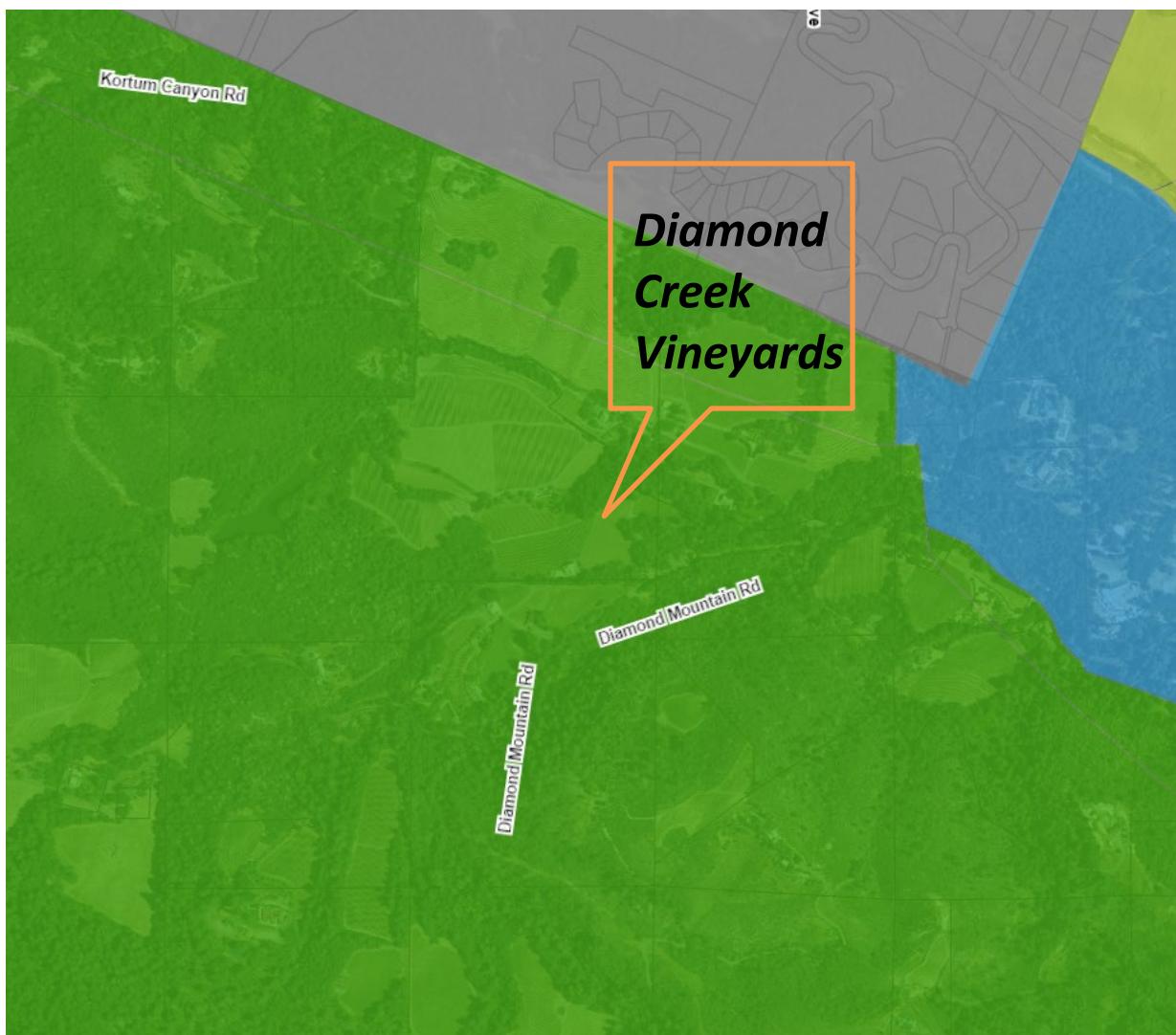


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Graphics

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

NAPA COUNTY LAND USE PLAN 2008 – 2030



SCALE IN MILES
0 $\frac{1}{2}$ Mile]

LEGEND



URBANIZED OR NON-AGRICULTURAL

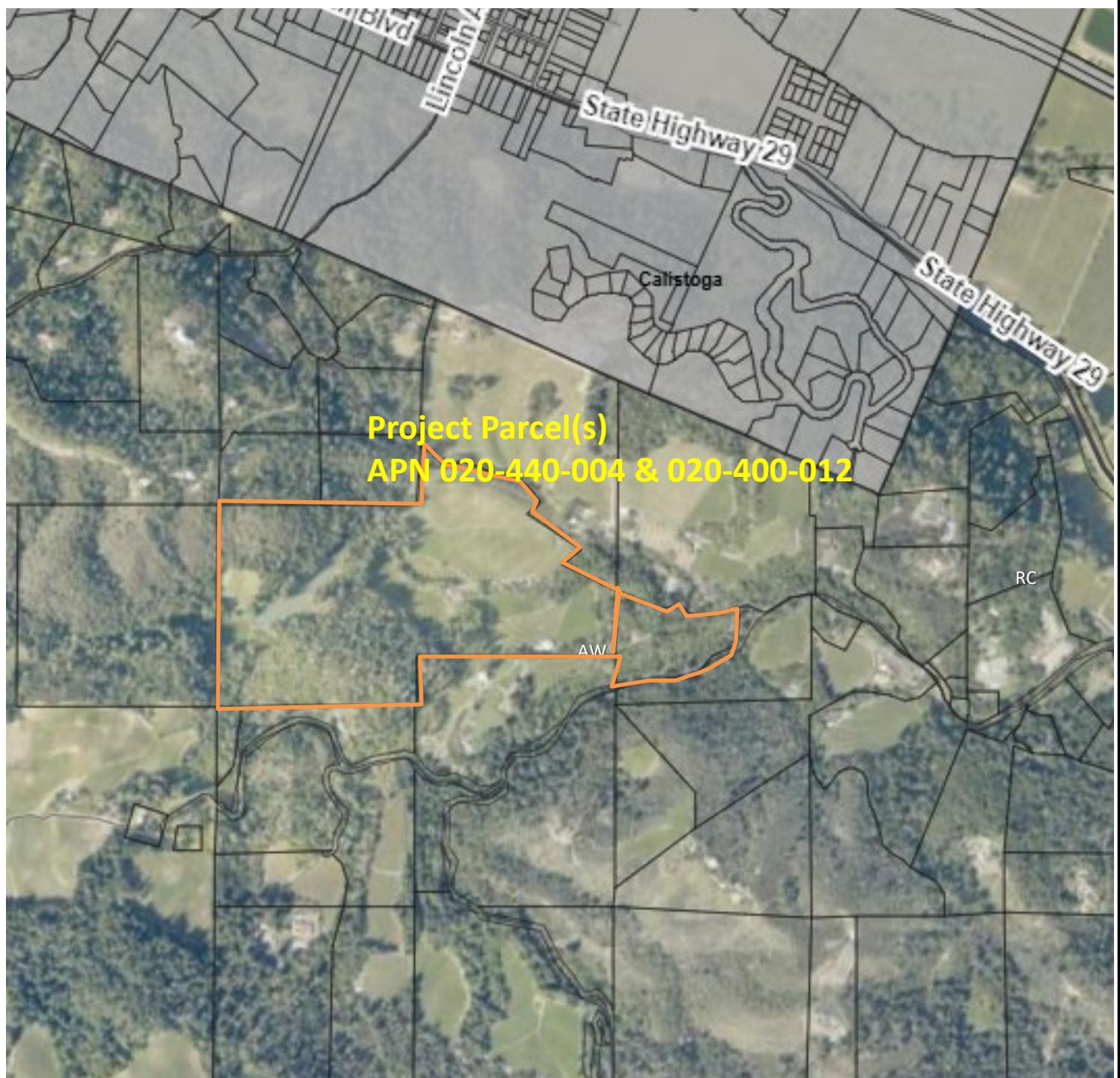
- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional

