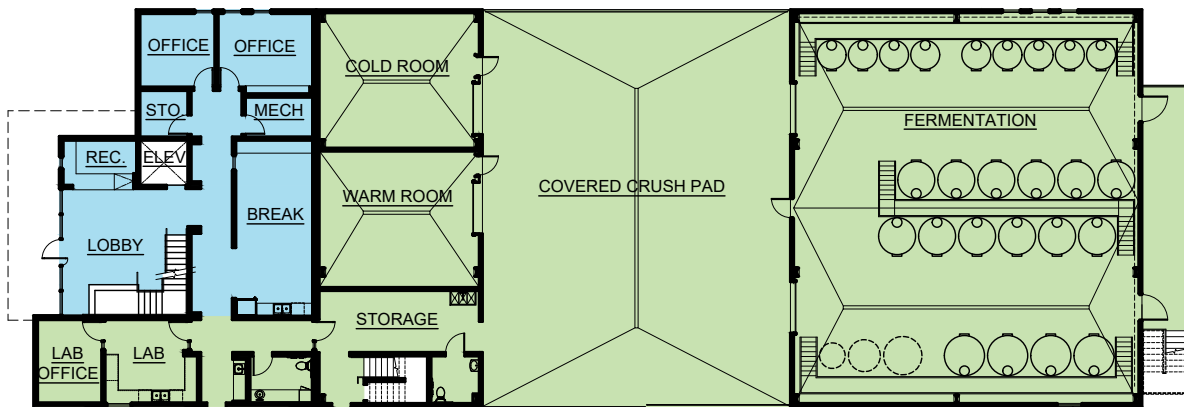


LOWER LEVEL

RESIDENCE
(CONVERSION OF EXISTING WINERY)



UPPER LEVEL

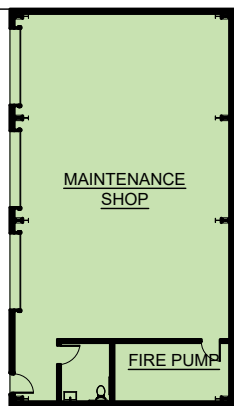


MAIN LEVEL



LOWER LEVEL

WINERY BUILDING



SHOP BUILDING

BUILDING AREA SUMMARY P19-00177:
ACCESSORY TO PRODUCTION RATIO CALCULATION
(NAPA COUNTY CODE §18.104.200)

BUILDING	ACCESSORY USE	PRODUCTION FACILITY	OTHER/MISC.	BUILDING AREA
ADMINISTRATION/ HOSPITALITY BUILDING	3,740sf	3,800sf	0sf	7,540sf

RATIO CALCULATION

3,740sf / 3,800sf = 98%

1 EXISTING ADMIN/HOSP/WINERY BUILDING
Scale: 1:30 APPROVED USE PERMIT #P19-00177

2 PROPOSED PROJECT
Scale: 1:30

BUILDING AREA SUMMARY :
ACCESSORY TO PRODUCTION RATIO CALCULATION
(NAPA COUNTY CODE §18.104.200)

BUILDING	ACCESSORY USE	PRODUCTION FACILITY	OTHER/MISC.	BUILDING AREA
SINGLE FAMILY RESIDENCE	-	-	7,540sf	-
WINERY BUILDING	3,960sf	18,600sf	685sf	23,245sf
SHOP BUILDING	-	2,170sf	-	2,170sf
TOTAL	3,960sf	20,700sf	8,225sf	25,415sf

RATIO CALCULATION

3,960sf / 20,770sf = 19%

ACCESSORY - PRODUCTION
RATIO CALCULATION

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AP-1

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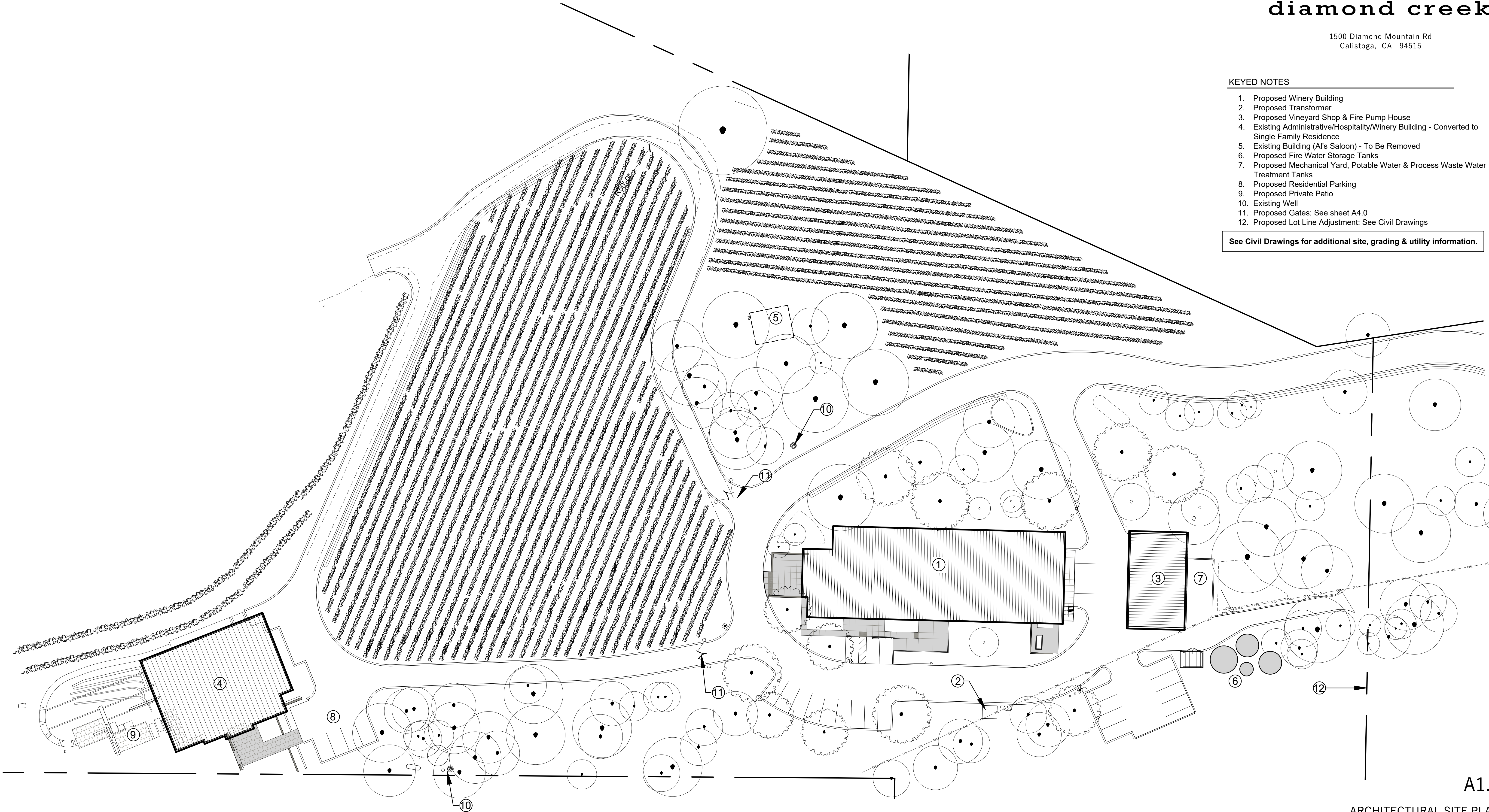
diamond creek

1500 Diamond Mountain Rd
Calistoga, CA 94515

KEYED NOTES

- 1. Proposed Winery Building
- 2. Proposed Transformer
- 3. Proposed Vineyard Shop & Fire Pump House
- 4. Existing Administrative/Hospitality/Winery Building - Converted to Single Family Residence
- 5. Existing Building (Al's Saloon) - To Be Removed
- 6. Proposed Fire Water Storage Tanks
- 7. Proposed Mechanical Yard, Potable Water & Process Waste Water Treatment Tanks
- 8. Proposed Residential Parking
- 9. Proposed Private Patio
- 10. Existing Well
- 11. Proposed Gates: See sheet A4.0
- 12. Proposed Lot Line Adjustment: See Civil Drawings

See Civil Drawings for additional site, grading & utility information.



A1.1

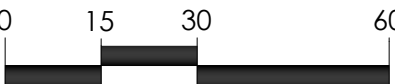
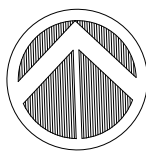
ARCHITECTURAL SITE PLAN

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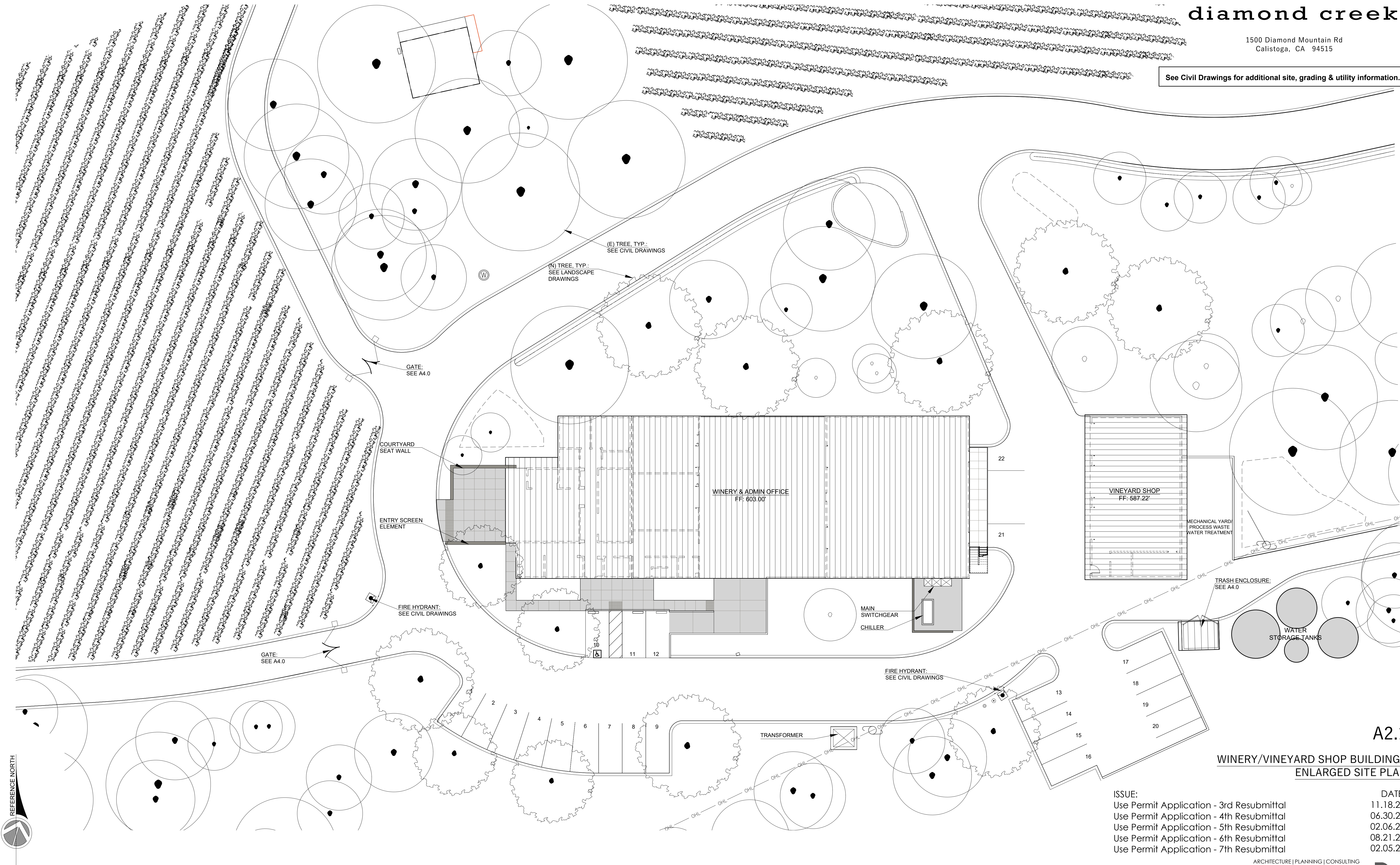
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diamond creek

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Calistoga, CA 94515

See Civil Drawings for additional site, grading & utility information.



A2.1

WINERY/VINEYARD SHOP BUILDINGS
ENLARGED SITE PLAN

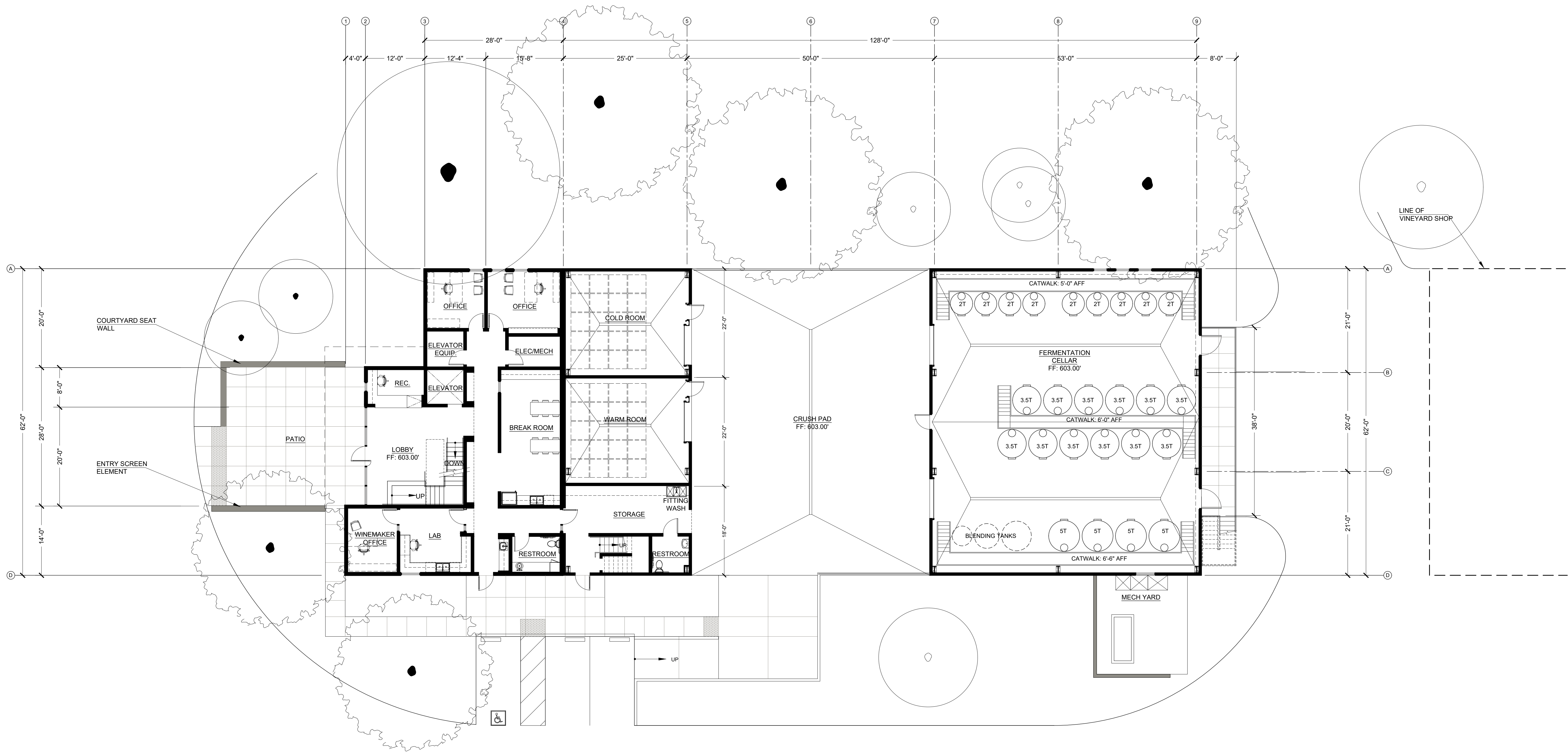
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MAIN LEVEL FLOOR PLAN

A2.2

WINERY BUILDING
MAIN LEVEL FLOOR PLAN

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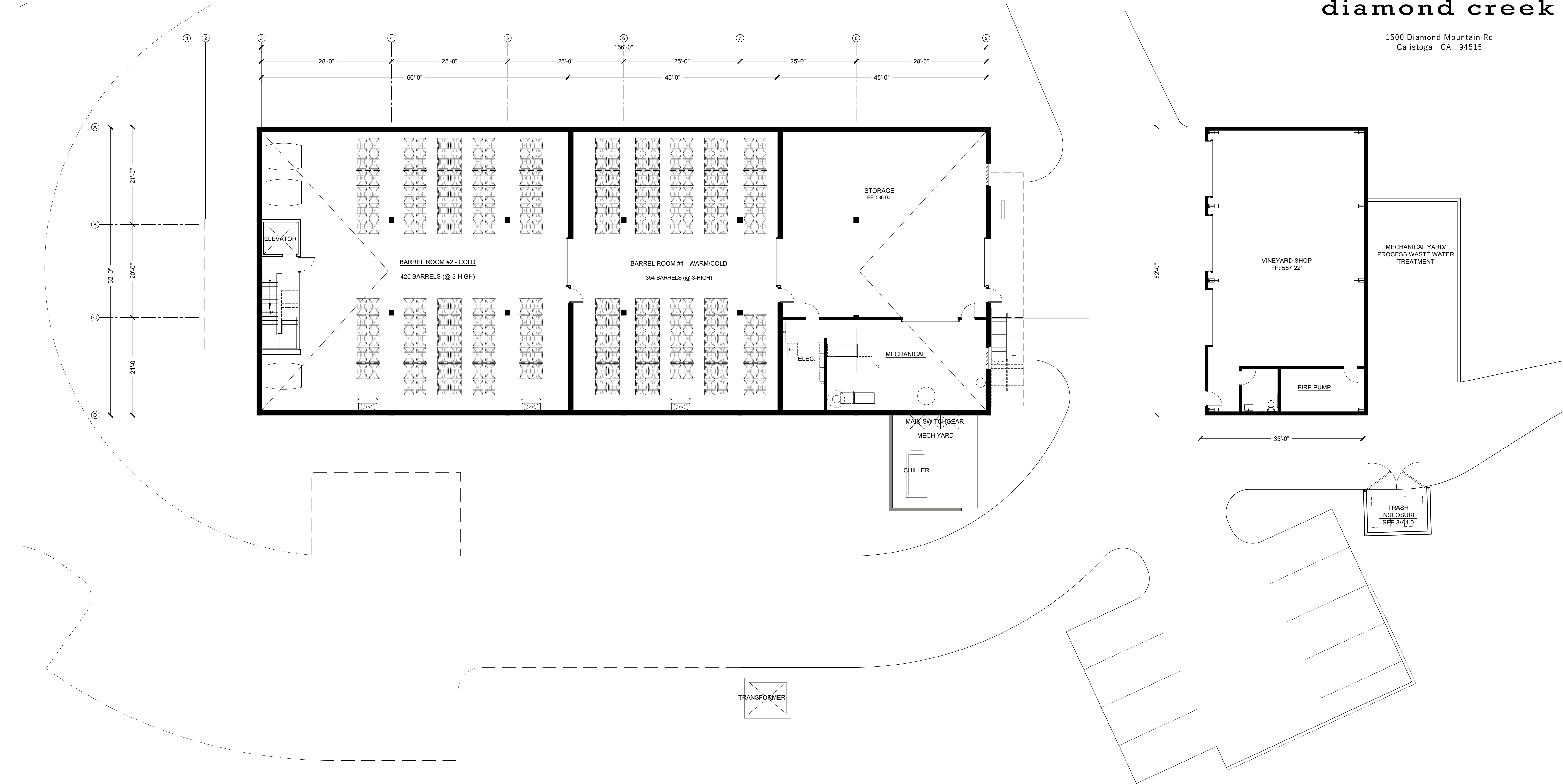
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diamond creek