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



LEGEND

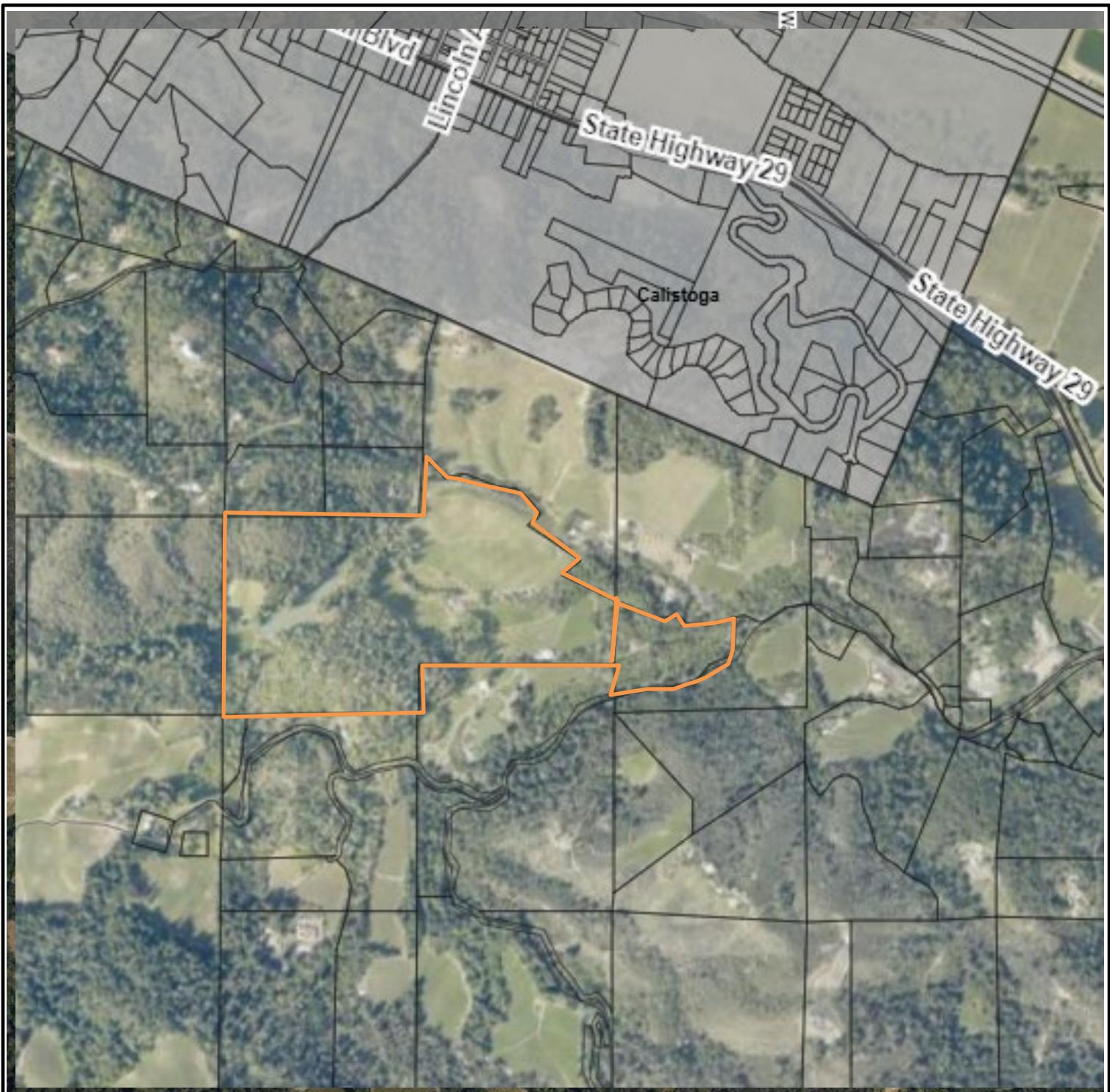
- Zoning
- Parcels



0

1/2 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@lfhardy.com

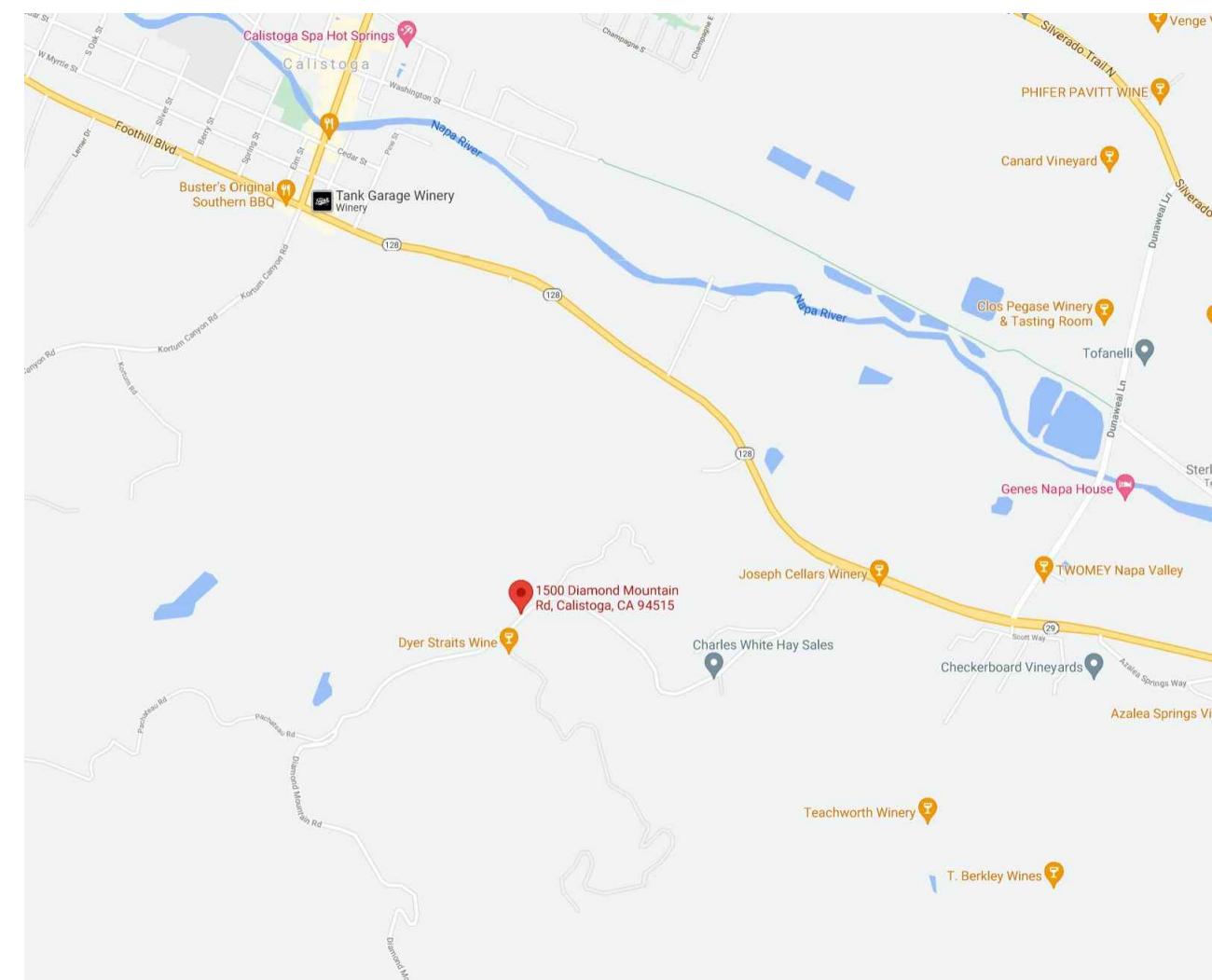
ARCHITECT:
vonRaesfeld & Associates Architects Inc
Contact: Steve vonRaesfeld
108 Petaluma Blvd, Suite 200
Petaluma CA 94952
Phone: (707) 762-6006
steve@vra-arch.com

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-44777: 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.

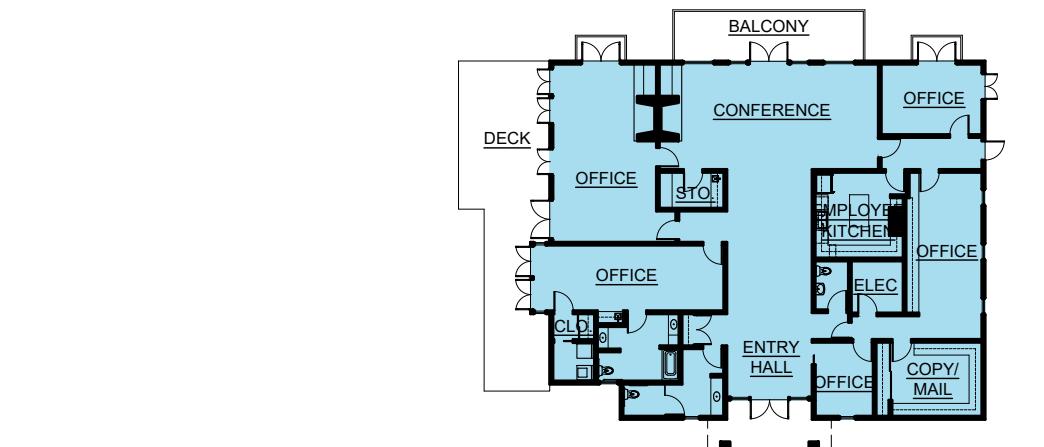
T-1

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

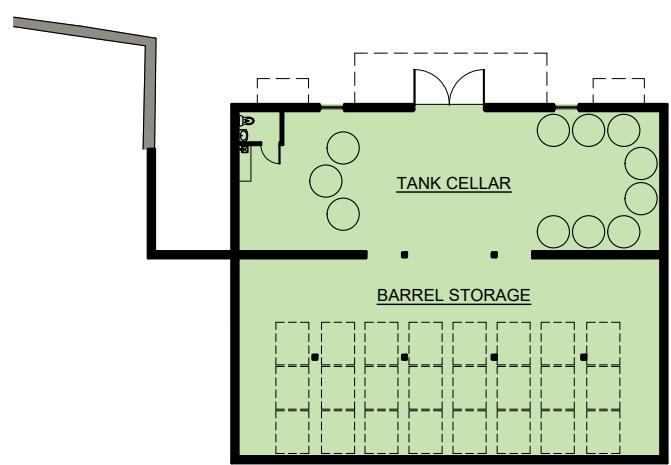
DATE:
11.18.22
06.30.23
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ARCHITECTURE | PLANNING | CONSULTING
108 Petaluma Blvd N., Ste. 200
Petaluma, California 94952
Ph: (707) 762-6006

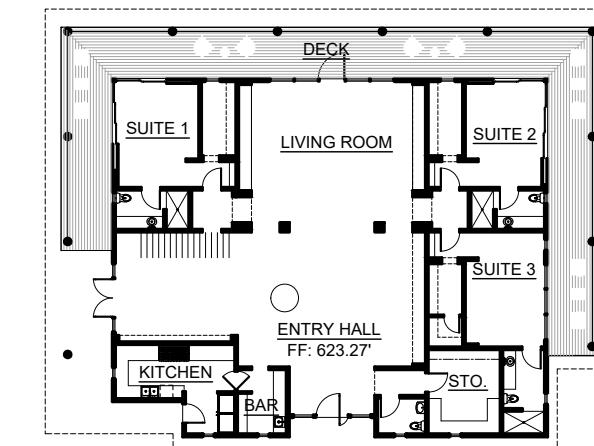




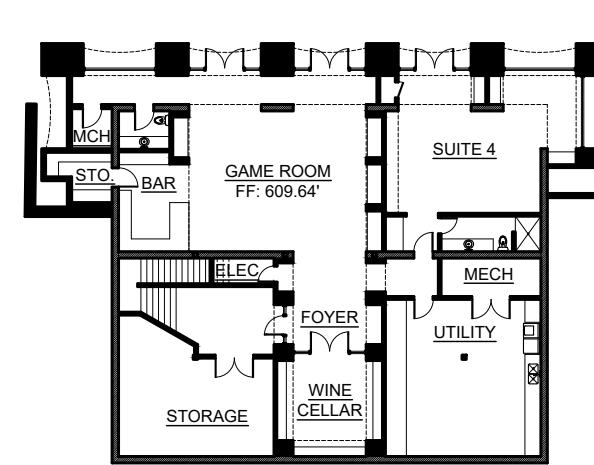
MAIN LEVEL



LOWER LEVEL

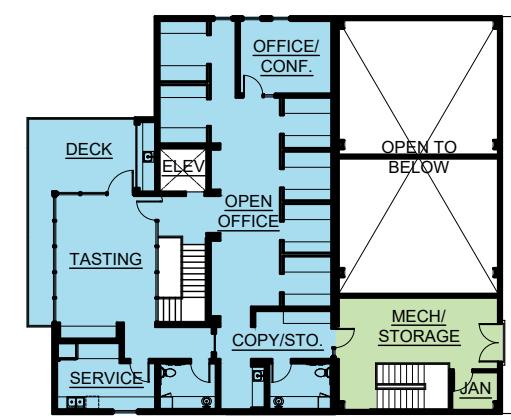


MAIN LEVEL

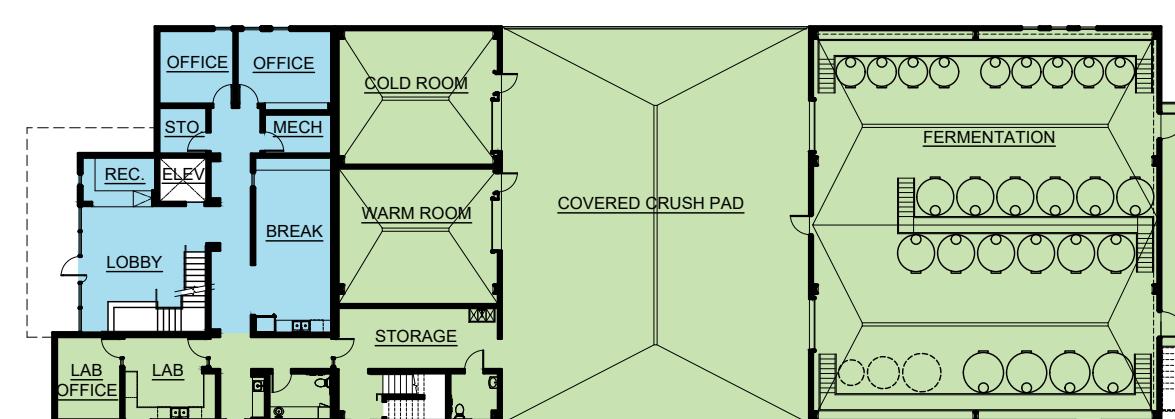


LOWER LEVEL

RESIDENCE
(CONVERSION OF EXISTING WINERY)



UPPER LEVEL



MAIN LEVEL



LOWER LEVEL



SHOP BUILDING

WINERY BUILDING

BUILDING AREA SUMMARY :
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%		
TOTAL	3,960sf	20,700sf	8,225sf	25,415sf