1500 Diamond Mountain Rd
Calistoga, CA 94515



LOWER LEVEL FLOOR PLAN

A2.3

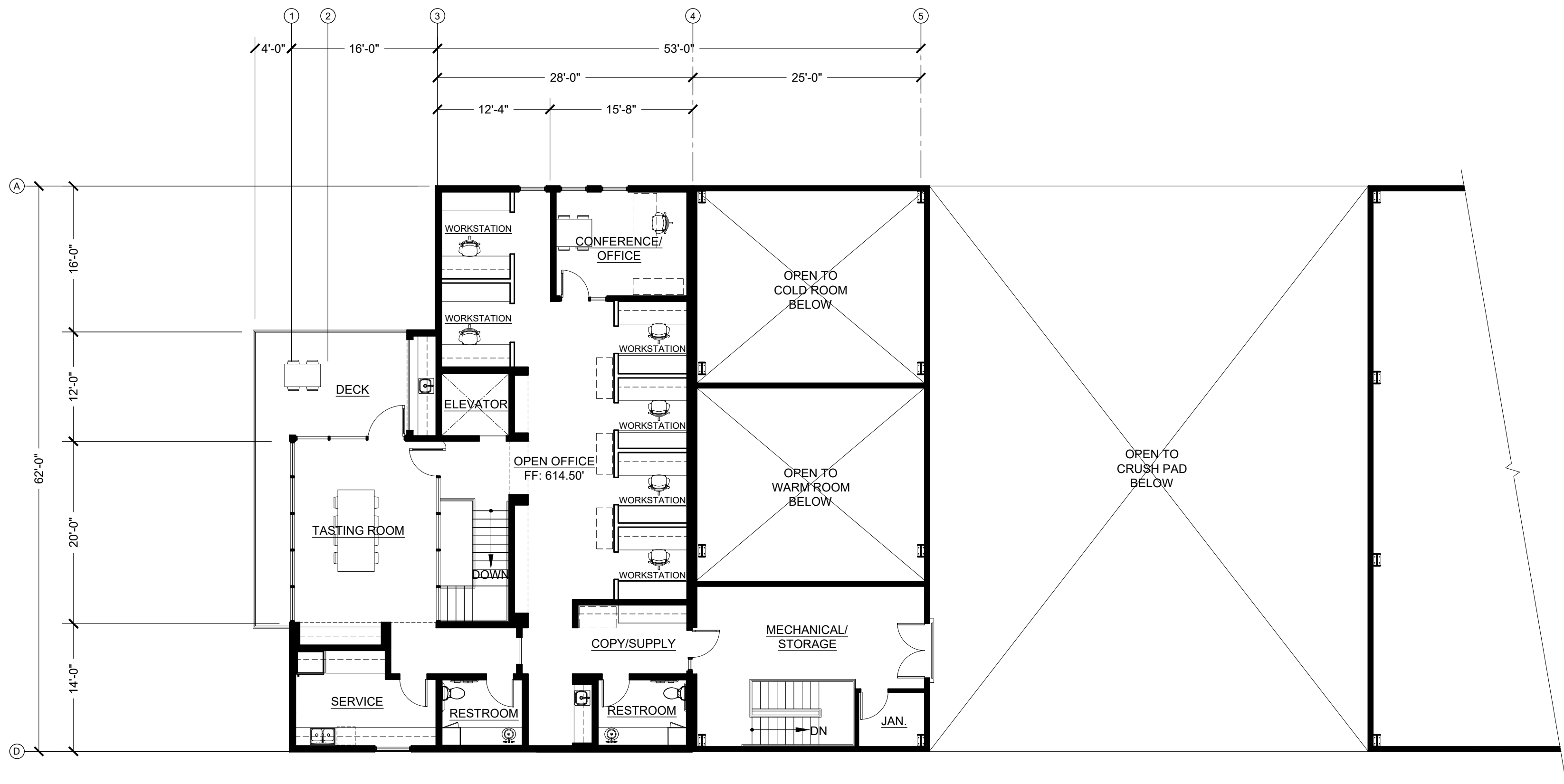
WINERY/VINEYARD SHOP BUILDINGS
LOWER LEVEL FLOOR PLAN

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UPPER LEVEL FLOOR PLAN

A2.4

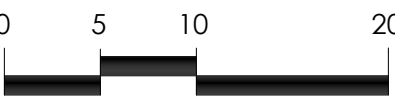
WINERY BUILDING
UPPER FLOOR PLAN

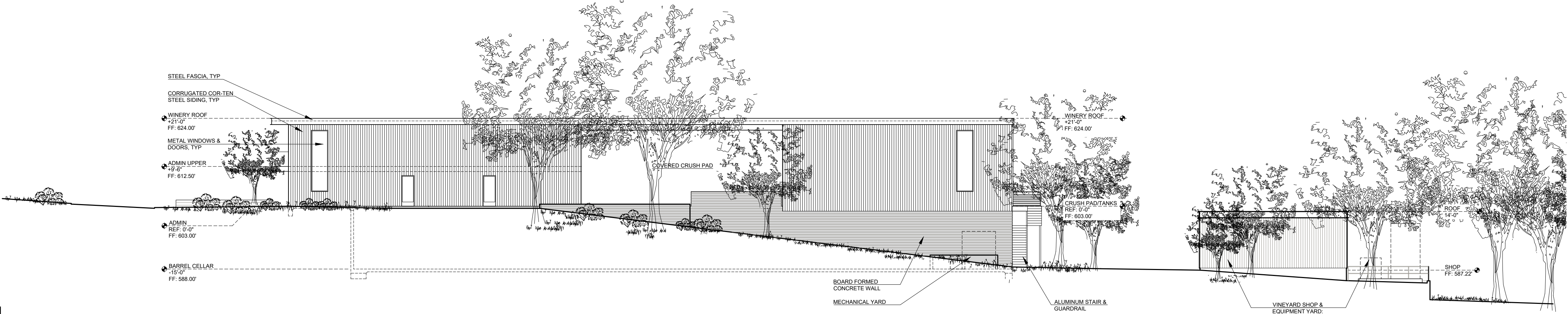
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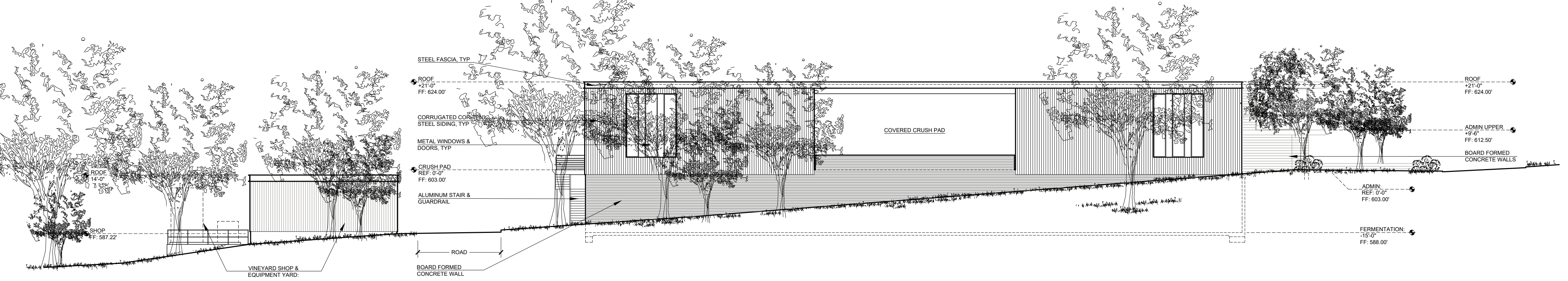
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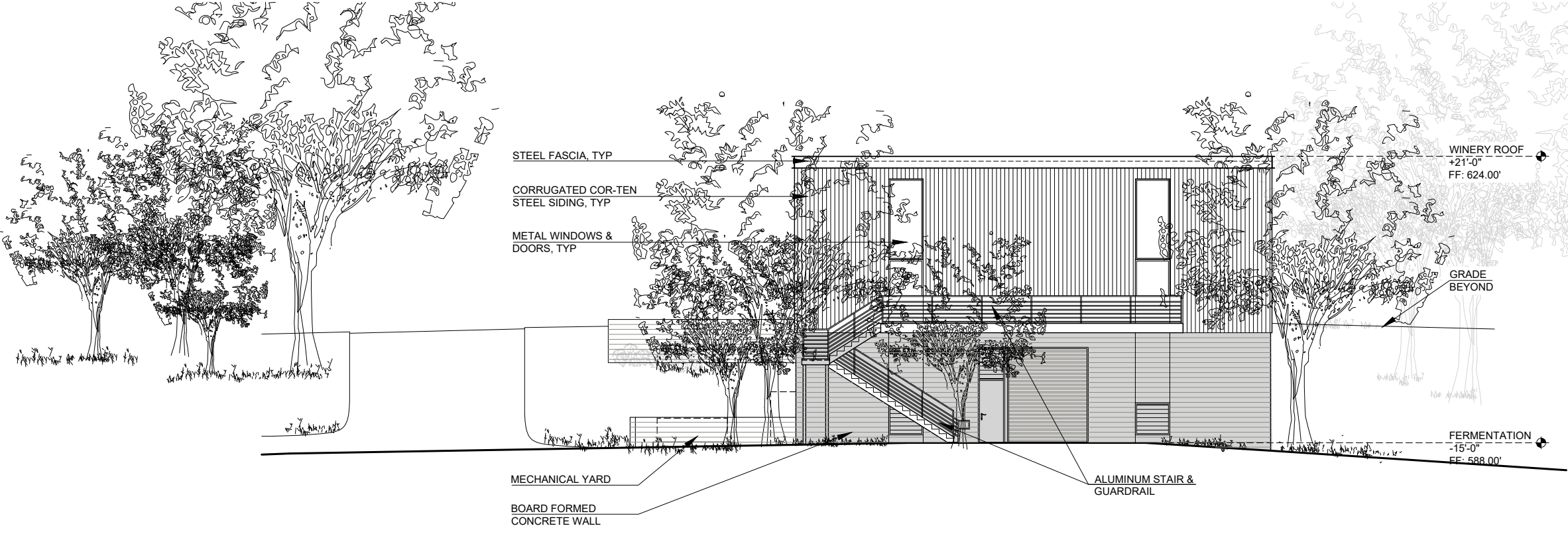




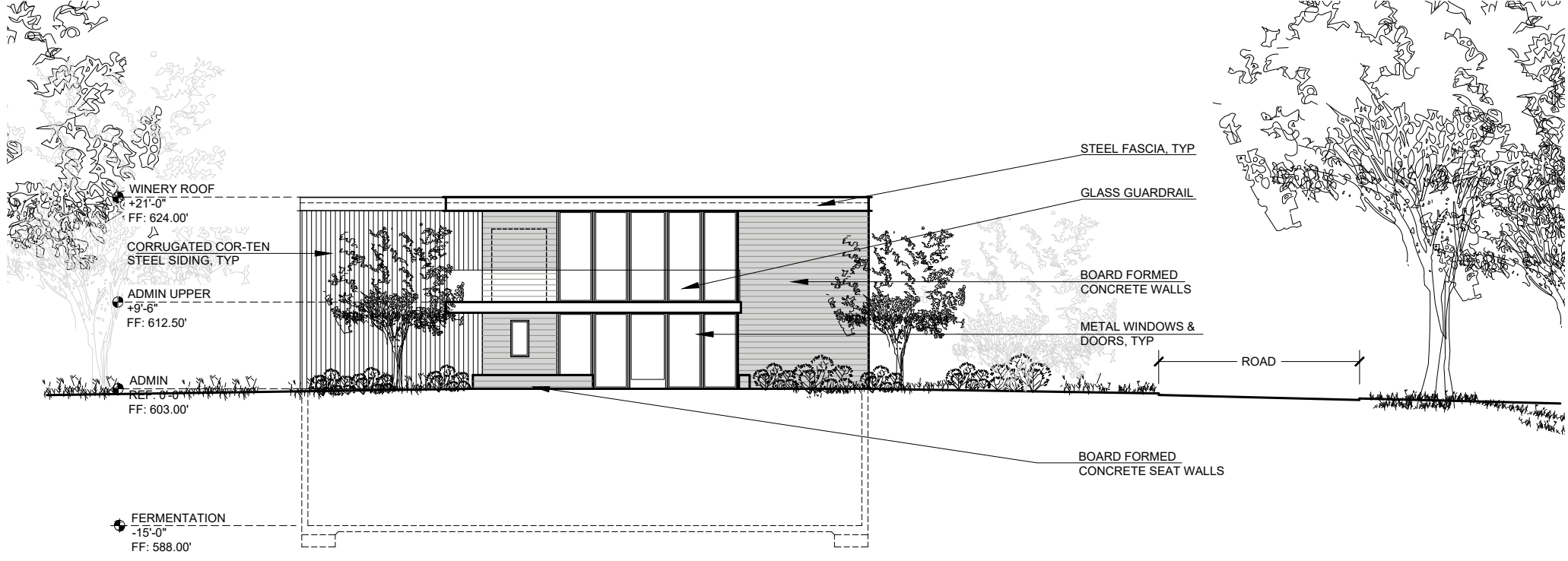
SOUTH ELEVATION



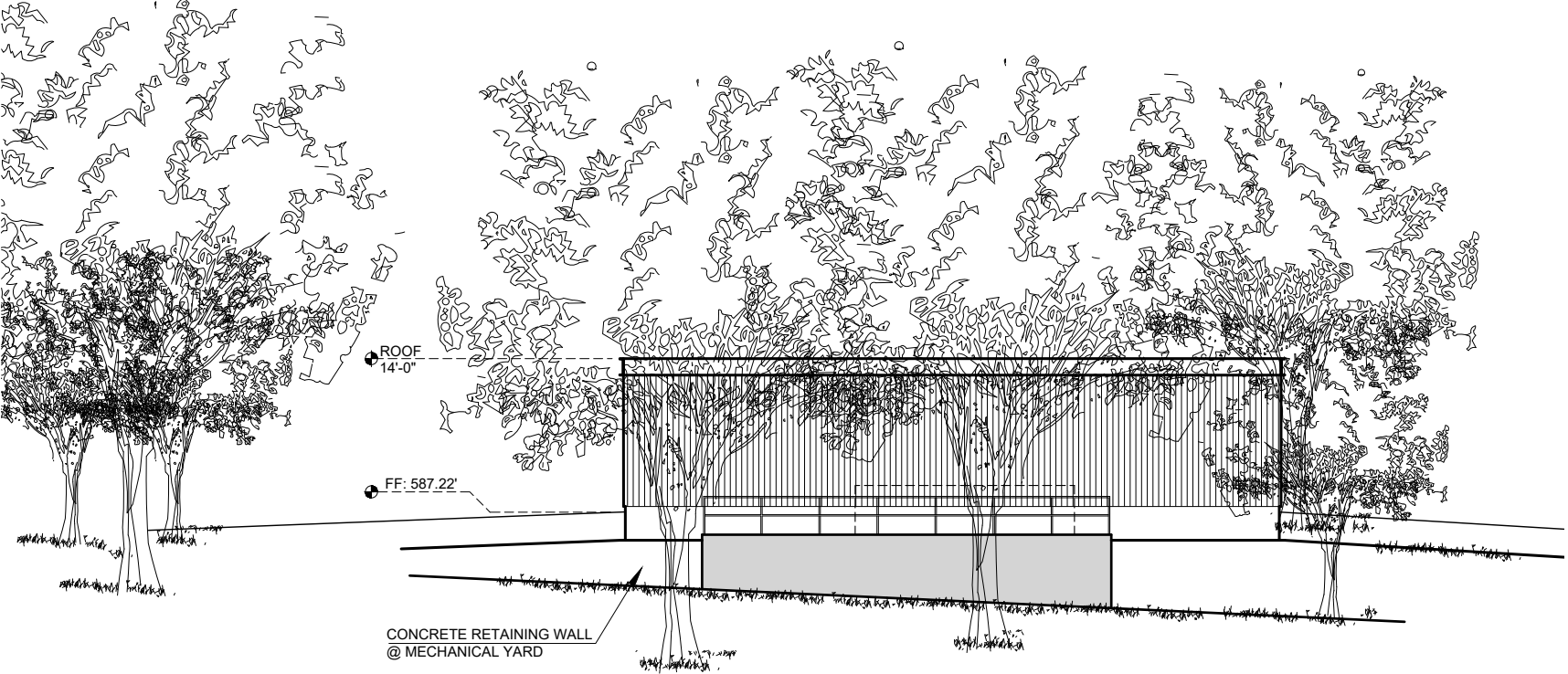
NORTH ELEVATION



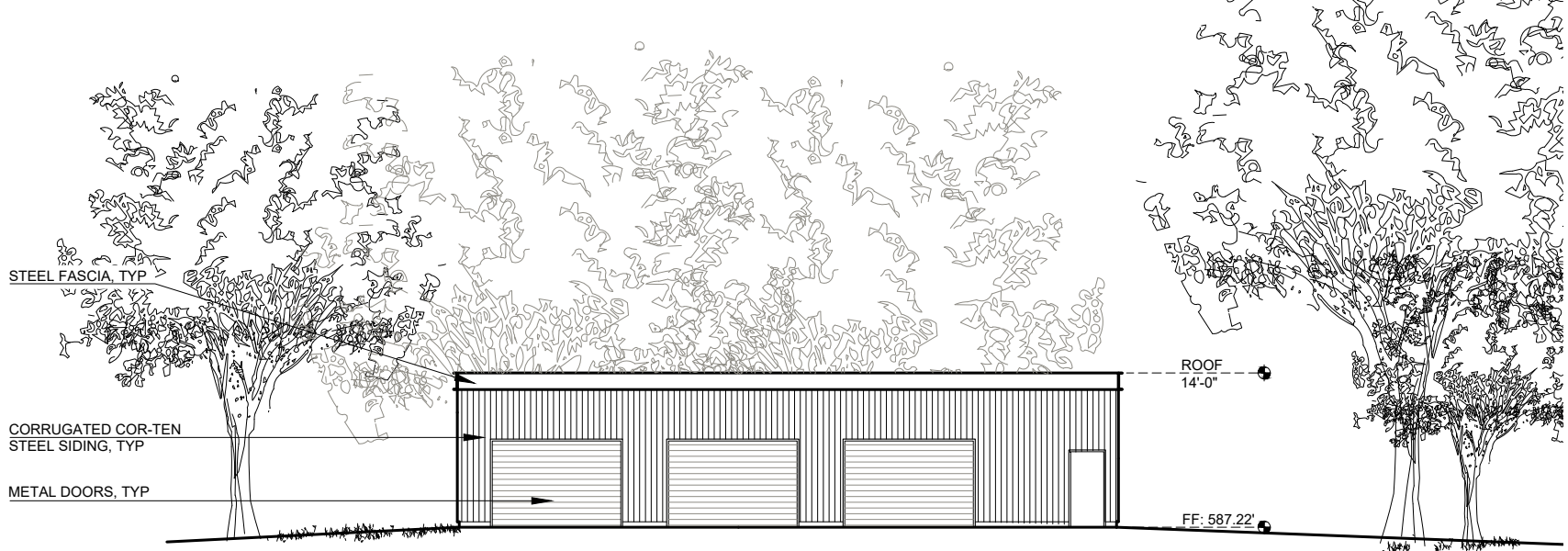
EAST ELEVATION: WINERY BUILDING



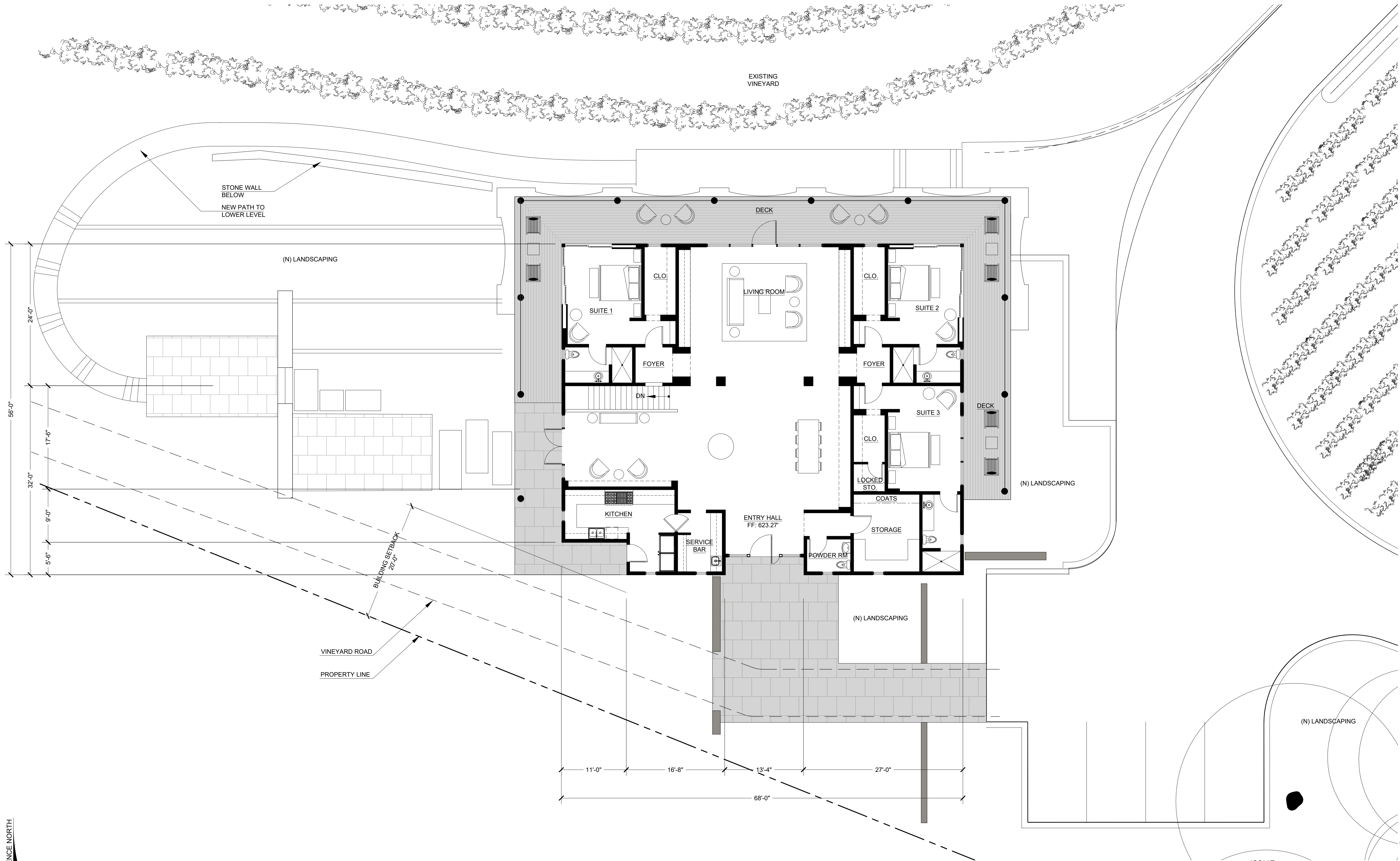
WEST ELEVATION: WINERY BUILDING



EAST ELEVATION: VINEYARD SHOP



WEST ELEVATION: VINEYARD SHOP



MAIN LEVEL FLOOR PLAN

A3.1

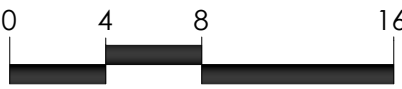
RESIDENCE
MAIN LEVEL FLOOR PLAN
(CONVERTED ADMIN/HOSP/WINERY BUILDING)

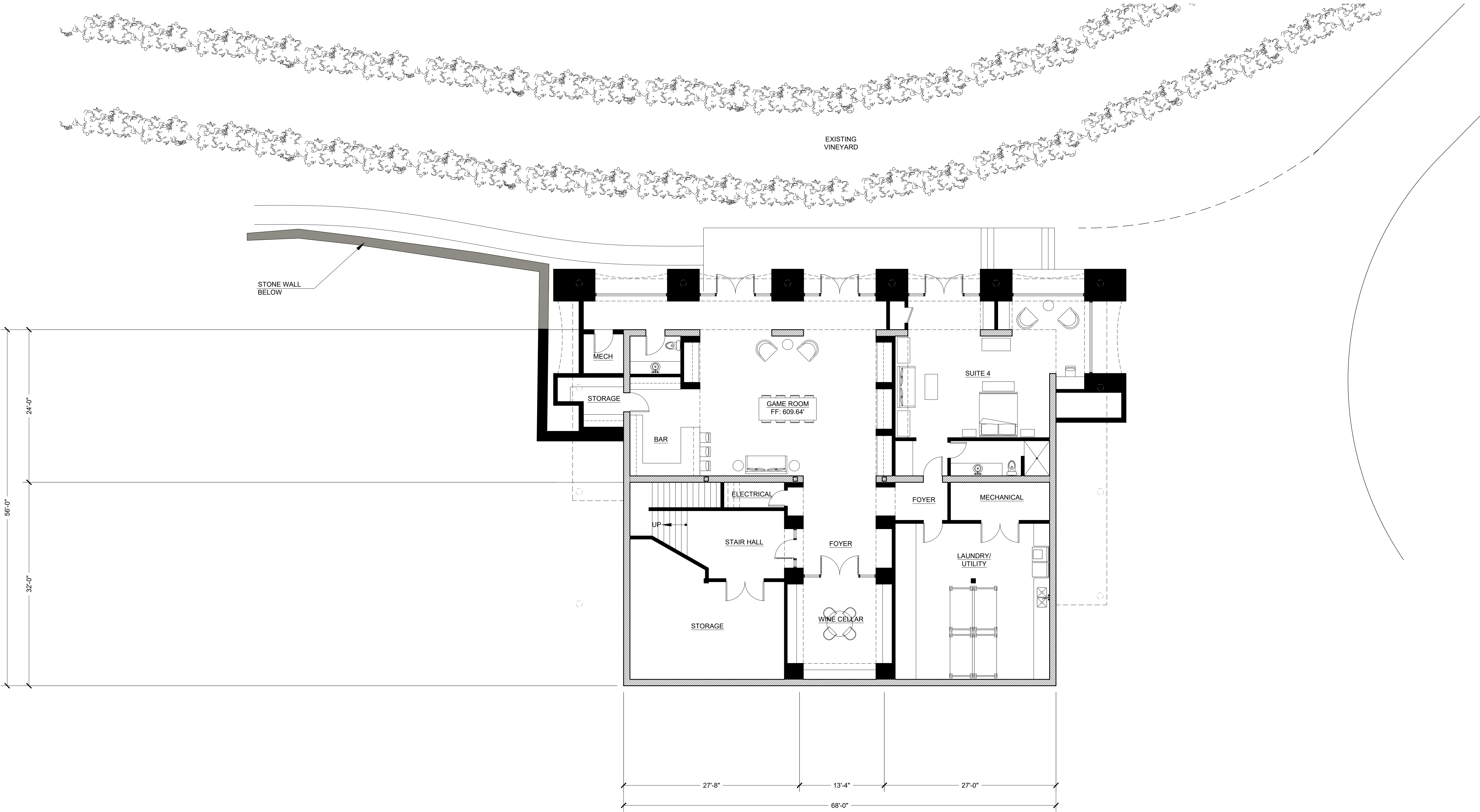
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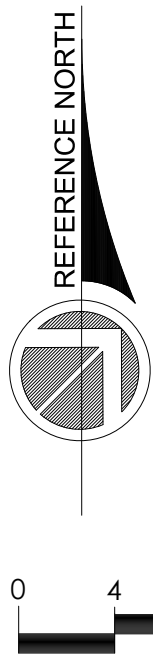
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LOWER LEVEL FLOOR PLAN



A3.2

RESIDENCE
LOWER LEVEL FLOOR PLAN
(CONVERTED ADMIN/HOSP/WINERY BUILDING)

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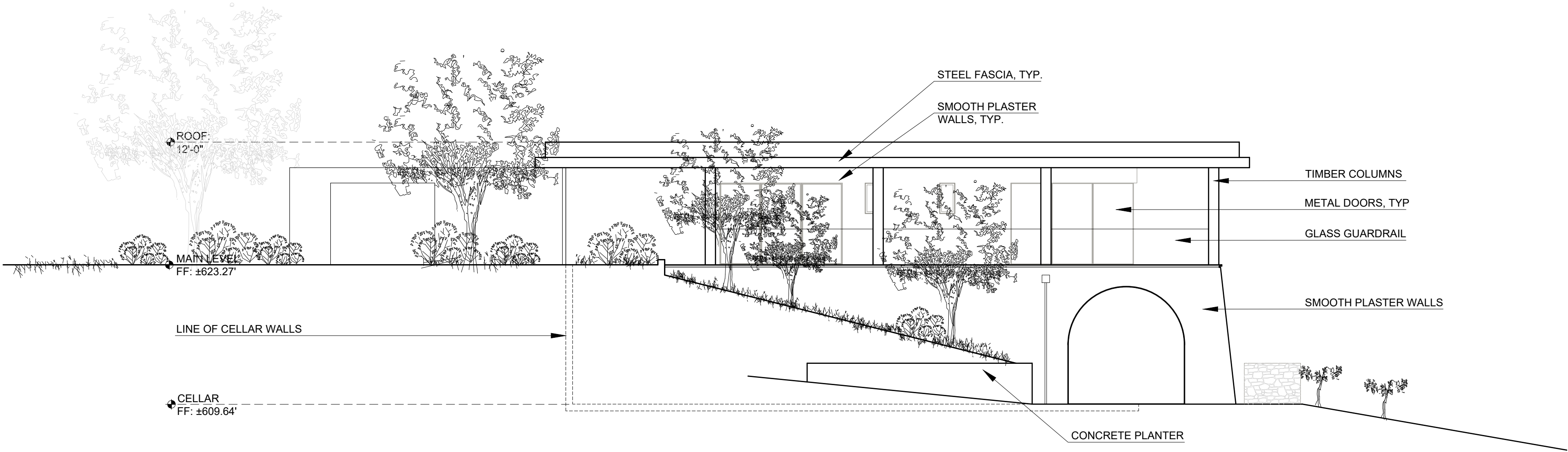
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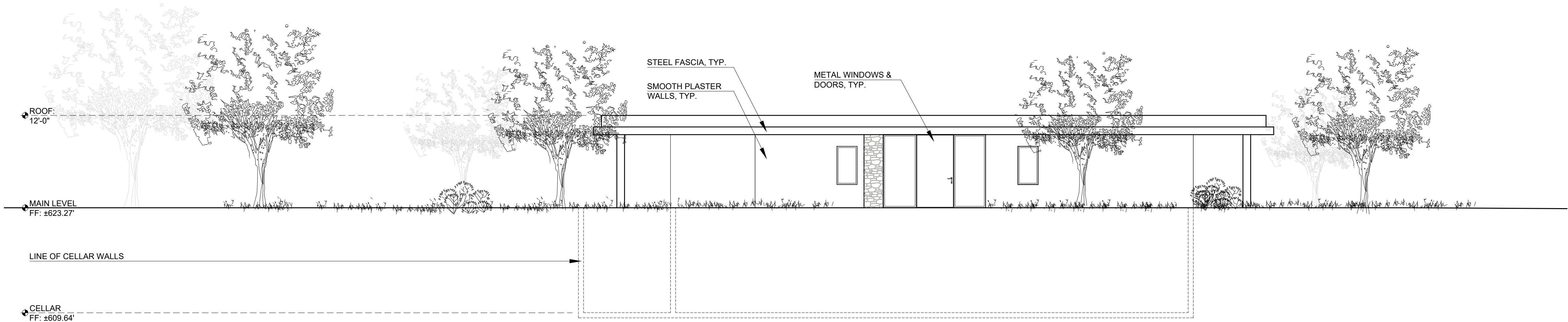


diamond creek

1500 Diamond Mountain Rd
Calistoga, CA 94515



EAST ELEVATION - ENTRY



SOUTH ELEVATION

A3.3

RESIDENCE
ELEVATIONS

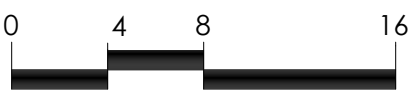
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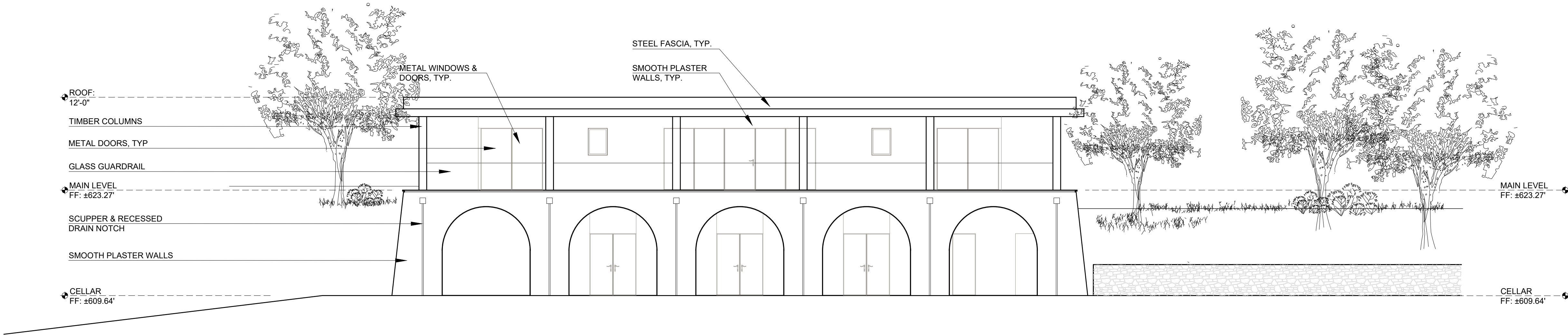
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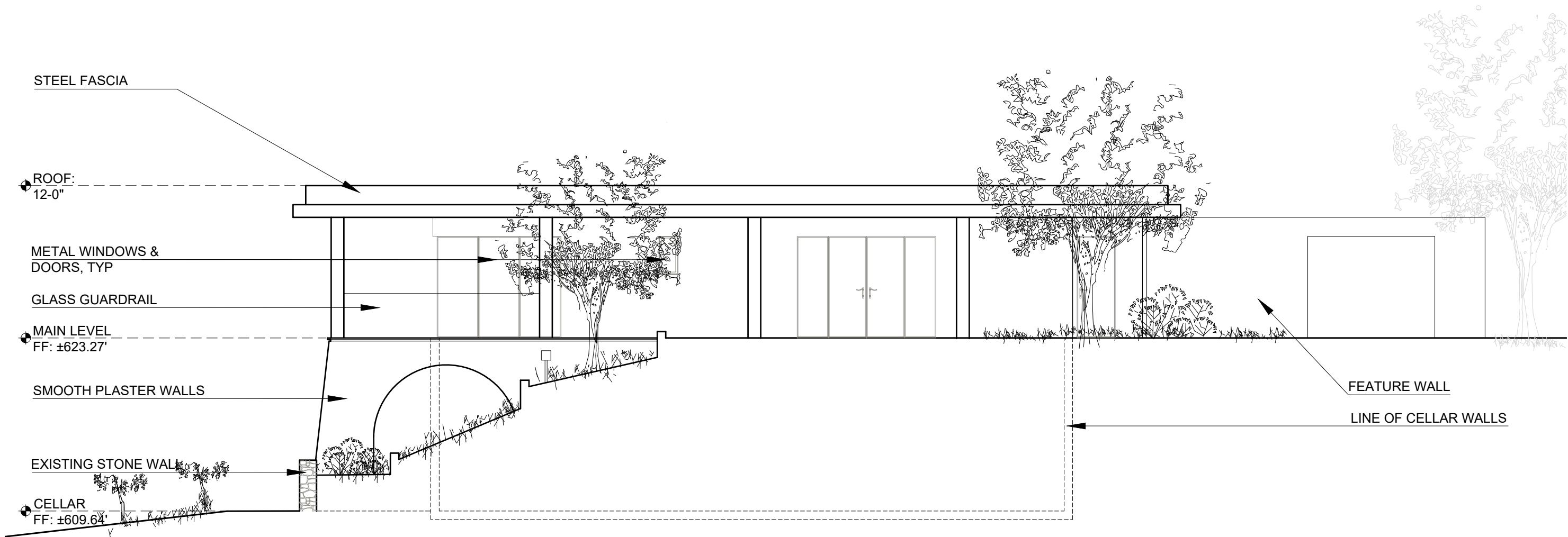


diamond creek

1500 Diamond Mountain Rd
Calistoga, CA 94515



NORTH ELEVATION



WEST ELEVATION (PATIO)