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

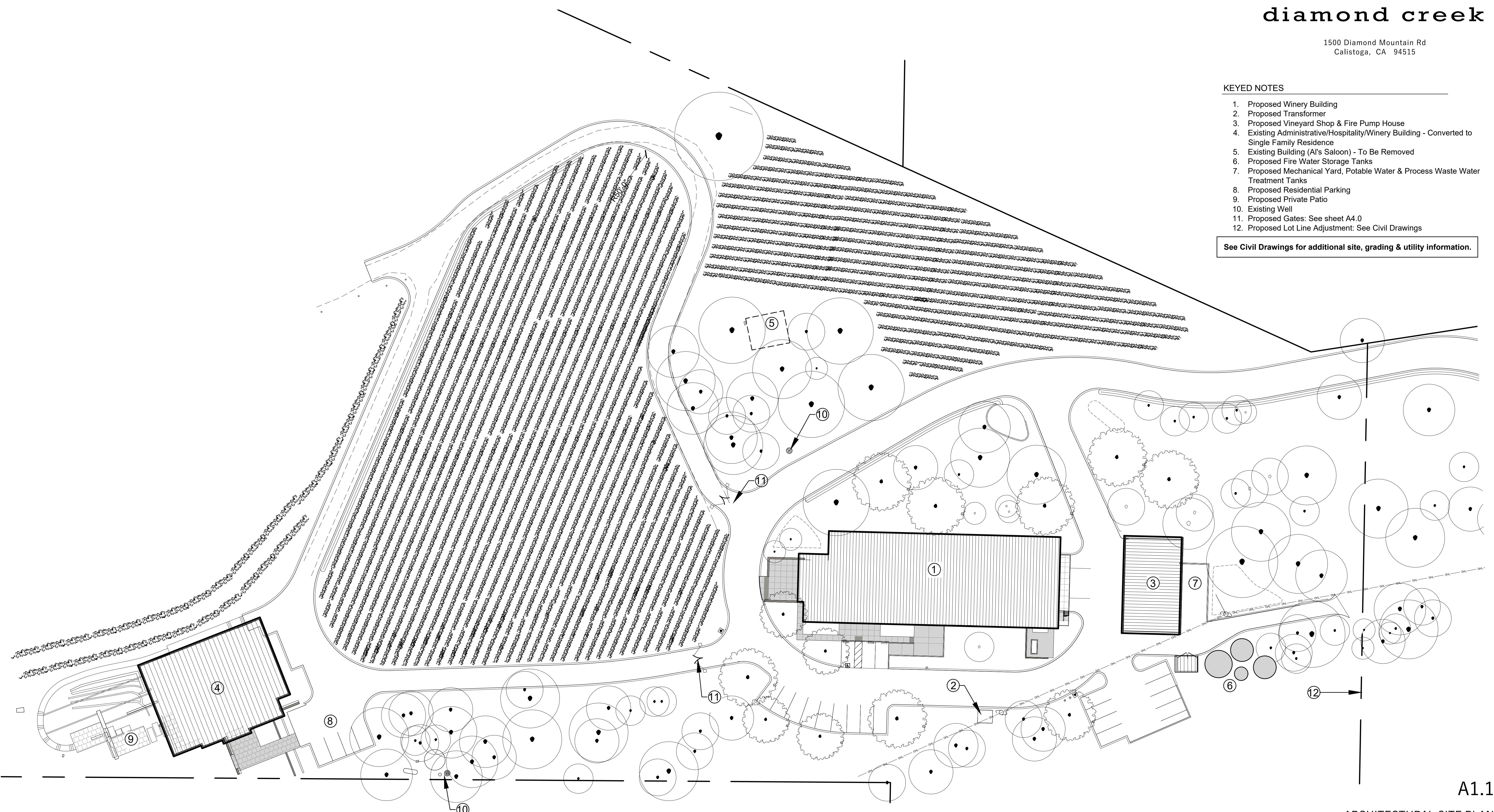
AP-1

**ACCESSORY - PRODUCTION
RATIO CALCULATION**

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A1.1

ARCHITECTURAL SITE PLAN

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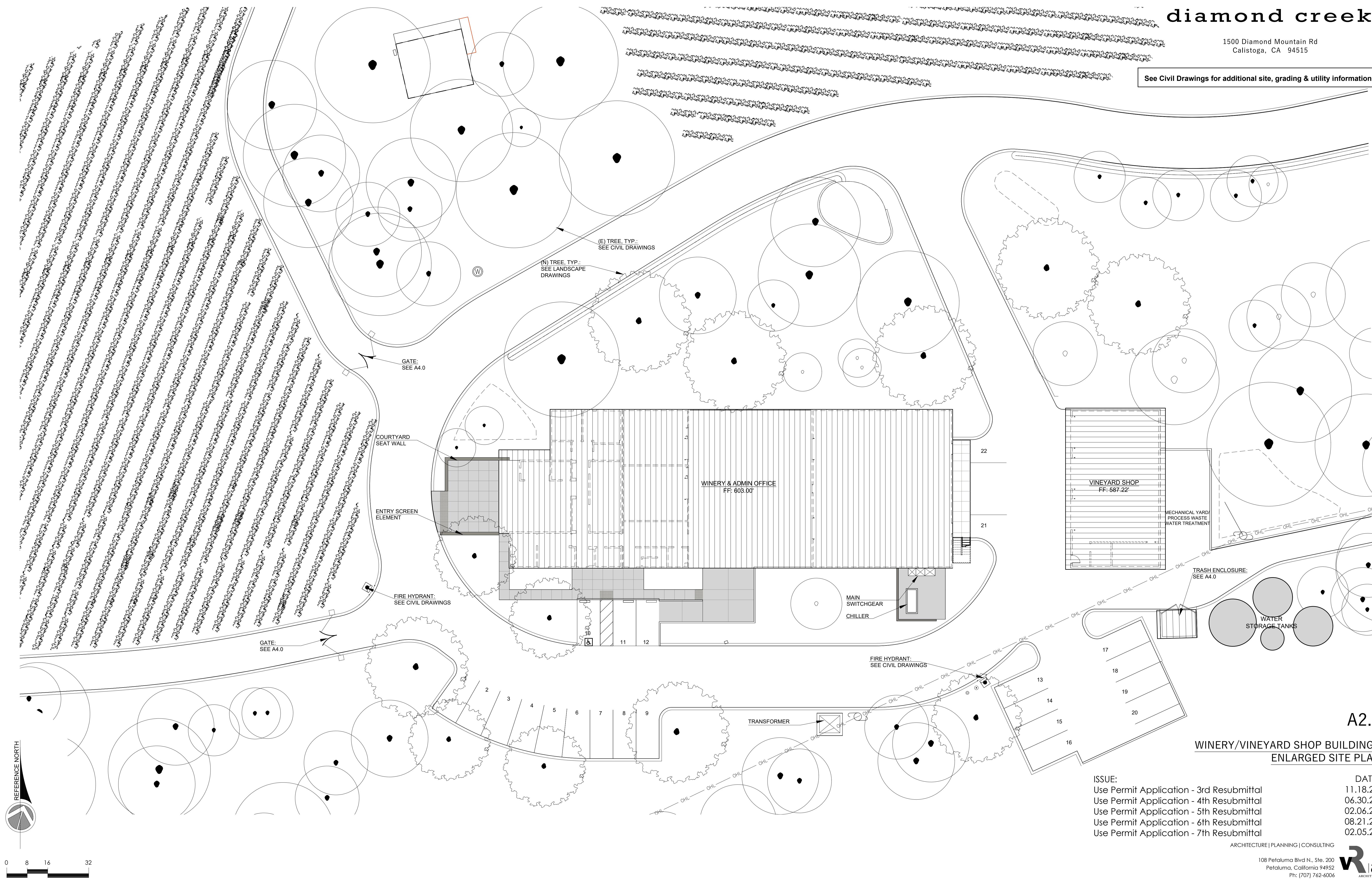
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108 Petaluma Blvd N., Ste. 200
Petaluma, California 94952
Ph: (707) 762-6006