A3.4

RESIDENCE
ELEVATIONS

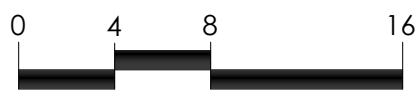
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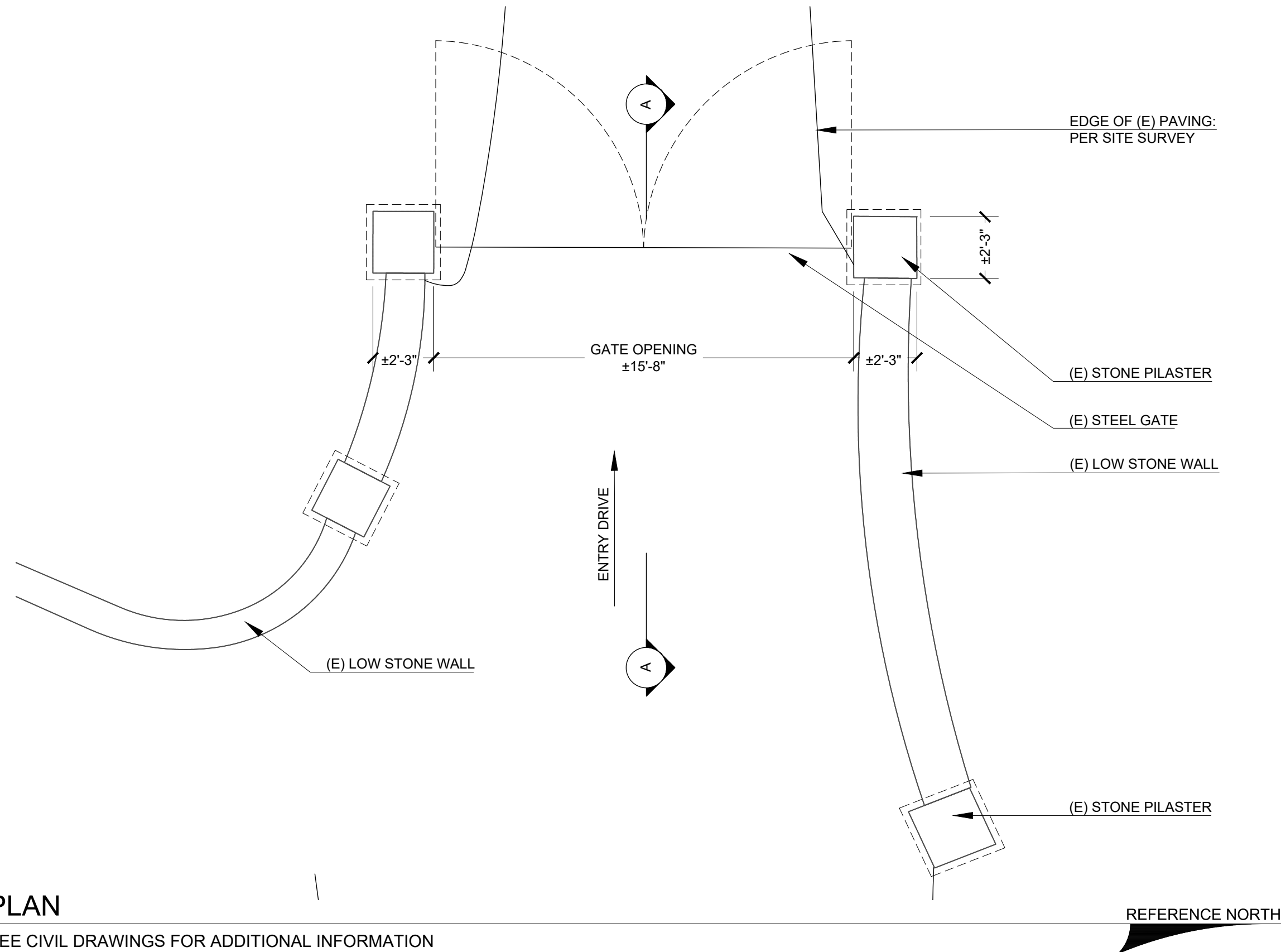
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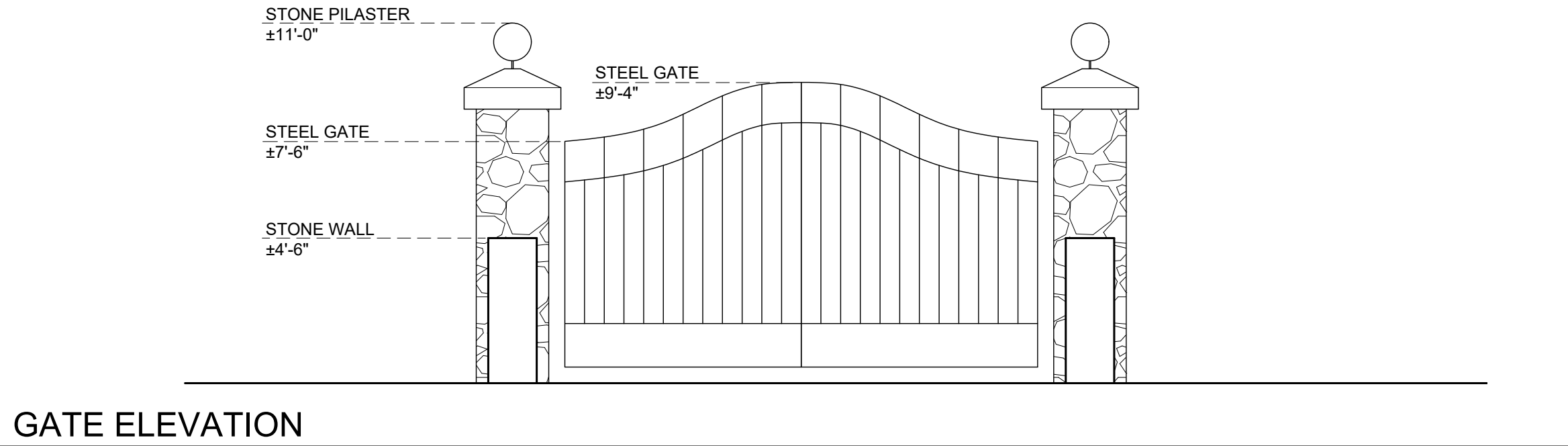


diamond creek

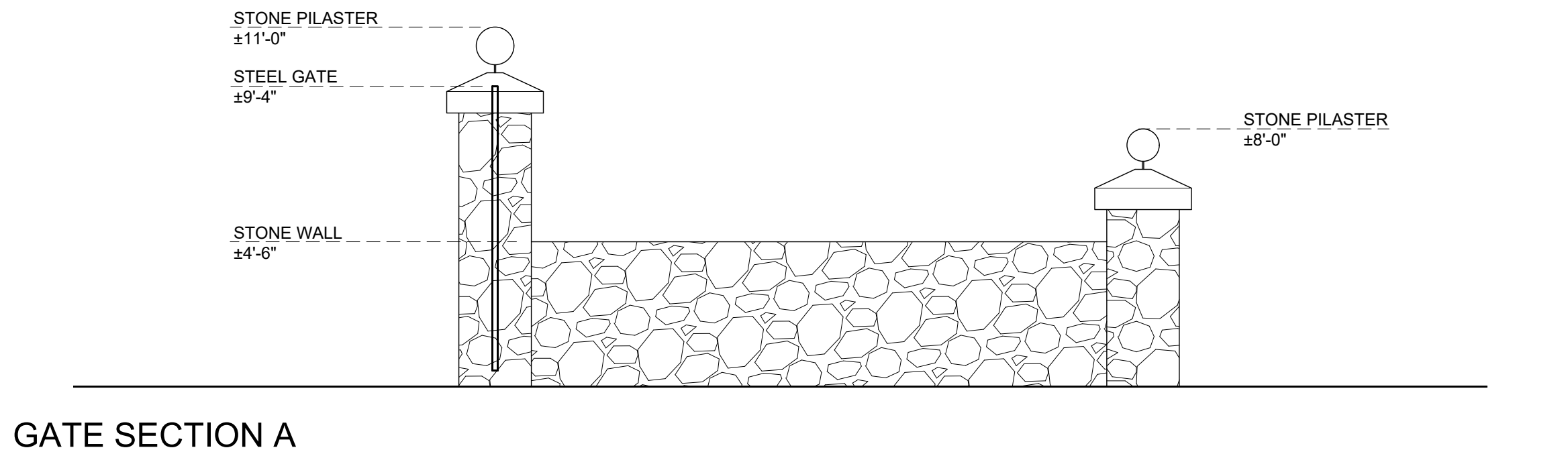
1500 Diamond Mountain Rd
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PLAN
SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION

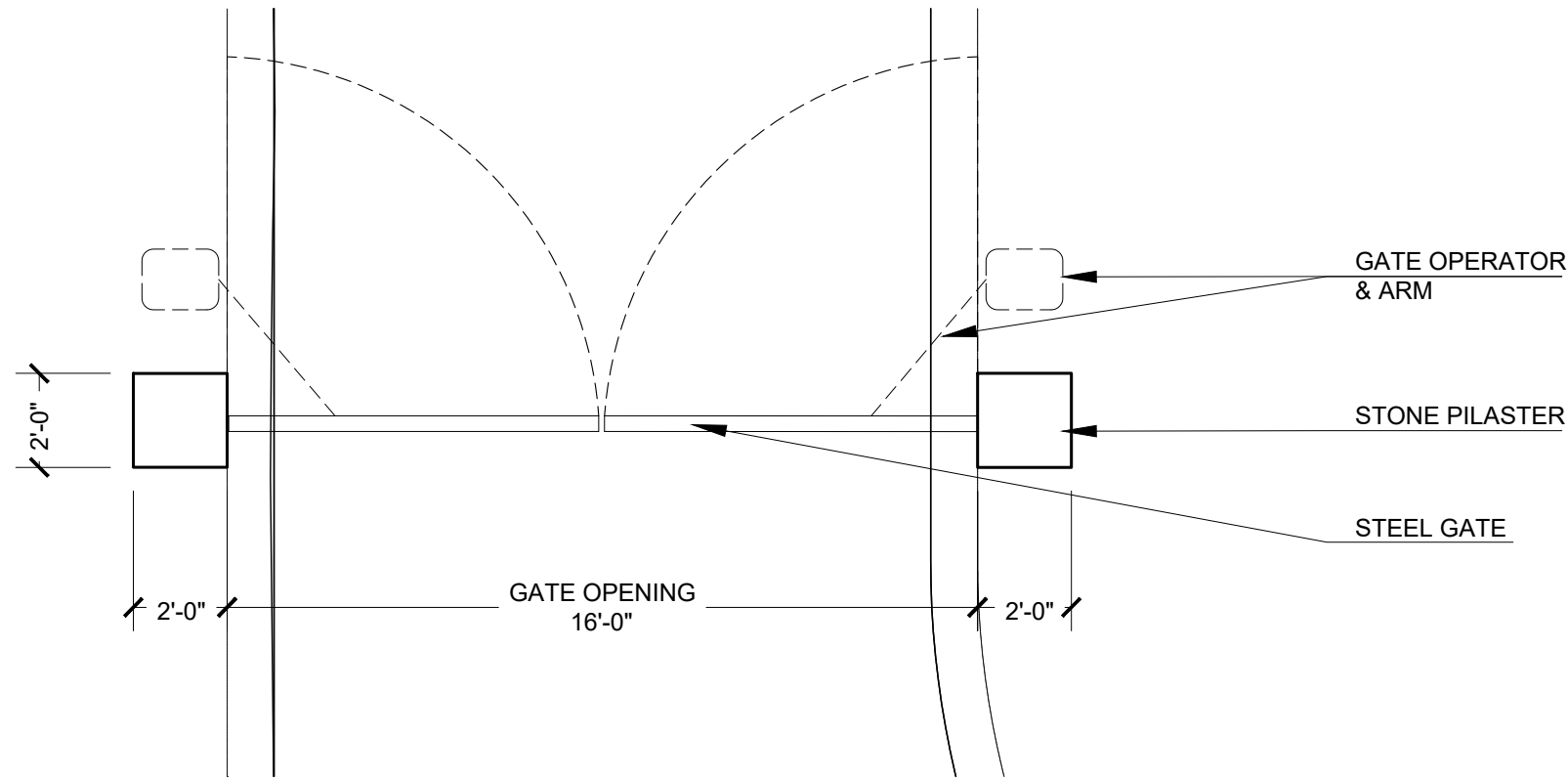


GATE ELEVATION

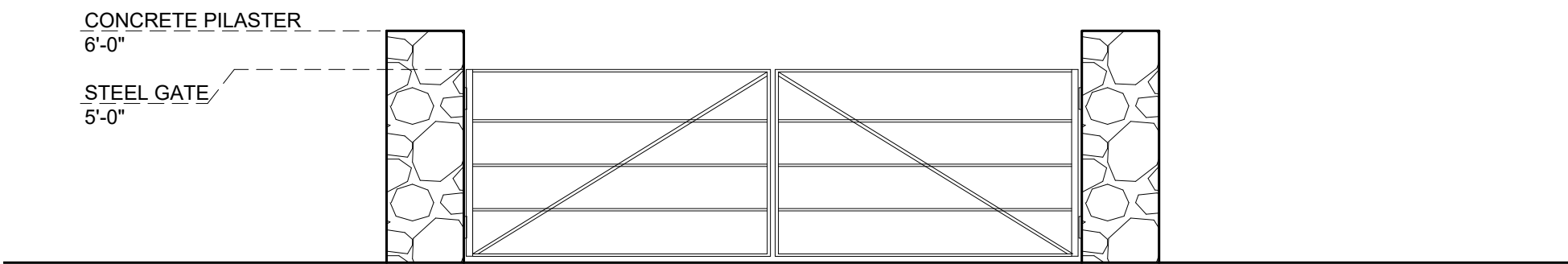


GATE SECTION A

1 MAIN ENTRY GATE - EXISTING

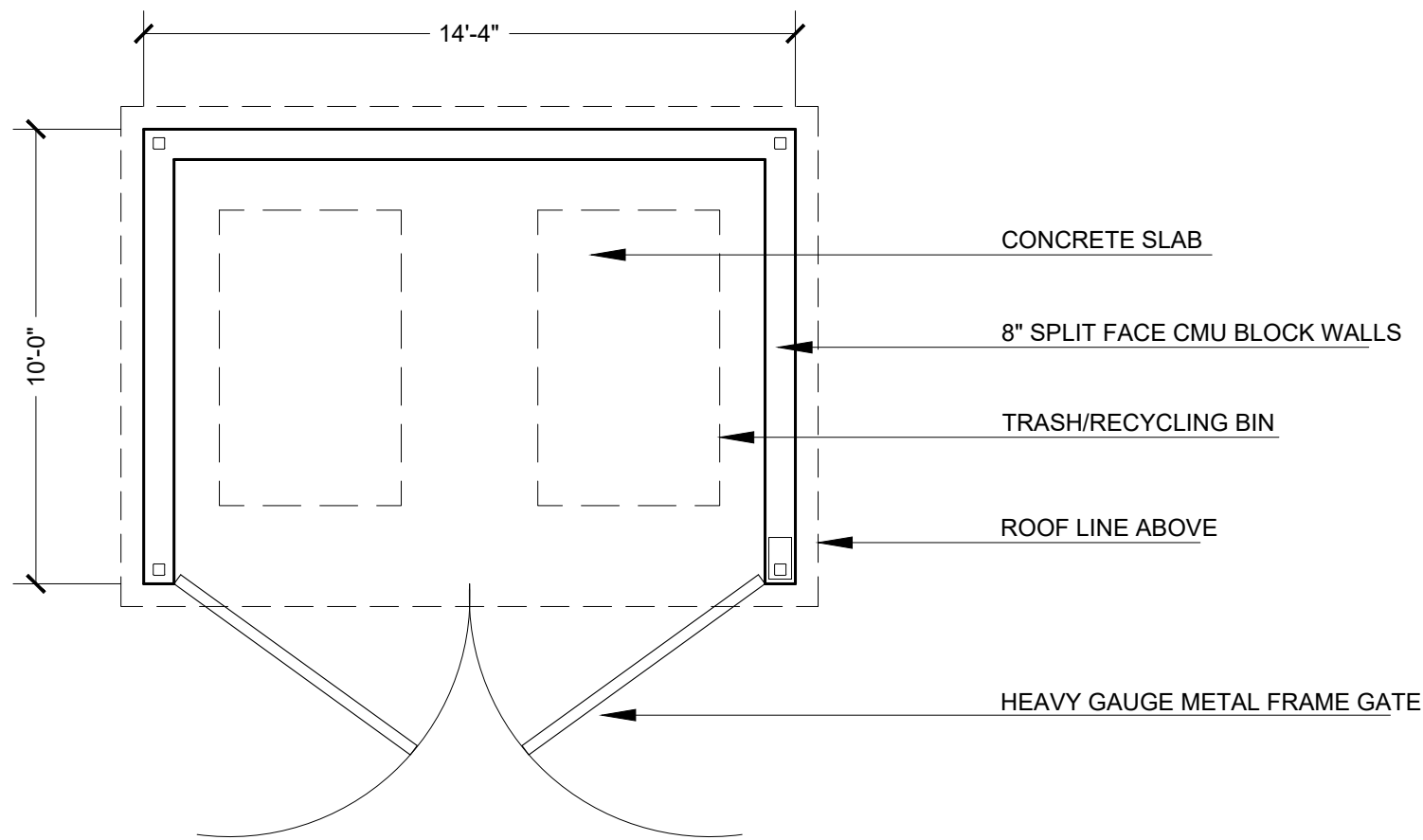


PLAN

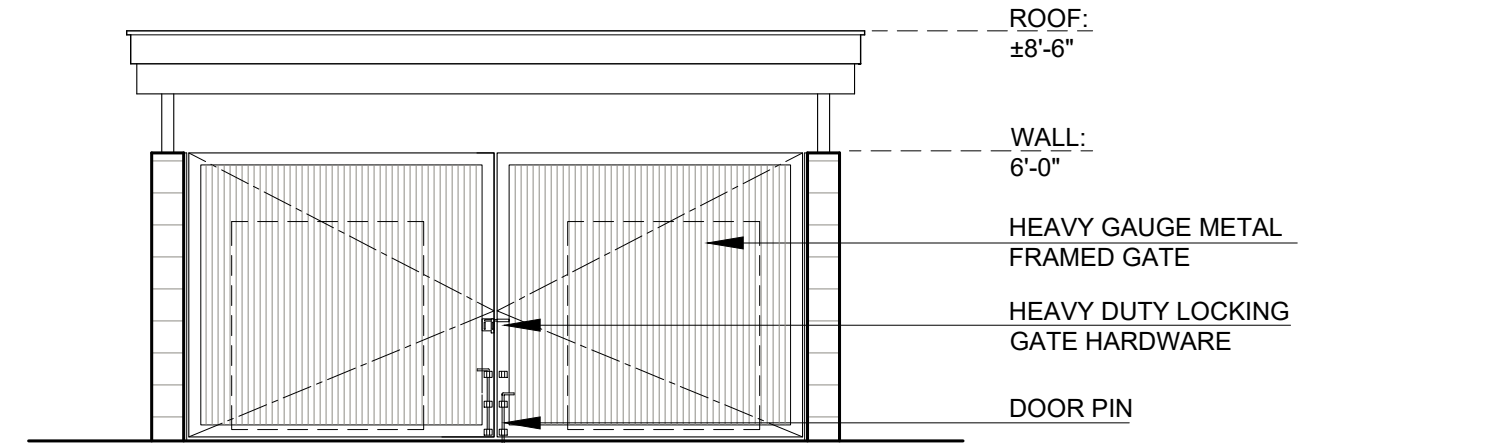


ELEVATION

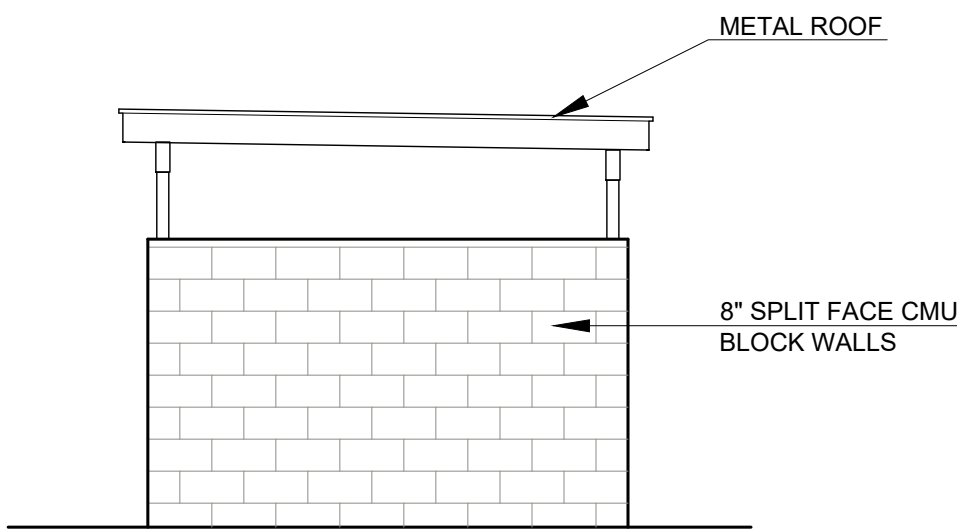
2 INTERIOR GATE - PROPOSED



PLAN



FRONT ELEVATION



SIDE ELEVATION

3 TRASH ENCLOSURE - PROPOSED

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A4.0

SITE ELEMENTS

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ARCHITECTURE | PLANNING | CONSULTING

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DIAMOND CREEK VINEYARDS

USE PERMIT MODIFICATION

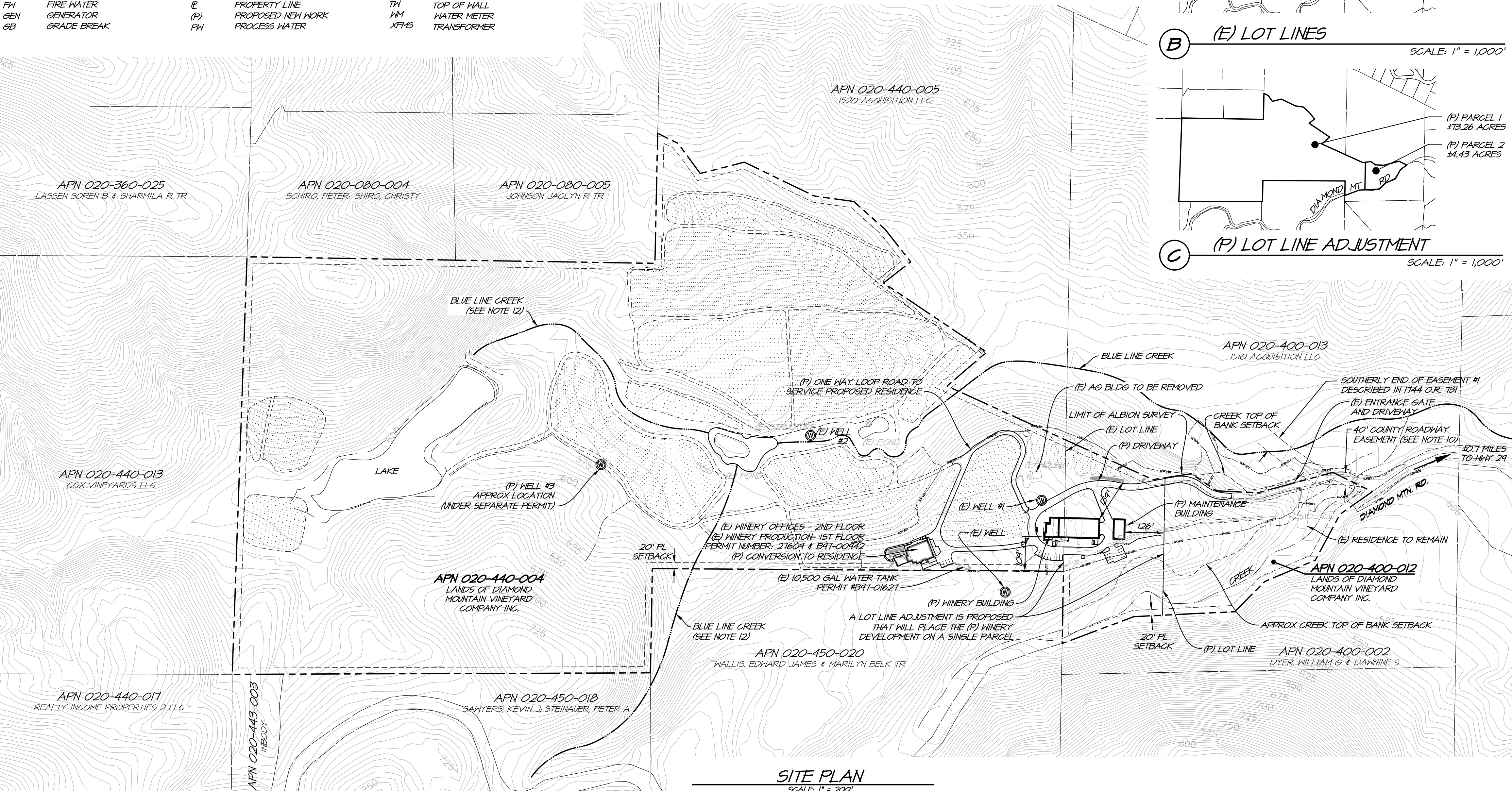
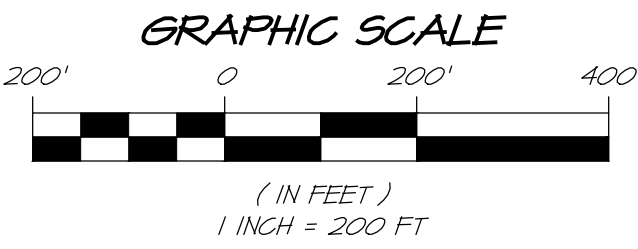
NAPA COUNTY
CALIFORNIA

SYMBOL LEGEND

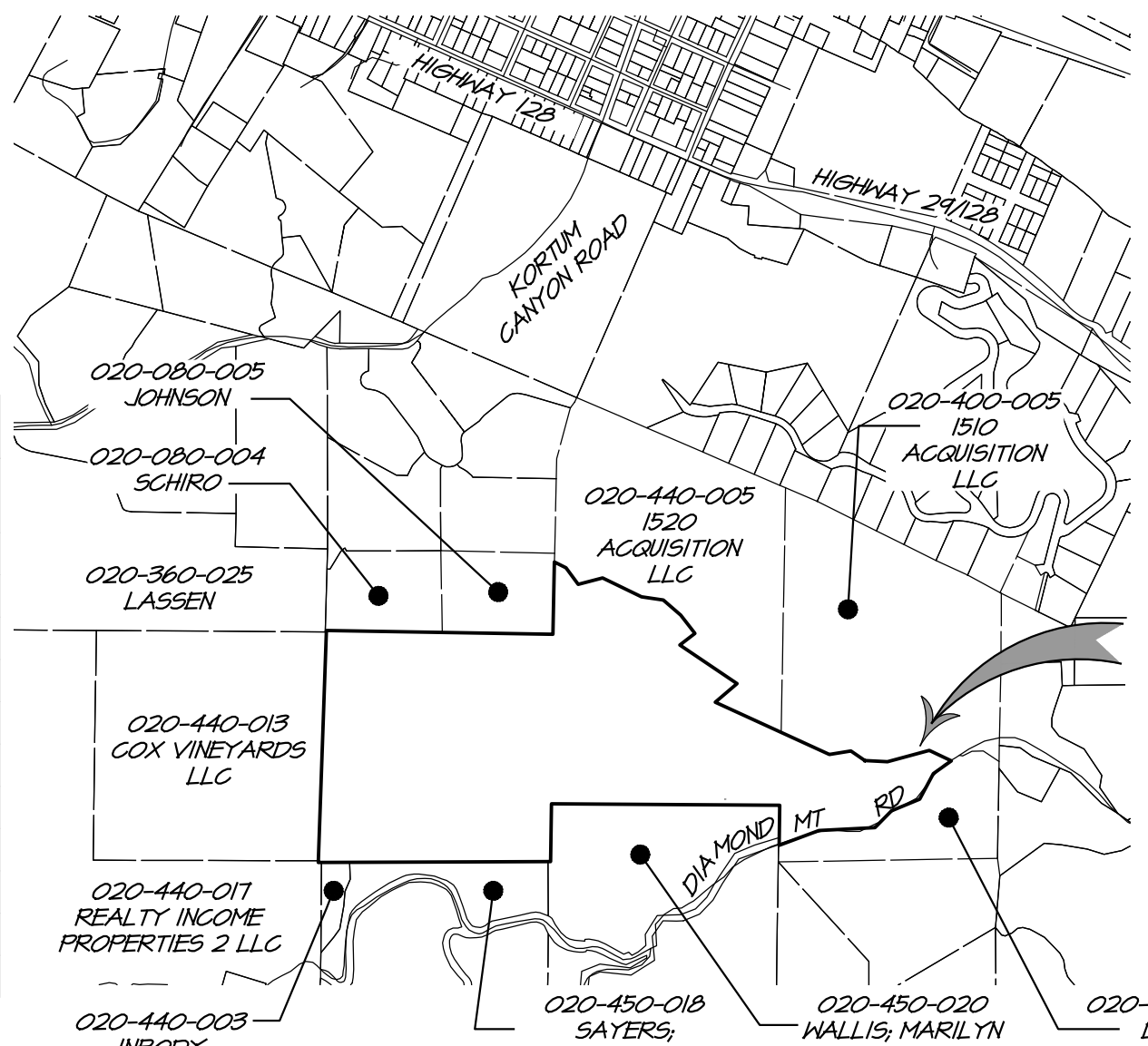
PROPOSED	EXISTING	EXISTING
SD	SD	SD
D	AD	SS
CO	CO	SS
DS	DS	SS
RAIN WATER LEADER	RAIN WATER LEADER	RAIN WATER LEADER
2" WATER LINE FROM WELL	2" WATER LINE FROM WELL	2" WATER LINE FROM WELL
6" DOMESTIC WATER LINE FROM WELL	6" DOMESTIC WATER LINE FROM WELL	6" DOMESTIC WATER LINE FROM WELL
6" FIRE WATER	6" FIRE WATER	6" FIRE WATER
SANITARY SEWER FORCE MAIN	SANITARY SEWER FORCE MAIN	SANITARY SEWER FORCE MAIN
PROCESS WASTEWATER	PROCESS WASTEWATER	PROCESS WASTEWATER
SANITARY SEWER GRAVITY	SANITARY SEWER GRAVITY	SANITARY SEWER GRAVITY
JOINT TRENCH	JOINT TRENCH	JOINT TRENCH
FI	FI	FI
GATE VALVE	GATE VALVE	GATE VALVE
TOP / TOE DAYLIGHT	TOP / TOE DAYLIGHT	TOP / TOE DAYLIGHT
FLOWLINE	FLOWLINE	FLOWLINE

#	GROUND NORTHING	GROUND EASTING	ELEVATION
1201	1468003.71	6346313.10	618.88'
1202	1468115.34	6347328.95	506.12'
1203	1468164.45	6347208.03	523.14'
1204	1468234.26	6347121.14	538.73'
1206	1468192.86	6346464.60	554.60'
1207	1468204.00	6346748.55	574.44'
1208	1468007.87	6346712.43	549.16'
1209	1468004.87	6346445.10	616.00'
1210	1467437.25	6346266.92	623.36'
1211	1467471.46	6346180.18	620.41'
1212	1468040.38	6346245.44	611.32'