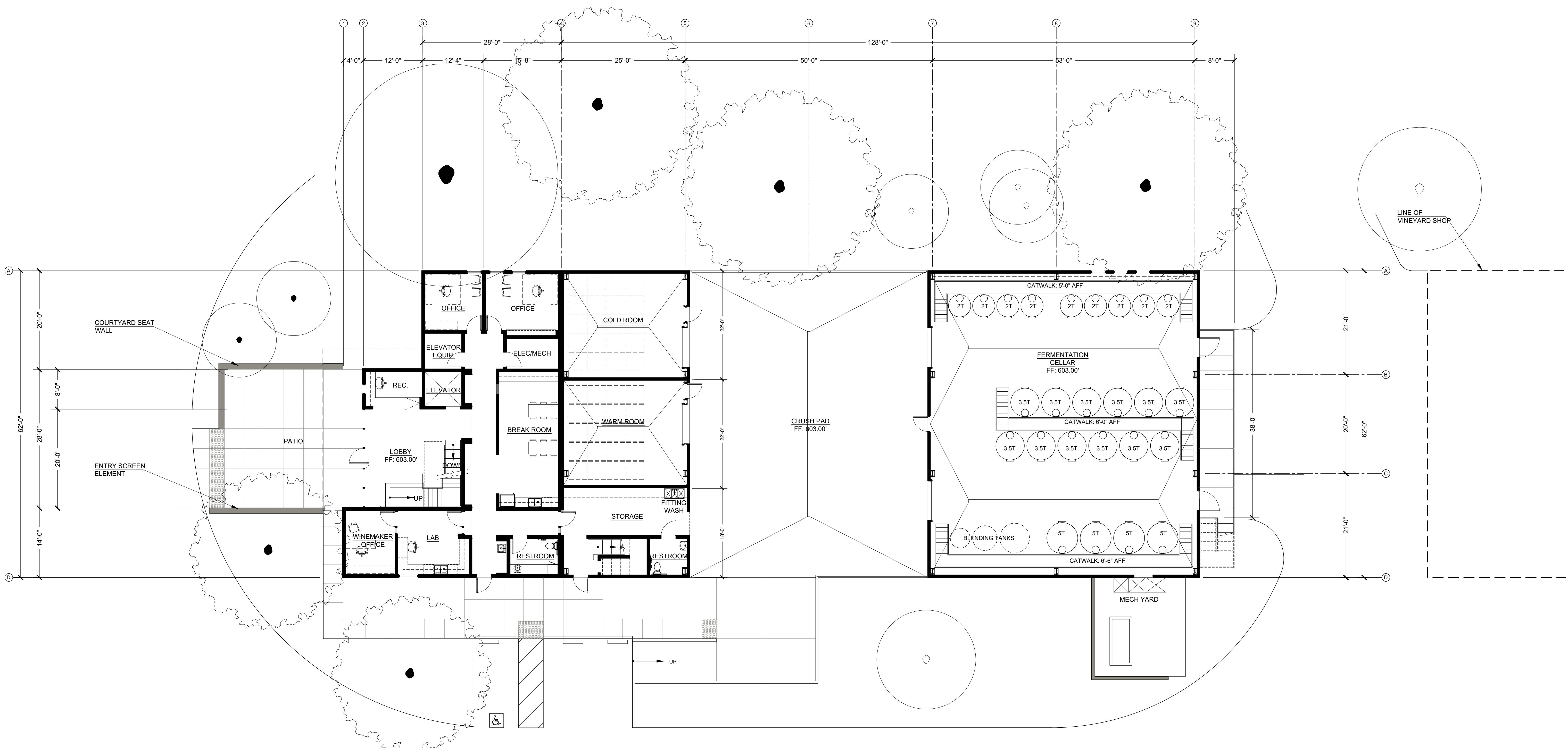


diamond creek

1500 Diamond Mountain Rd
Calistoga, CA 94515

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





A2.2

WINERY BUILDING
MAIN LEVEL FLOOR PLAN

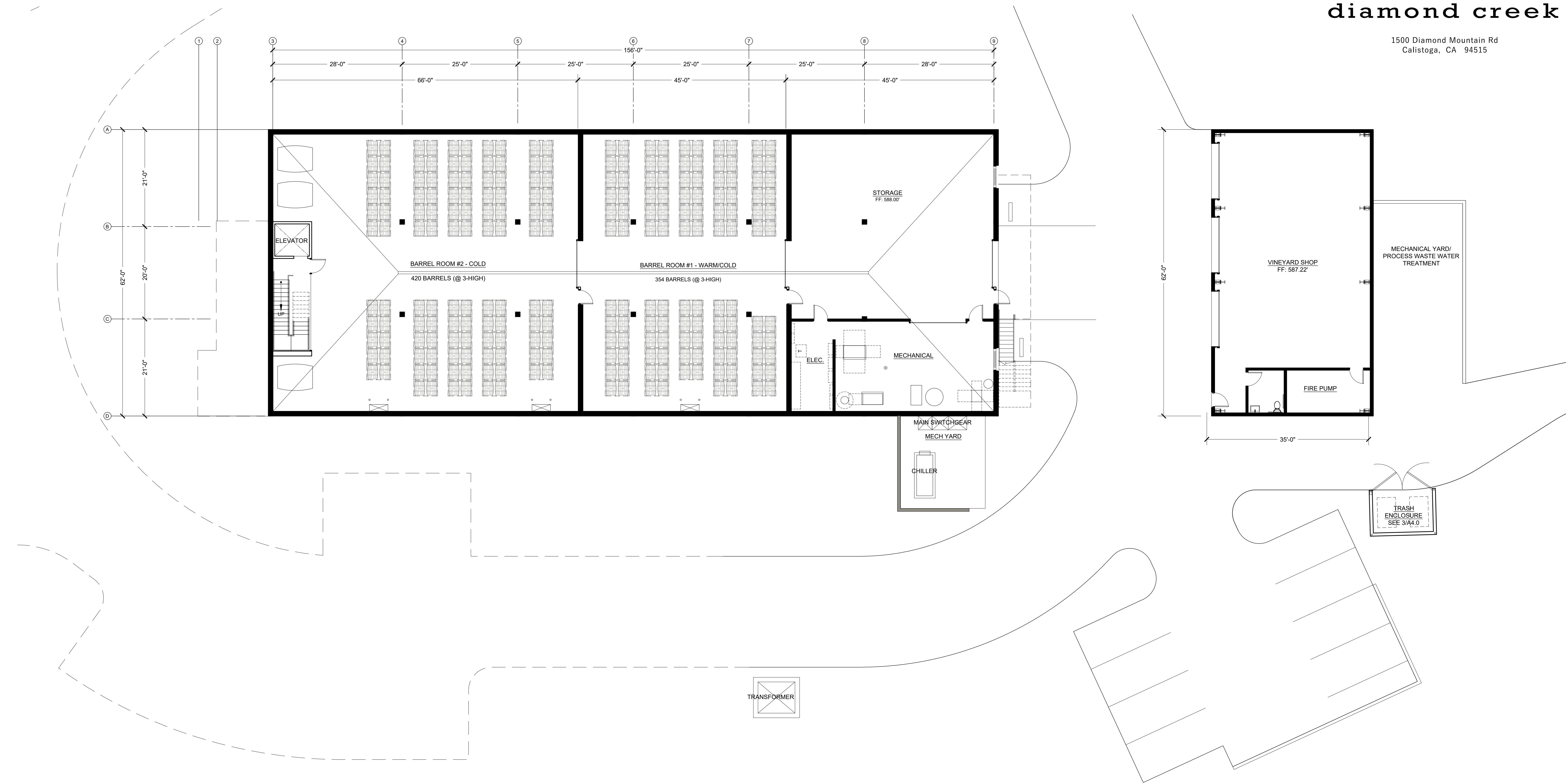
MAIN LEVEL FLOOR PLAN

REFERENCE NORTH

0 5 10 20

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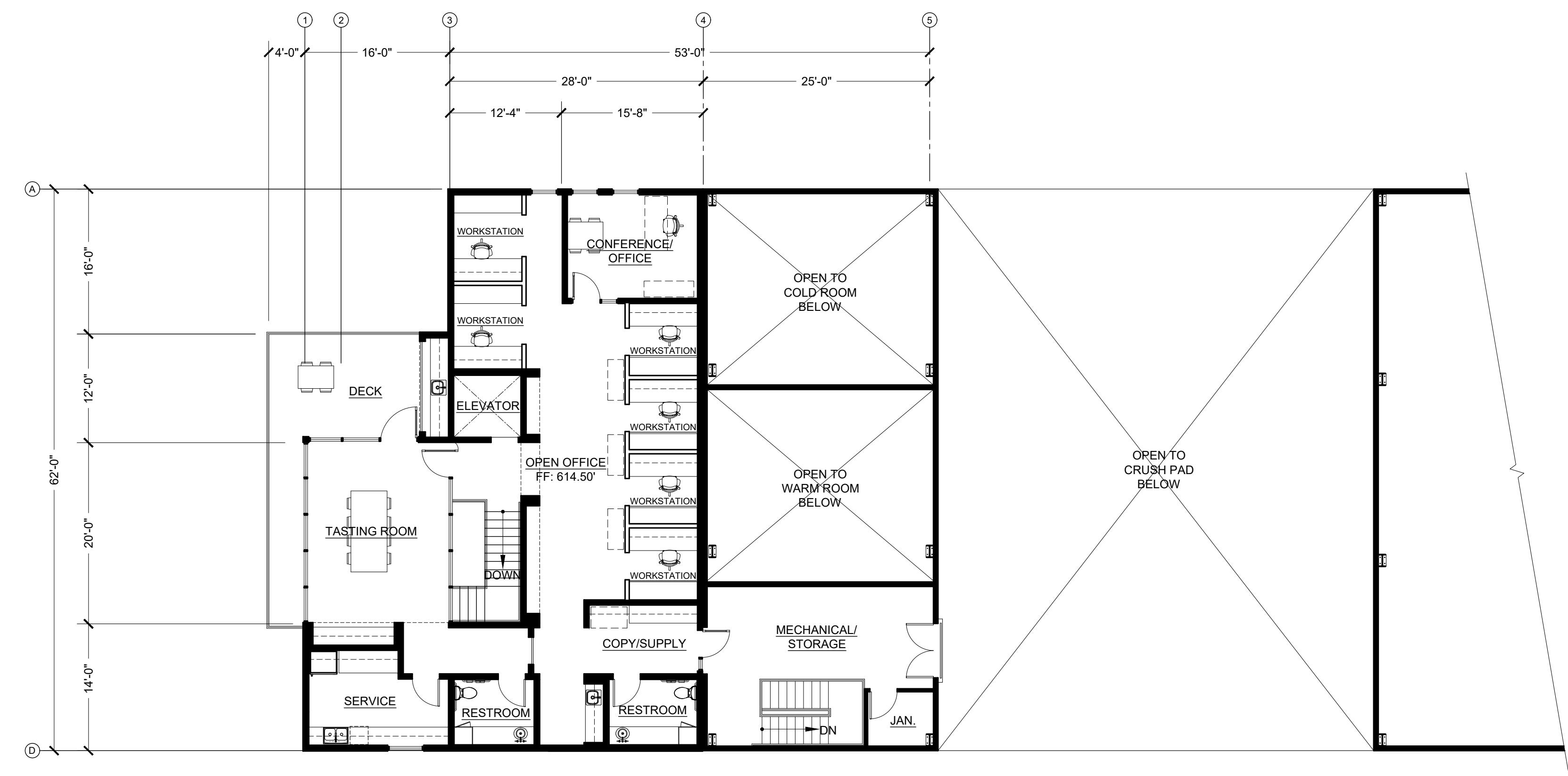


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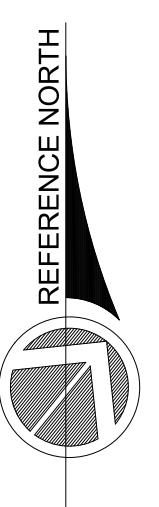
WINERY/VINEYARD SHOP BUILDINGS
LOWER LEVEL FLOOR PLAN

ISSUE:
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UPPER LEVEL FLOOR PLAN