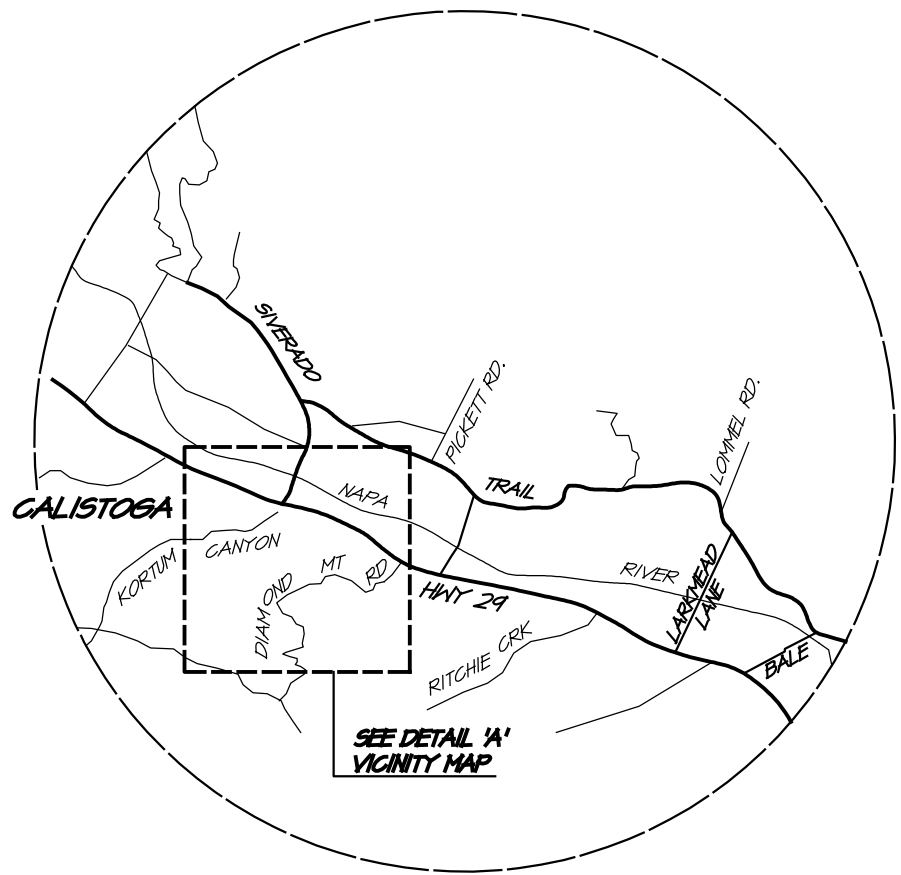
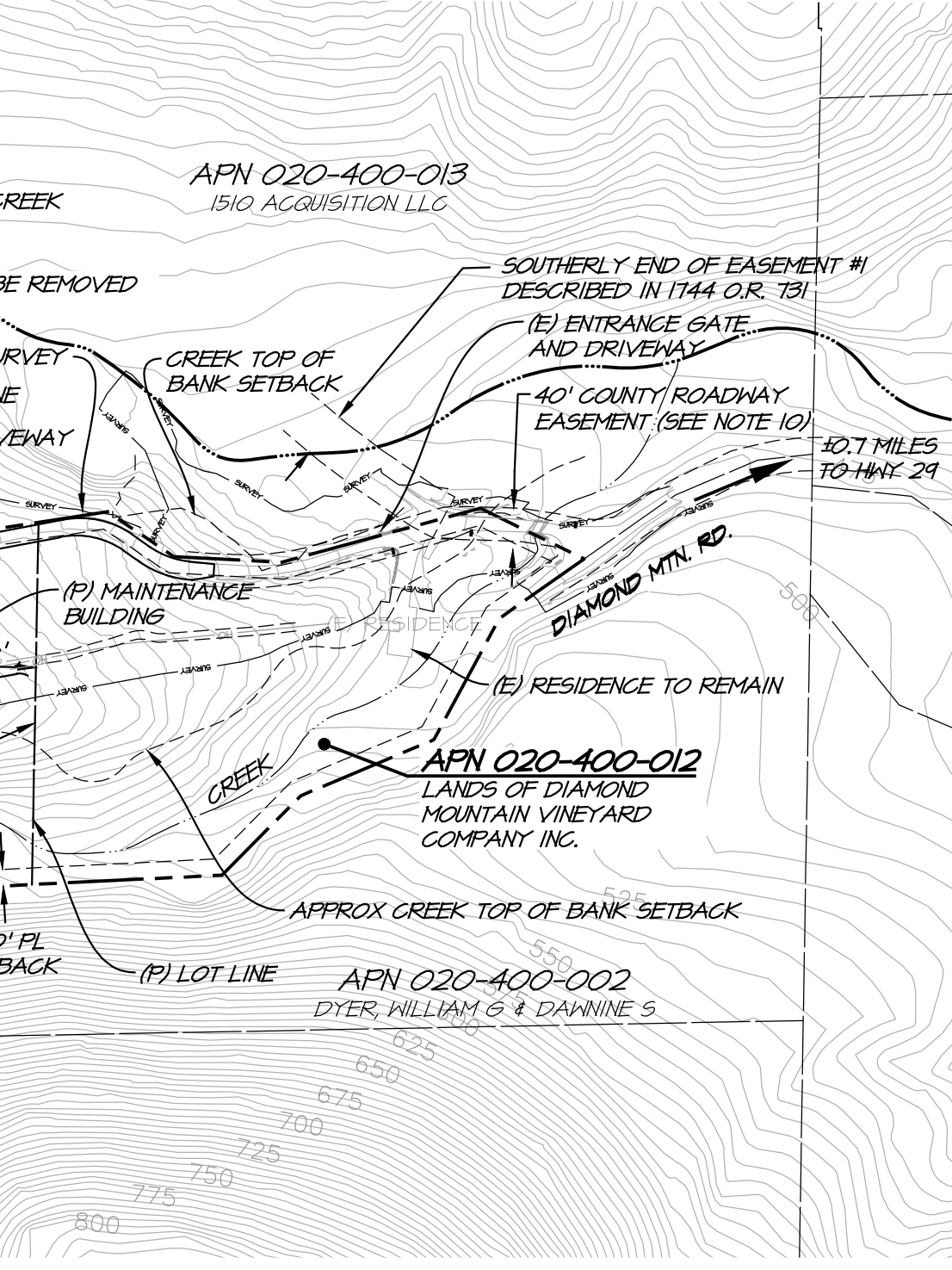
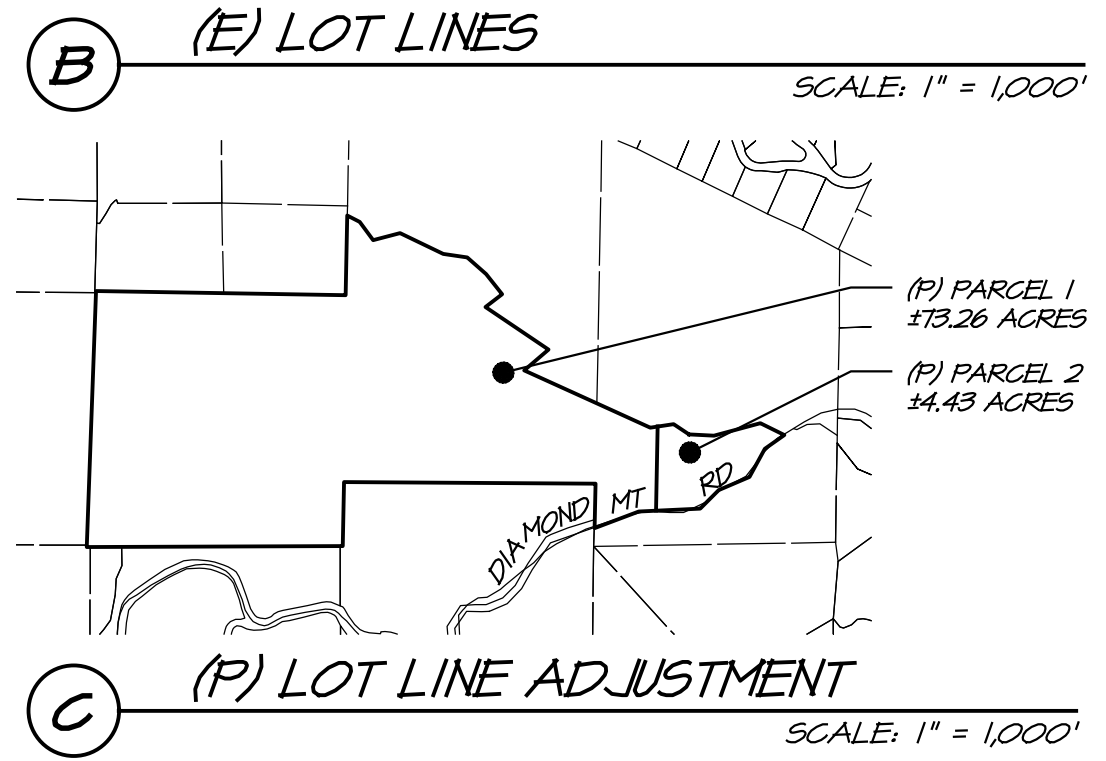
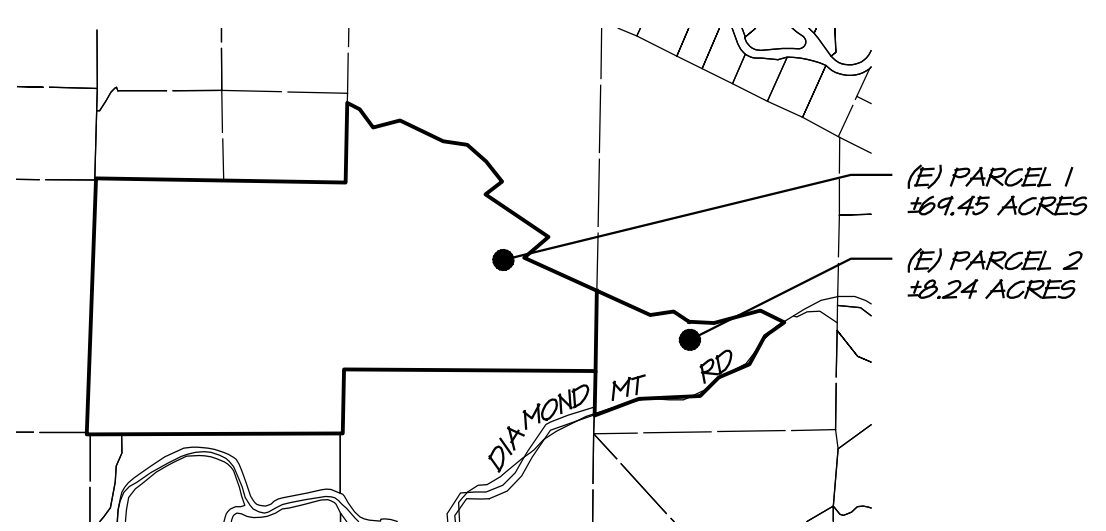
ABBREVIATIONS			
BEG	BOTTOM EXISTING GRADE	HP	HIGH POINT
BFG	BOTTOM FINISH GRADE	HNL	HIGH WATER LEVEL
BO	BLUE OAK	INV	INVERT
BOP	BOTTOM OF PIPE	IP	IRON PIPE
C	CENTERLINE	IW	IRRIGATION WATER
CO	CLEANOUT	LF	LINEAL FEET/FOOT
CH	CHERRY	LO	LIVE OAK
EP	EDGE OF PAVEMENT	LP	LOW POINT
EG	EDGE	M	MANHOLE
(E)	EXISTING	(N)	NEW
FD	FOUND	NCRSS	NAPA COUNTY ROAD AND STREET STANDARDS
FF	FINISH FLOOR	O.C.	ON CENTER
FG	FINISH GRADE	P.A.E.	PUBLIC ACCESS EASEMENT
FI	FIRE HYDRANT	P.U.E.	PUBLIC UTILITY EASEMENT
FL	FLOW LINE	PL	PROPERTY LINE
FW	FIRE WATER	(P)	PROPOSED NEW WORK
GEN	GENERATOR	PM	PROCESS WATER
GB	GRADE BREAK		



SITE PLAN
SCALE: 1" = 200'



VICINITY MAP
SCALE: 1" = 1,000'



LOCATION MAP
NOT TO SCALE

PROJECT INFORMATION

OWNER:	DIAMOND CREEK VINEYARDS
SITE ADDRESS:	1500 DIAMOND MOUNTAIN ROAD CALISTOGA, CA 94515
CIVIL ENGINEER:	RSA+ 1515 FOURTH STREET NAPA, CA 94559 TEL: (707) 252-3301
APN:	020-440-004 & 020-400-012
PARCEL AREA:	(E) 16.45 ACRES & (B) 2.24 ACRES
EXISTING USE:	WINERY, VINEYARD AND RESIDENTIAL
PROPOSED USE:	WINERY, VINEYARD AND RESIDENTIAL
DISTURBED AREA:	3.14 ACRES
EXISTING ZONING:	AW
PROPOSED ZONING:	AW

SURVEY NOTES

- FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE "TOPOGRAPHIC MAP OF A PORTION OF THE LANDS OF ROBERT EISENSTEIN, ET. AL, APN 020-440-004 AND THE DYER 1948 REVOCABLE TRUST SURVEY, APN 020-400-002 NAPA COUNTY, CALIFORNIA" PREPARED BY RSA, JULY 2014. A SUPPLEMENTAL SURVEY OF ADDITIONAL AREA WAS COMPLETED BY ALBION, JULY 2021, UPDATED, AUGUST 2021 AND COMBINED WITH ORIGINAL SURVEY.
- THE SURROUNDING CONTOURS ON THESE PLANS DO NOT REPRESENT A TOPOGRAPHIC SURVEY. THEY WERE OBTAINED FROM THE NAPA COUNTY GIS DATABASE, DATED DECEMBER 2003 AND MAY NOT REPRESENT CURRENT CONDITIONS. THEY SHOULD BE CONSIDERED APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. RSA+ ASSUMES NO LIABILITY REGARDING THE ACCURACY FOR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION OUTSIDE THE LIMITS OF THE RSA+ SURVEY DATED JULY 2014.
- CONTOURS ARE SHOWN EVERY ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
- HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 EPOCH BASED UPON G.P.S. OBSERVATIONS ON NETWORK UTILIZING CONTINUALLY OPERATING REFERENCE STATION (CORS) INFORMATION FROM THE CALIFORNIA SPATIAL REFERENCE CENTER (C.S.R.C.).
- VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)
- BOUNDARY SHOWN IS RECORD INFORMATION PER GRANT DEED, DOC. NO. 2004-0039110 AND QUITCLAIM DEED, DOC. NO. 2013-004442, NAPA COUNTY RECORDS.
- THE SURROUNDING PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY WERE OBTAINED FROM THE NAPA COUNTY GIS DATABASE, DATED FEBRUARY 2014 AND MAY NOT REPRESENT CURRENT CONDITIONS. THEY SHOULD BE CONSIDERED APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
- AERIAL PHOTOGRAPHS WERE OBTAINED FROM THE NAPA COUNTY GIS DATABASE, DATED OCTOBER 2018 AND MAY NOT REPRESENT CURRENT CONDITIONS.
- OVERALL SURFACE CREATED BY COMBINING THE PREVIOUS SURVEY PERFORMED BY RSA IN JULY 2014 & ACTUAL UPDATES PERFORMED BY ALBION SURVEYS, DISCREPANCIES ALONG THE EDGE OF THE UNION SHALL BE VERIFIED BY OWNERS/CONTRACTORS/DESIGNERS IN THE FIELD. IF THE AREA IS DIFFERENT FROM WHAT IS SHOWN IN THESE TOPOGRAPHIC MAPS, OWNERSHIP SHALL CONTACT ALBION TO VERIFY/SURVEY THE AREA. THE SURVEY BY RSA WAS UPDATED TO SHOW APPROXIMATE SELECTED TREE CANOPIES AND OTHER INFORMATION PER ARCHITECT REQUEST.
- APPROXIMATE LOCATION OF NAPA COUNTY ROADWAY EASEMENT PREPARED BY TERRA FIRMA SURVEYS, INC. BASED ON A FIELD SURVEY ON NOVEMBER 29, 2022, FROM NAPA COUNTY ROAD BOOK "B" PAGE 214. PUBLIC ROADWAY EASEMENT CREATED BY ROAD PETITION # 184 AS APPROVED BY THE BOS AUG. 5, 1940. OVERLAIN ON THE EXISTING IMPROVED ROADS IN THE VICINITY OF DIAMOND CREEK VINEYARDS.
- THERE ARE NON-LOCATABLE AND OFF-SITE EASEMENTS. SEE TERRA FIRMA LETTER DATED FEBRUARY 7, 2024.
- BLUE LINE CREEK LOCATION FROM COUNTY OF NAPA GIS. THIS FEATURE SHOULD BE CONSIDERED APPROXIMATE.

SHEET INDEX

UP1.0	COVER SHEET
UP2.0	DEMOLITION PLAN
UP3.0	LAYOUT PLAN
UP3.1	TREE CANOPY COVER
UP3.2	COVERAGE AND DEVELOPMENT AREAS
UP4.0	GRADING PLAN
UP4.1	DRIVEWAY PLAN / PROFILE EAST
UP4.2	DRIVEWAY PLAN / PROFILE WEST
UP4.3	LOOP ROAD PROFILE
UP5.0	UTILITY PLAN
UP5.1	WASTEWATER OVERVIEW PLAN

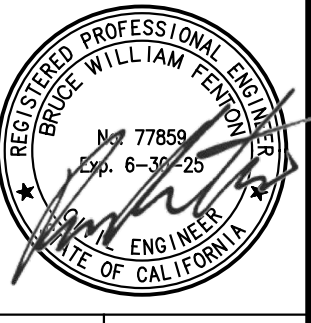
DATE	MAY 21, 2025
DRAWN	DCB
DESIGNED	BTB
CHECKED	BNF
JOB NO.	4120020.0
SHEET NO.	UP1.0
1 OF 11 SHEETS	

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1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE: (707) 252-3301
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DIAMOND CREEK VINEYARDS COVER SHEET

NAPA COUNTY
CALIFORNIA

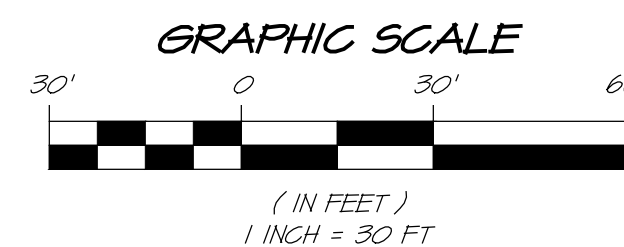


DATE	MAY 21, 2025
DRAWN	DCB
DESIGNED	BTB
CHECKED	BNF
JOB NO.	4120020.0
SHEET NO.	UP1.0
1 OF 11 SHEETS	

OAK TREE REMOVAL		
TREE TYPE	SIZE (IN)	QUANTITY
BLUE OAK (BO)	8"	4
BLUE OAK (BO)	10"	6
BLUE OAK (BO)	10"x2"	1
BLUE OAK (BO)	12"x10"	1
BLUE OAK (BO)	12"	2
BLUE OAK (BO)	14"	5
BLUE OAK (BO)	16"	3
BLUE OAK (BO)	18"x10"	1
BLUE OAK (BO)	18"x14"	1
BLUE OAK (BO)	22"	1
BLUE OAK (BO)	24"	1
BLUE OAK (BO)	40"	1
TOTAL		21

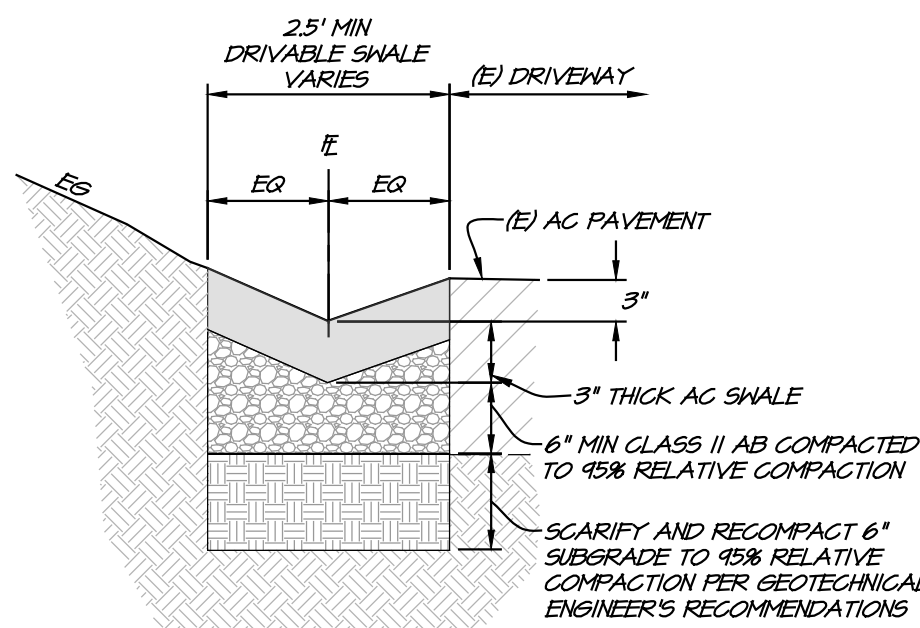
DOUGLAS FIR (DF)	20"	1
DOUGLAS FIR (DF)	22"	1
DOUGLAS FIR (DF)	24"	2
DOUGLAS FIR (DF)	26"	1
DOUGLAS FIR (DF)	28"x16"	1
DOUGLAS FIR (DF)	30"	1
DOUGLAS FIR (DF)	32"	1
DOUGLAS FIR (DF)	36"	1
DOUGLAS FIR (DF)	38"	1
JAPANESE MAPLE	4"x3	1
JAPANESE MAPLE	6"	1
JAPANESE MAPLE	8"x2"	2
MAGNOLIA	14"x12"	1
MAGNOLIA	20"x16"	1
MANZANITA	10"	1
SNAG	14"	1
PINE	10"	1
TREE	6"	2
TREE	12"	2
SNAG	14"	1
STUMP	2.5"x3	1
STUMP	3"	1
STUMP	3.5"	1
STUMP	4"	1
SUBTOTAL		105
OAK	VARIOUS	27
TOTAL		132

SCALE: 1" = 30'



SCALE: 1" = 30'