0 5 10 20

A2.4

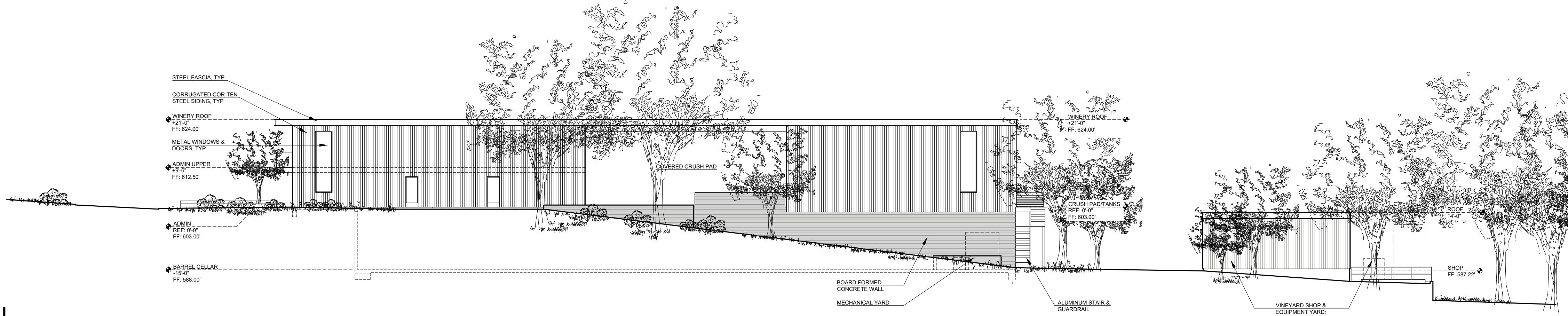
WINERY BUILDING
UPPER FLOOR PLAN

ISSUE:
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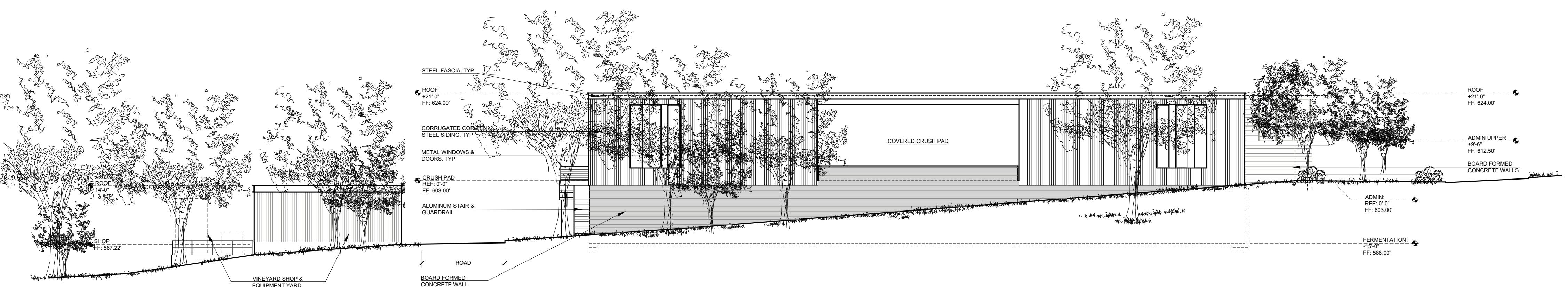
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108 Petaluma Blvd N., Ste. 200
Petaluma, California 94522
Ph: (707) 762-6006

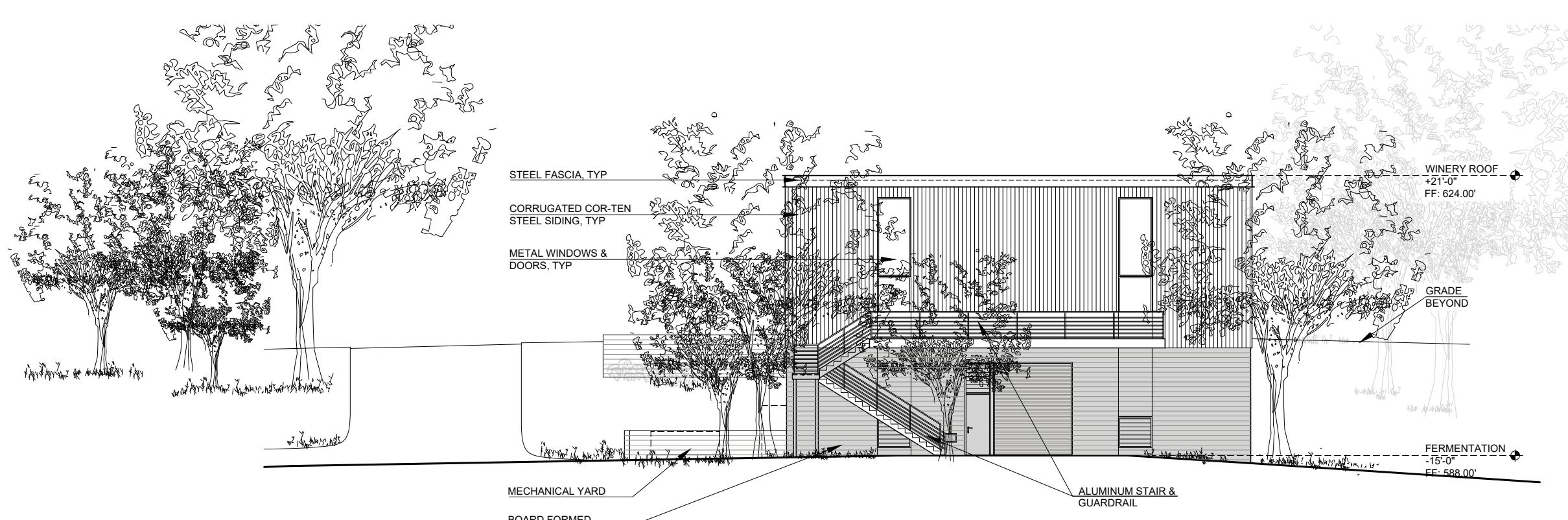
Ra
ARCHITECTS



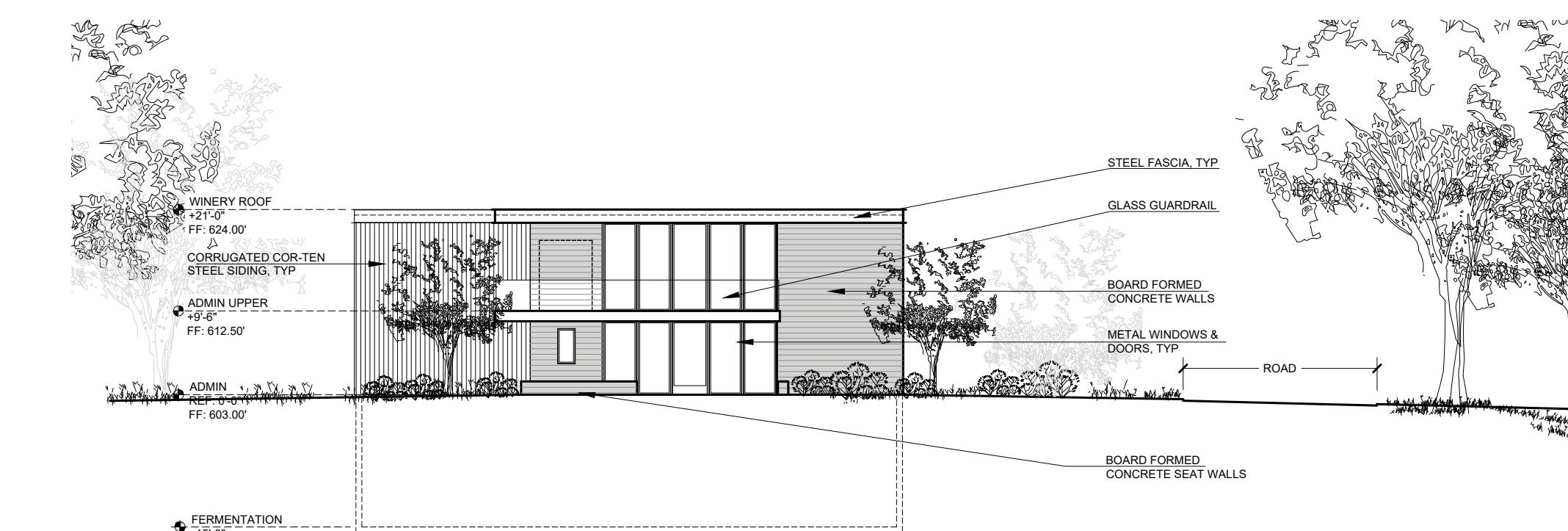
SOUTH ELEVATION



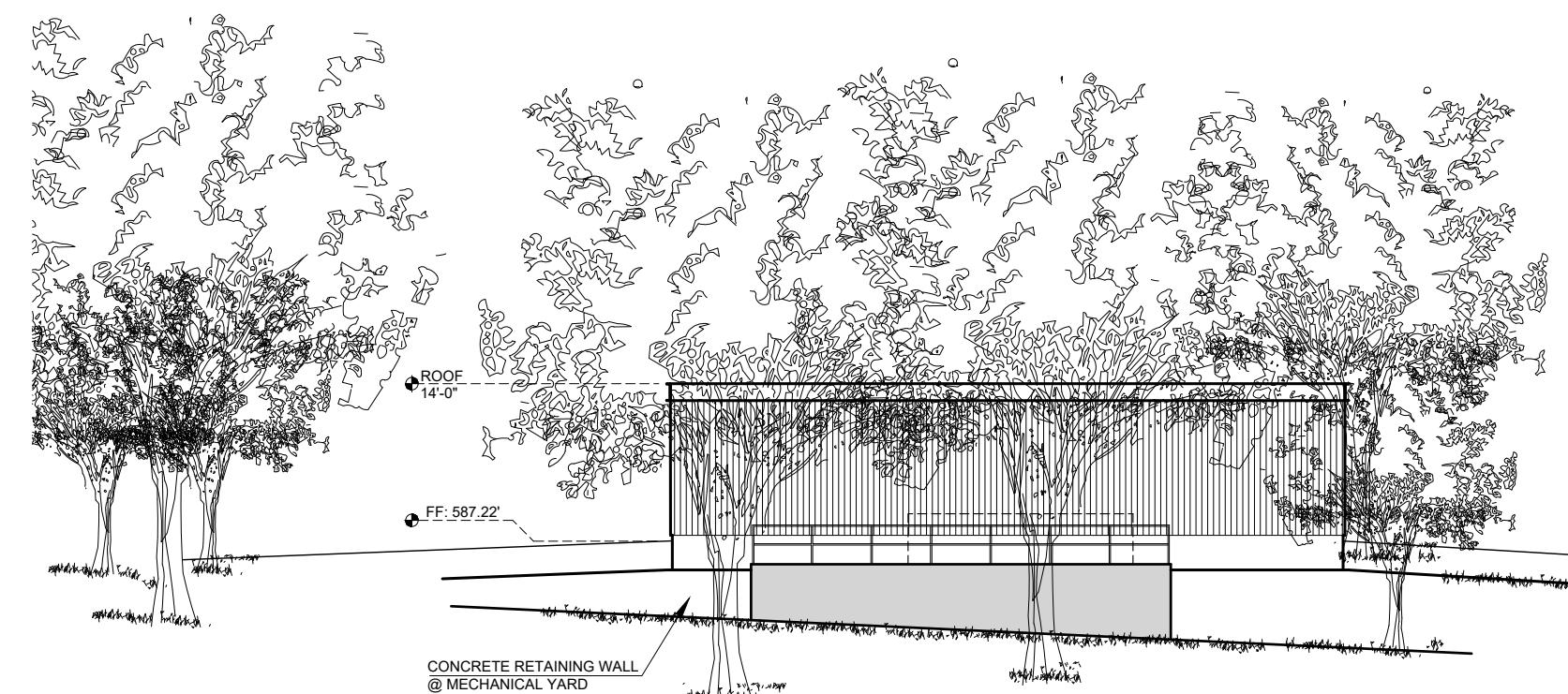
NORTH ELEVATION



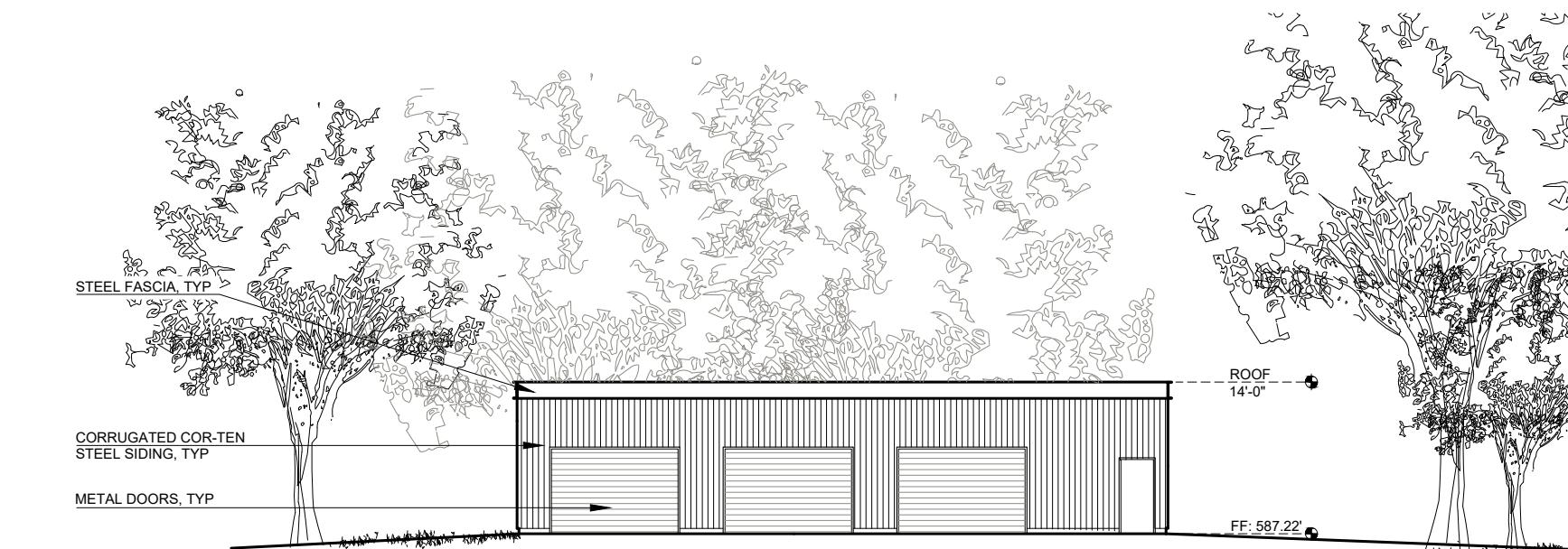
EAST ELEVATION: WINERY BUILDING



WEST ELEVATION: WINERY BUILDING



EAST ELEVATION: VINEYARD SHOP



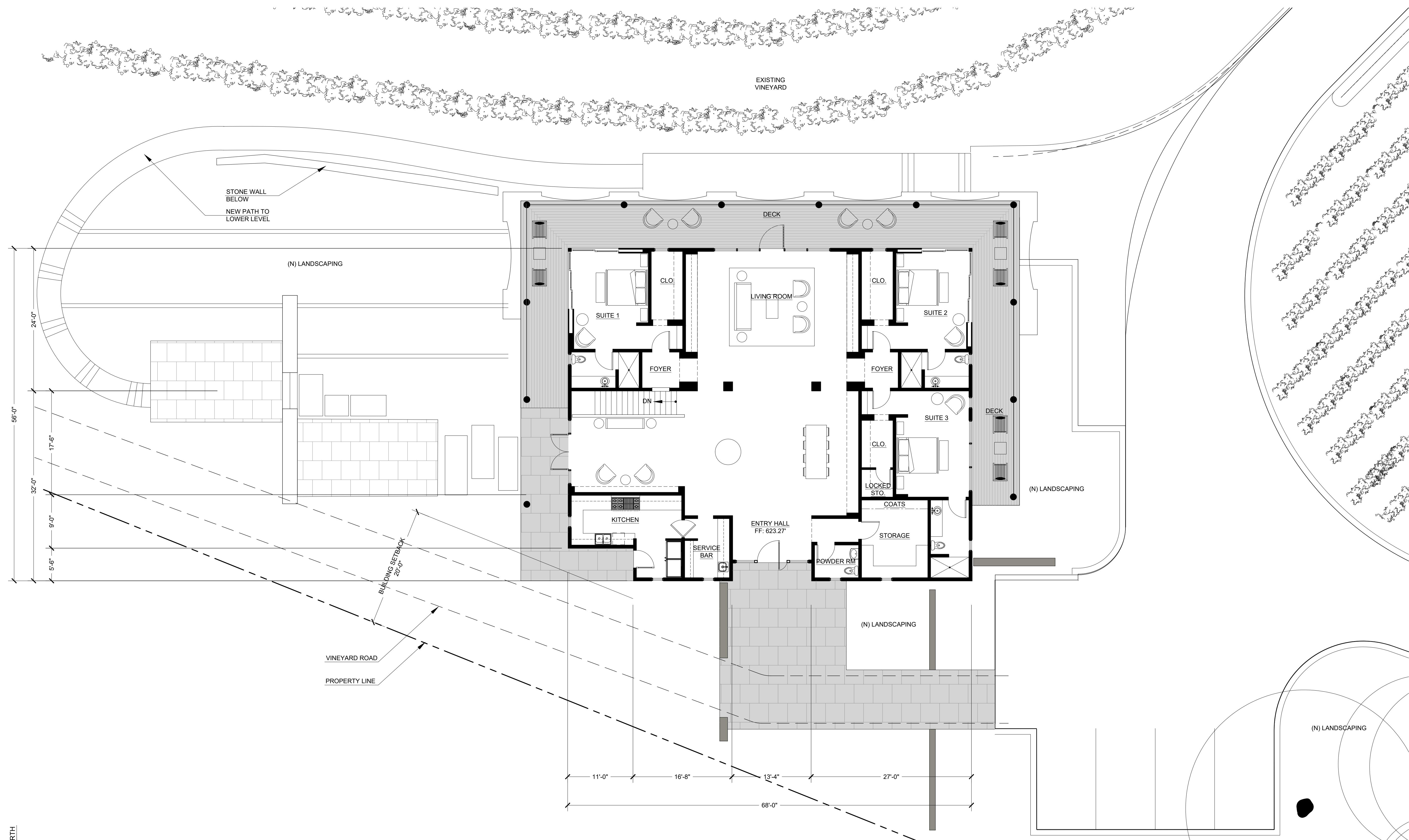
WEST ELEVATION: VINEYARD SHOP

A2.5

WINERY BUILDING & VINEYARD SHOP ELEVATIONS

ISSUE:
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MAIN LEVEL FLOOR PLAN