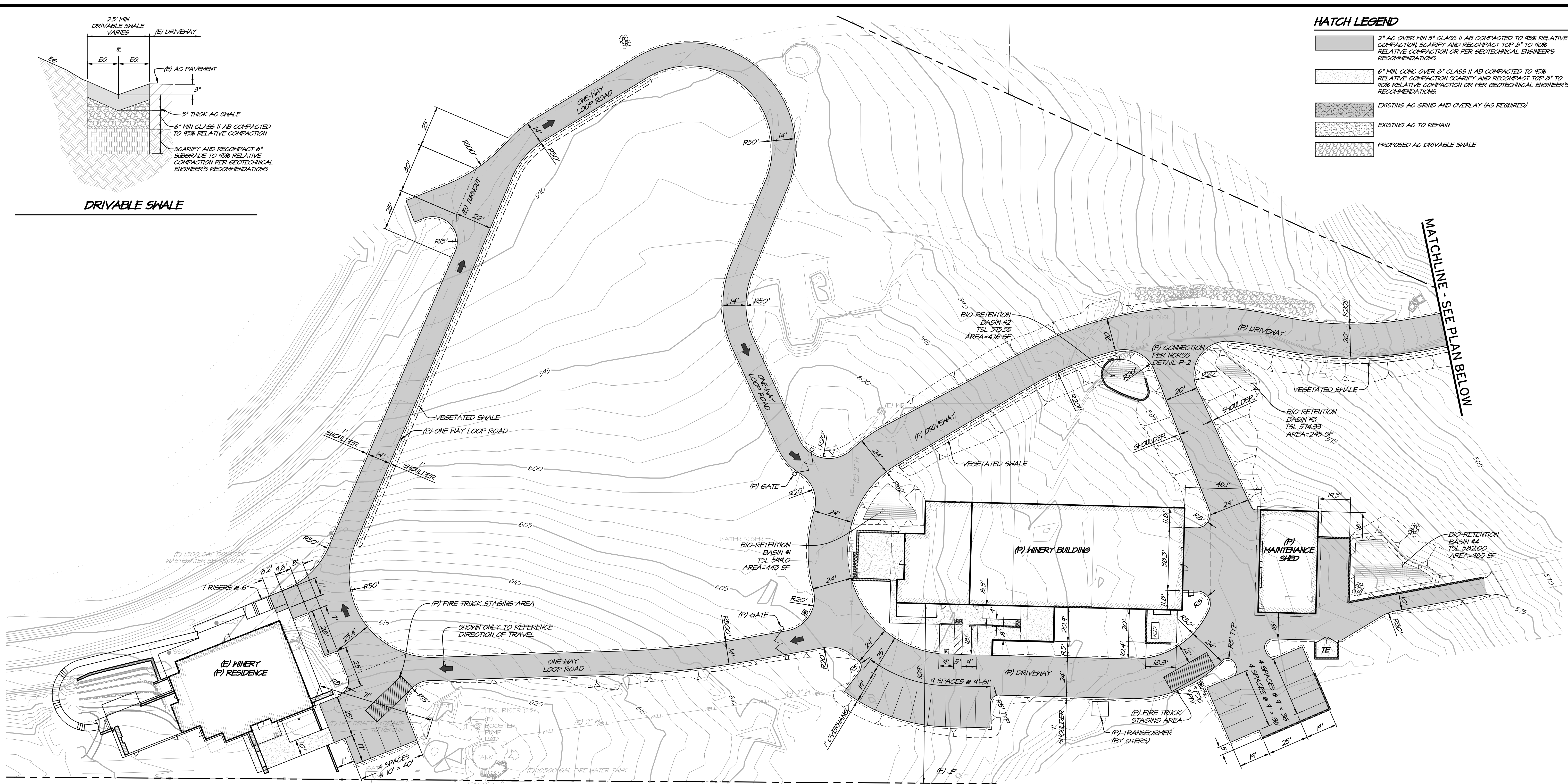
		<p>DIAMOND CREEK VINEYARDS DEMOLITION PLAN</p> <p>NAPA COUNTY CALIFORNIA</p>		<p>1515 FOURTH STREET NAPA, CALIF. 94555 OFFICE (707)252.3300 + www.RSAcivil.com +</p> <p>RS A⁺</p>		<p>USE PERMIT APPLICATION - 8TH SUBMITTAL</p>		<p>0 12/31/25</p>		<p>DCB B17</p>	
<p>DATE MAY 27, 2025</p>		<p>DRAWN DCB</p>		<p>DESIGNED B17</p>		<p>CHECKED B17</p>		<p>JOB NO. 41202020.0</p>		<p>SHEET NO. UP2.0</p>	
<p>2 OF 11 SHEETS</p>		<p>NO. DATE</p>		<p>REVISIONS</p>		<p>BY APPD</p>		<p>NO. DATE</p>		<p>REVISIONS</p>	
<p>RS A⁺ CONSULTING CIVIL ENGINEERS + SURVEYORS + 1980</p>											



DRIVABLE SHALE

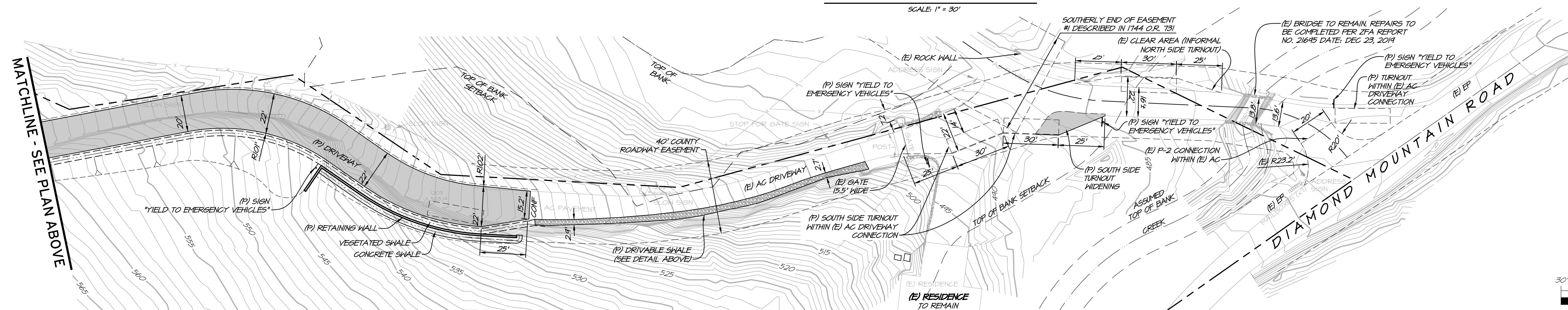
HATCH LEGEND

- 2" AC OVER MIN 5" CLASS II AB COMPACTED TO 95% RELATIVE COMPACTION, SCARIFY AND RECOMPACT TOP 8" TO 90% RELATIVE COMPACTION OR PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- 6" MIN. CONC. OVER 8" CLASS II AB COMPACTED TO 95% RELATIVE COMPACTION, SCARIFY AND RECOMPACT TOP 8" TO 90% RELATIVE COMPACTION OR PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- EXISTING AC GRIND AND OVERLAY (AS REQUIRED)
- EXISTING AC TO REMAIN
- PROPOSED AC DRIVABLE SHALE



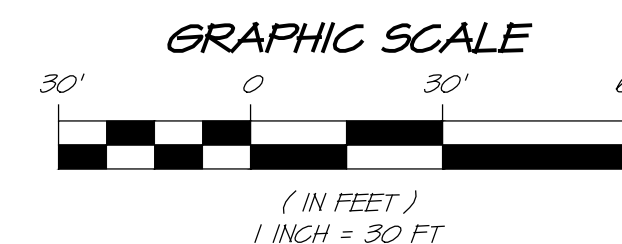
LAYOUT PLAN WEST

SCALE: 1" = 30'



LAYOUT PLAN EAST

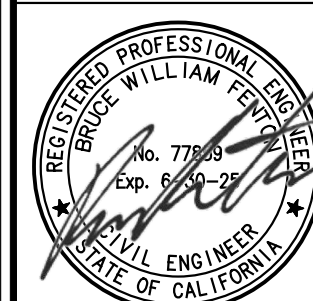
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DIAMOND CREEK VINEYARDS
LAYOUT PLAN

CALIFORNIA

NAPA COUNTY



DATE	MAY 27, 2025
DRAWN	DCB
DESIGNED	BTB
CHECKED	BNF
JOB NO.	41200200
SHEET NO.	UP3.0
	3 OF 11 SHEETS

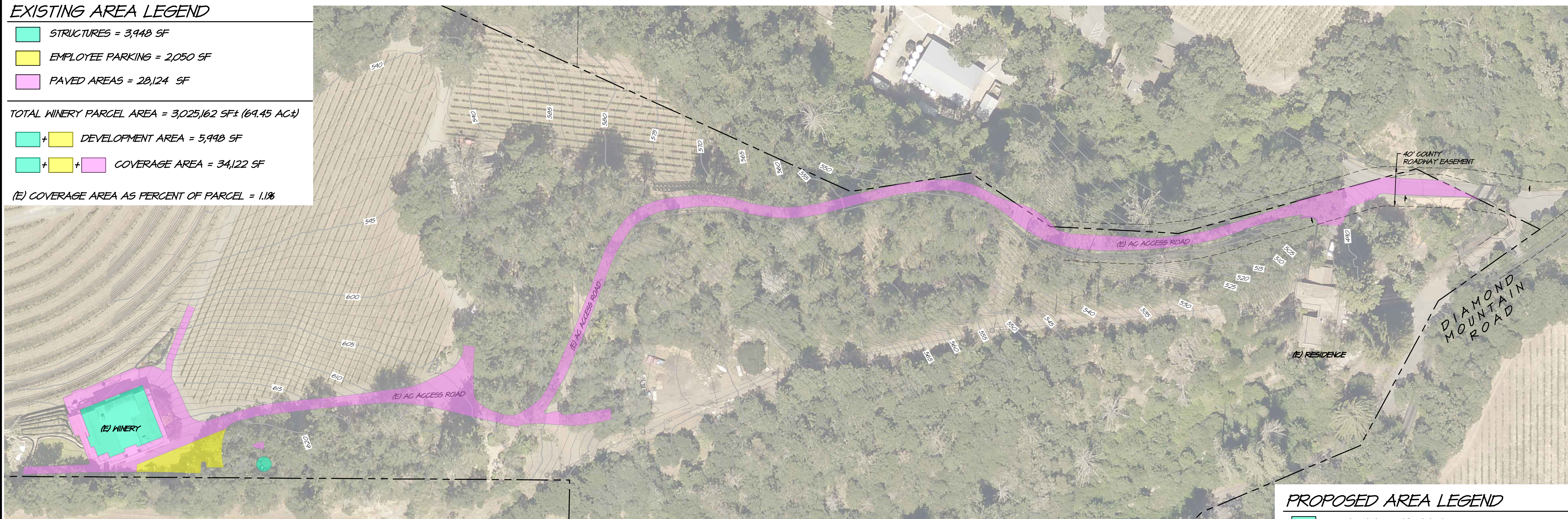
STRUCTURES = 3,948 SF

EMPLOYEE PARKING = 2,050 SF

PAVED AREAS = 28,124 SF

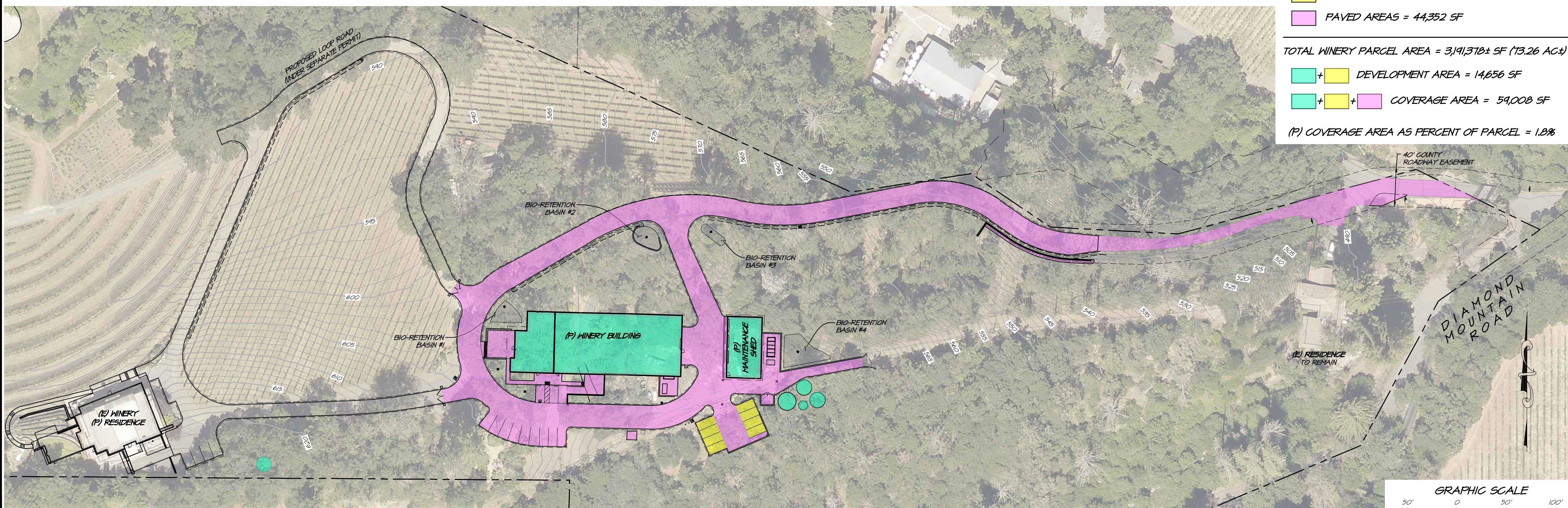
 +  DEVELOPMENT AREA = 5,998 SF
 +  +  COVERAGE AREA = 34,122 SF

(E) COVERAGE AREA AS PERCENT OF PARCEL = 1.1%



EXISTING COVERAGE AND DEVELOPMENT MAP

SCALE: 1" = 50'



PROPOSED COVERAGE AND DEVELOPMENT MAP

SCALE: 1" = 50'

STRUCTURES = 13,287 SF

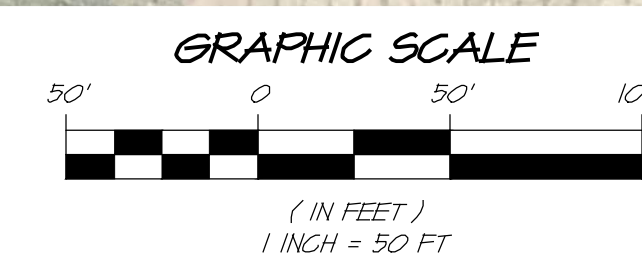
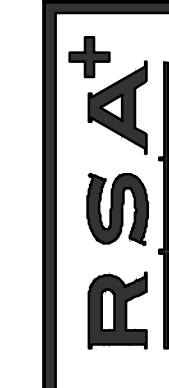
EMPLOYEE PARKING = 1,369 SF

PAVED AREAS = 44,352 SF

 +  DEVELOPMENT AREA = 14,656 SF

 +  +  COVERAGE AREA = 59,008 SF

(P) COVERAGE AREA AS PERCENT OF PARCEL = 1.8%

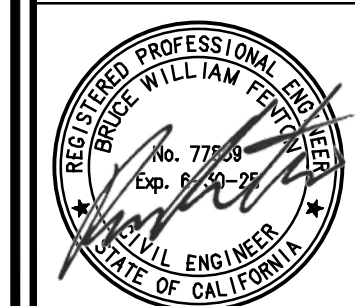
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RS&I CONSULTING CIVIL ENGINEERS + SURVEYORS +	est. 1990
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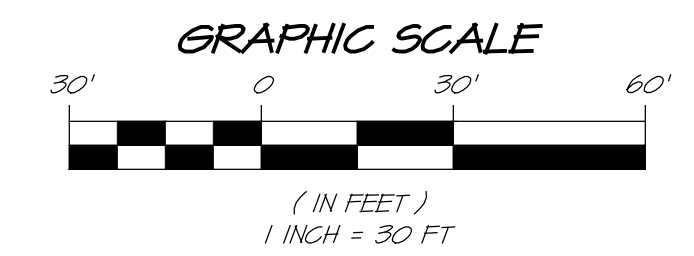
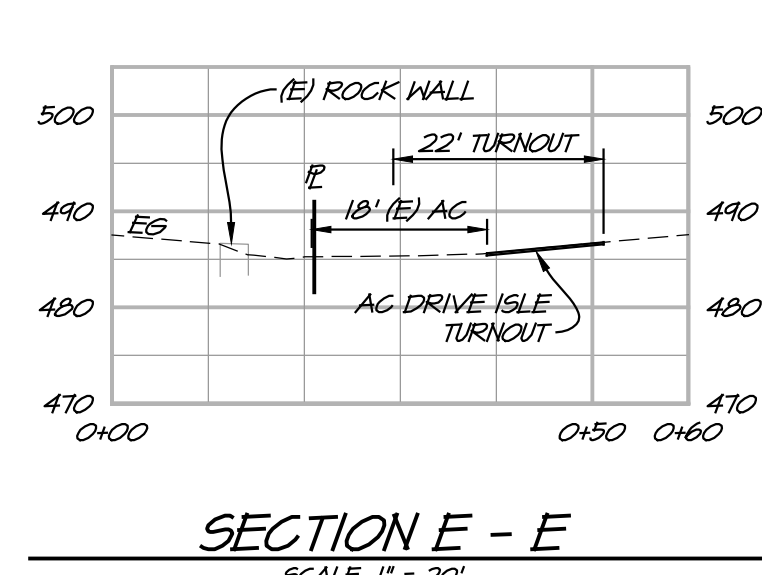
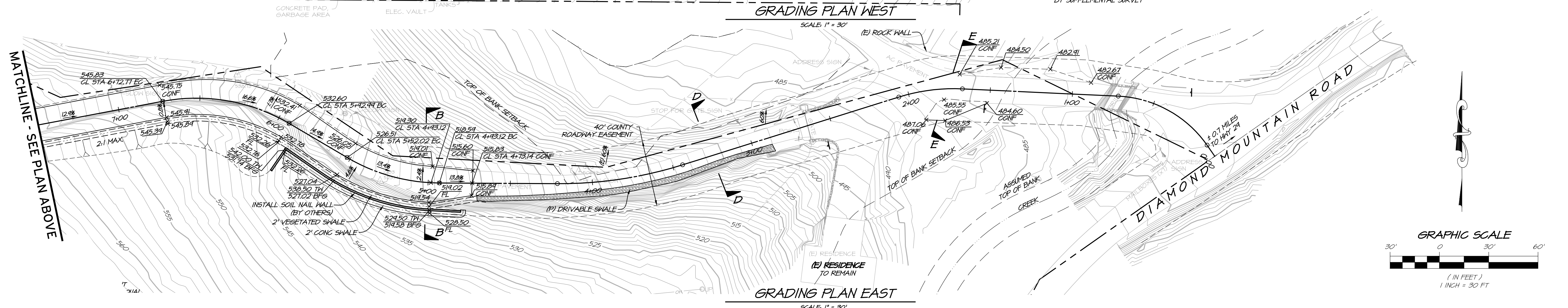
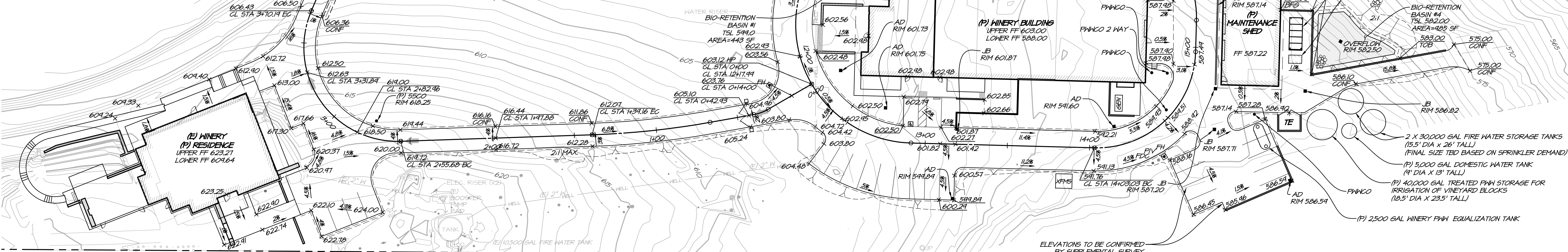
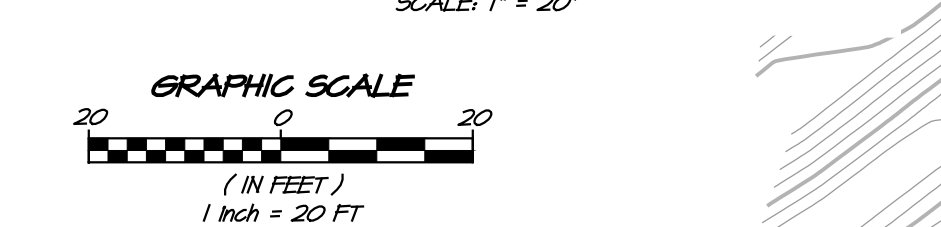
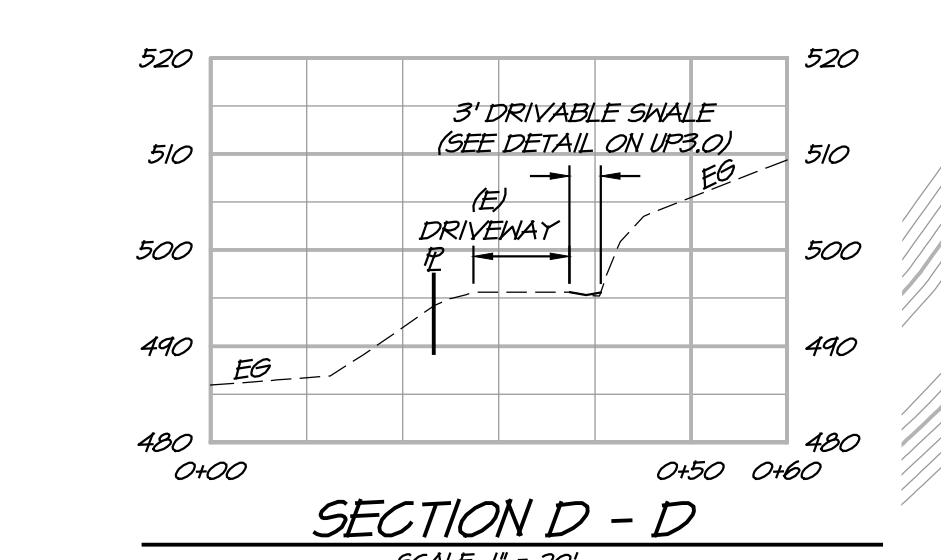
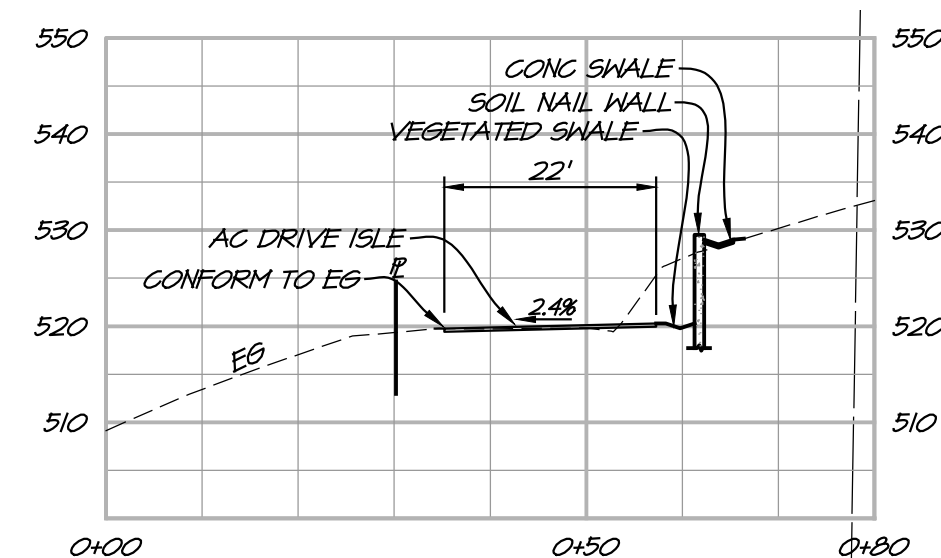
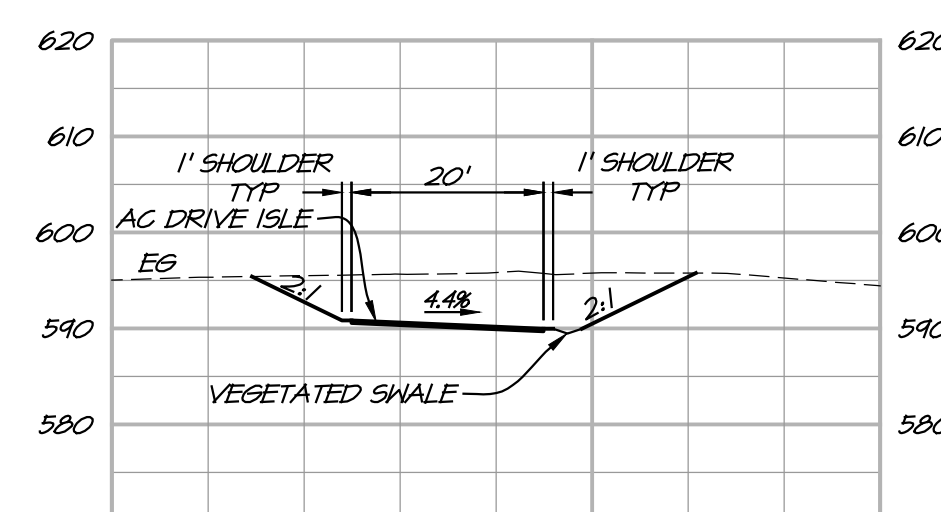
DIAMOND CREEK VINEYARDS COVERAGE AND DEVELOPMENT

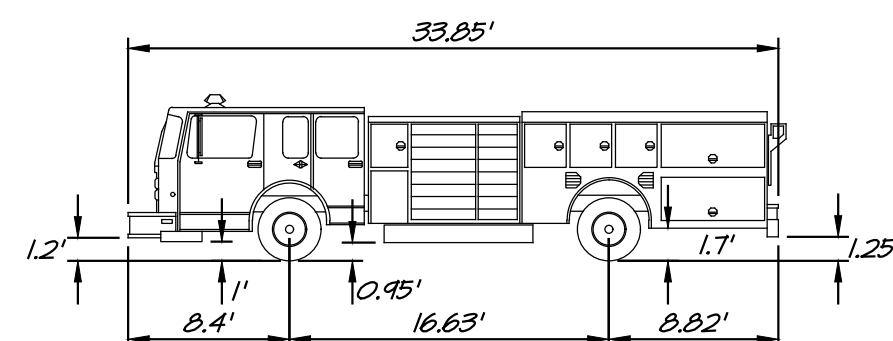
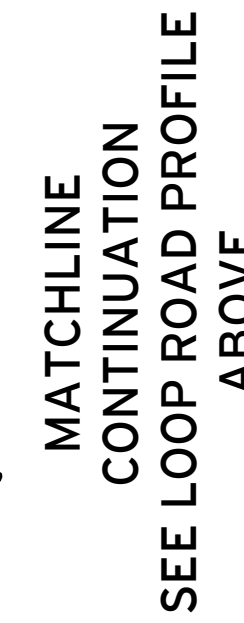
CALIFORNIA

NAPA COUNTY



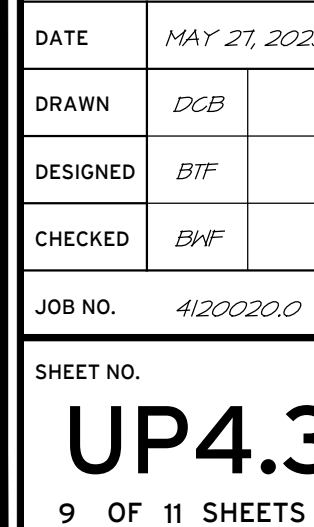
DATE	MAY 27, 2025	
DRAWN	DCB	
DESIGNED	BTf	
CHECKED	BWF	
JOB NO. 4120020.0		
SHEET NO.		
<div>UP3.2</div> <div>5 OF 11 SHEETS</div>		





<u>TYPE / ENGINE</u>	
OVERALL LENGTH	33,852 FT
OVERALL WIDTH	8,500 FT
OVERALL BODY HEIGHT	10,519 FT
MIN BODY GROUND CLEARANCE	0.950 FT
TRACK WIDTH	8,500 FT
LOCK TO LOCK TIME	7.00 S
CURB TO CURB TURNING RADIUS	24,100 FT

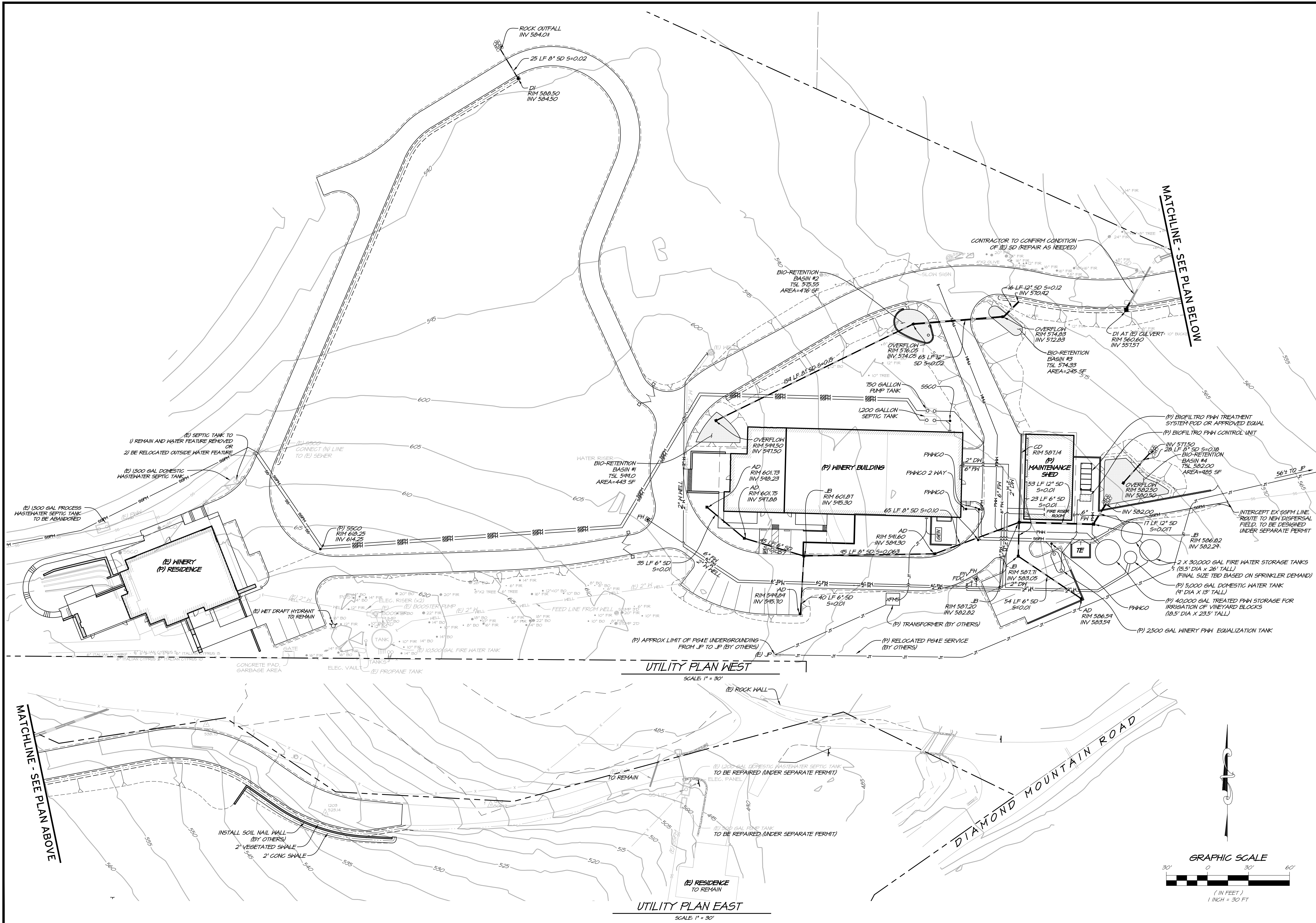
TYPE I FIRE ENGINE DETAIL
SCALE: 1" = 10'



DIAMOND CREEK VINEYARDS
LOOP ROAD PROFILE

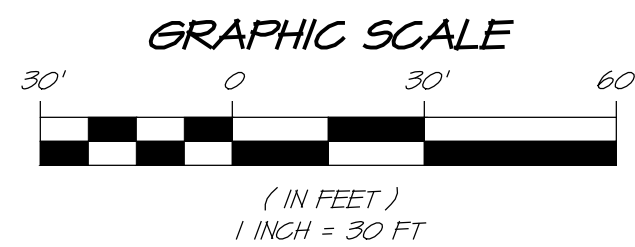
RS A⁺

[illegible]



UTILITY PLAN WEST
SCALE: 1" = 30'

UTILITY PLAN EAST
SCALE: 1" = 30'



515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE (707) 252-3301
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01/05/2025

USE PERMIT APPLICATION - 8TH SUBMITTAL

DCEB/BTF

NO.

DATE

REVISIONS

BY

APPD

DIAMOND CREEK VINEYARDS

UTILITY PLAN

CALIFORNIA

NAPA COUNTY

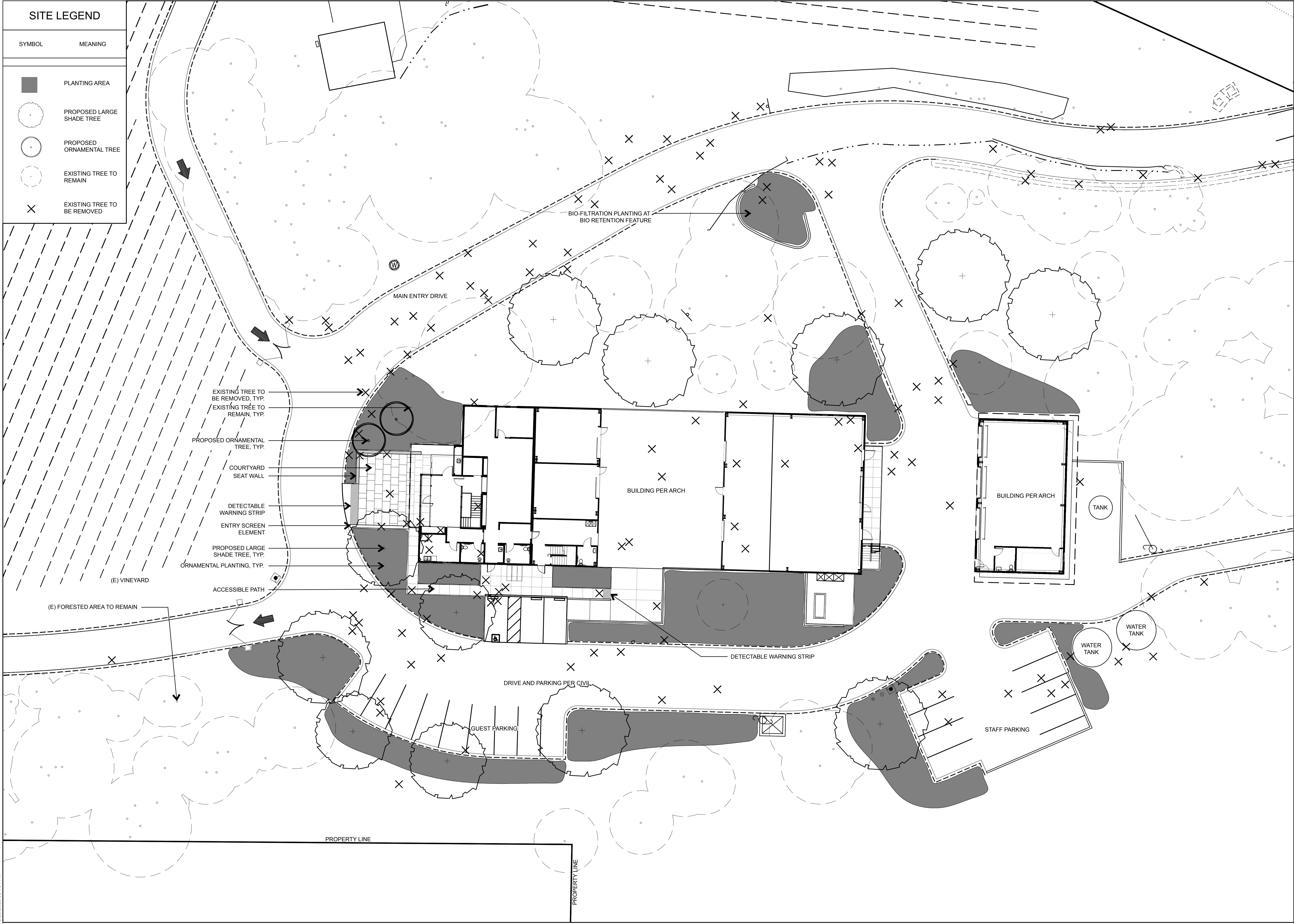
UP5.0

10 OF 11 SHEETS

REGISTERED PROFESSIONAL
ENGINEER
WILLIAM J. BROWN
No. 77192
Exp. 12/31/2026
CIVIL ENGINEER
STATE OF CALIFORNIA

DATE: MAY 27, 2025
DRAWN: DCEB
DESIGNED: BTF
CHECKED: BWF
JOB NO.: 4120020.0
SHEET NO.: UP5.0

PRELIMINARY - FOR AGENCY REVIEW ONLY



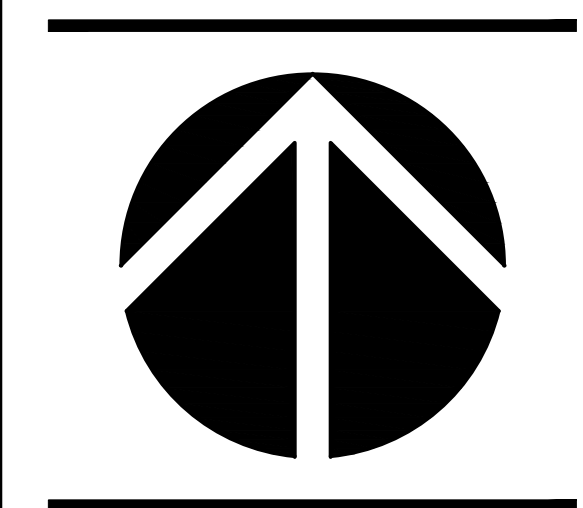
ROCHE + ROCHE

LANDSCAPE ARCHITECTURE

1055 Broadway Suite G
Sonoma Ca. 95476
707 933 8302 T/F
www.rocheandroche.com

THE DIAMOND CREEK WINERY

1500 DIAMOND MOUNTAIN ROAD
CALISTOGA, CA 94515
APN: 020-440-004, 020-400-012



NO.	DATE	ISSUES AND REVISIONS	BY
1			
2			
3			
4			
5			
6			
7			

DATE 06/30/2023
SCALE 1/16" = 1'-0"

CONCEPTUAL LANDSCAPE PLAN

L1.1

USE PERMIT
APPLICATION
4TH RESUBMITTAL

SCALE: 1/16" = 1'-0"
0' 8' 16' 40'

DIAMOND CREEK VINEYARDS

Existing Gate Elevation
Photo Markup