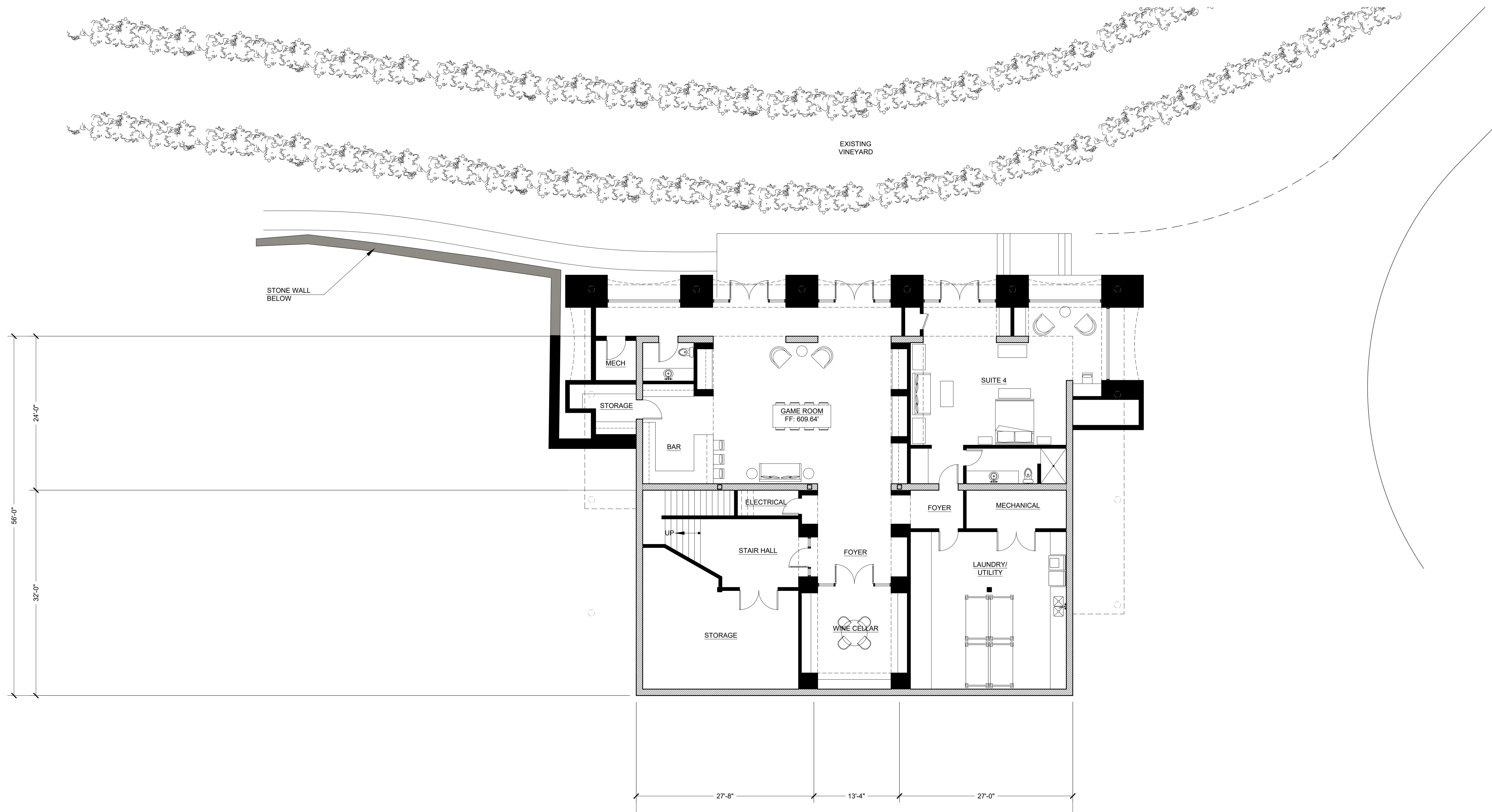
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A3.1

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

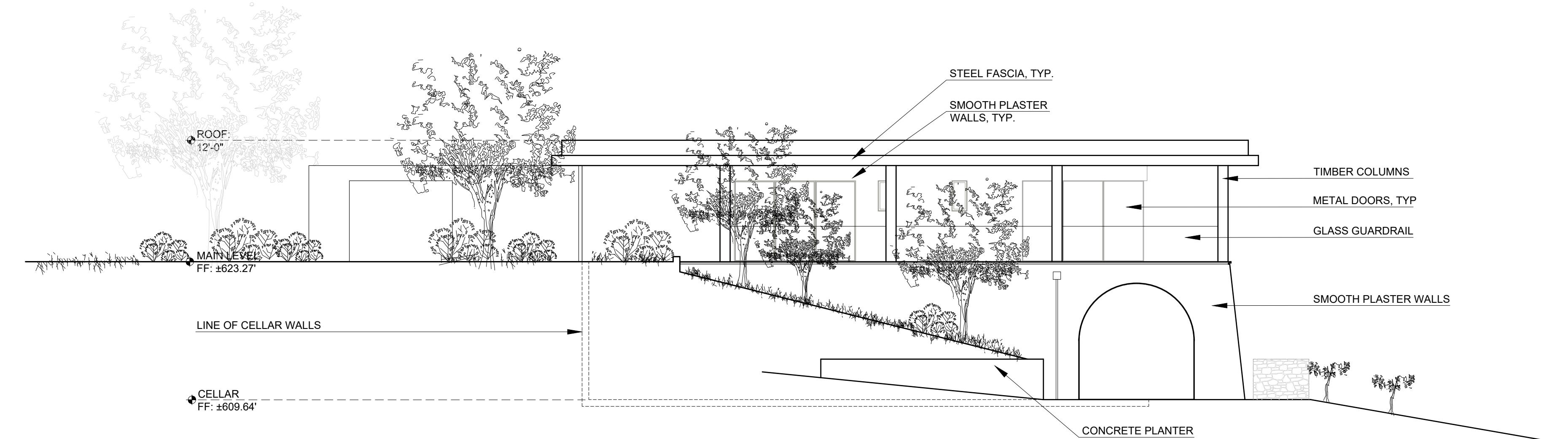
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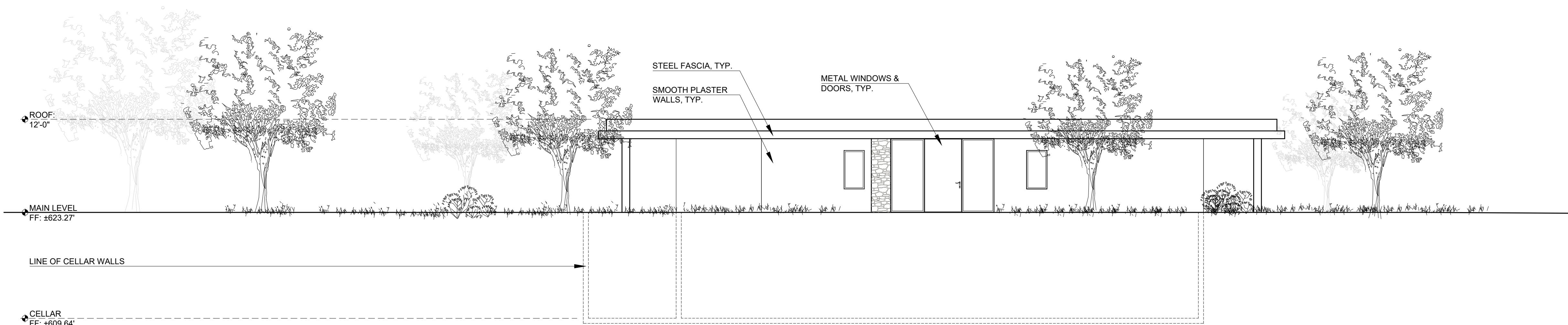


RESIDENCE
LOWER LEVEL FLOOR PLAN
(CONVERTED ADMIN/HOSP/WINERY BUILDING)

ISSUE:
Use Permit Application - 3rd Resubmittal 11.18.22
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EAST ELEVATION - ENTRY



SOUTH ELEVATION

A3.3

RESIDENCE
ELEVATIONS

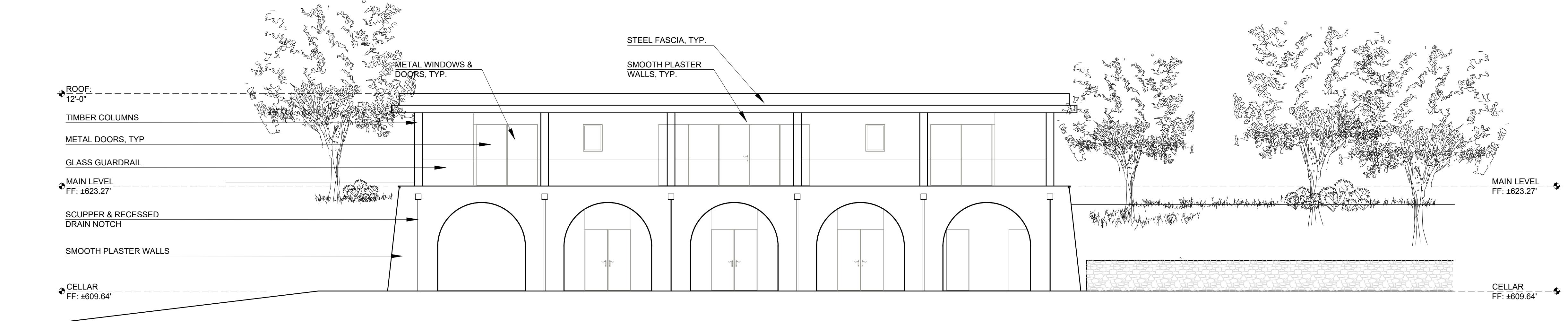
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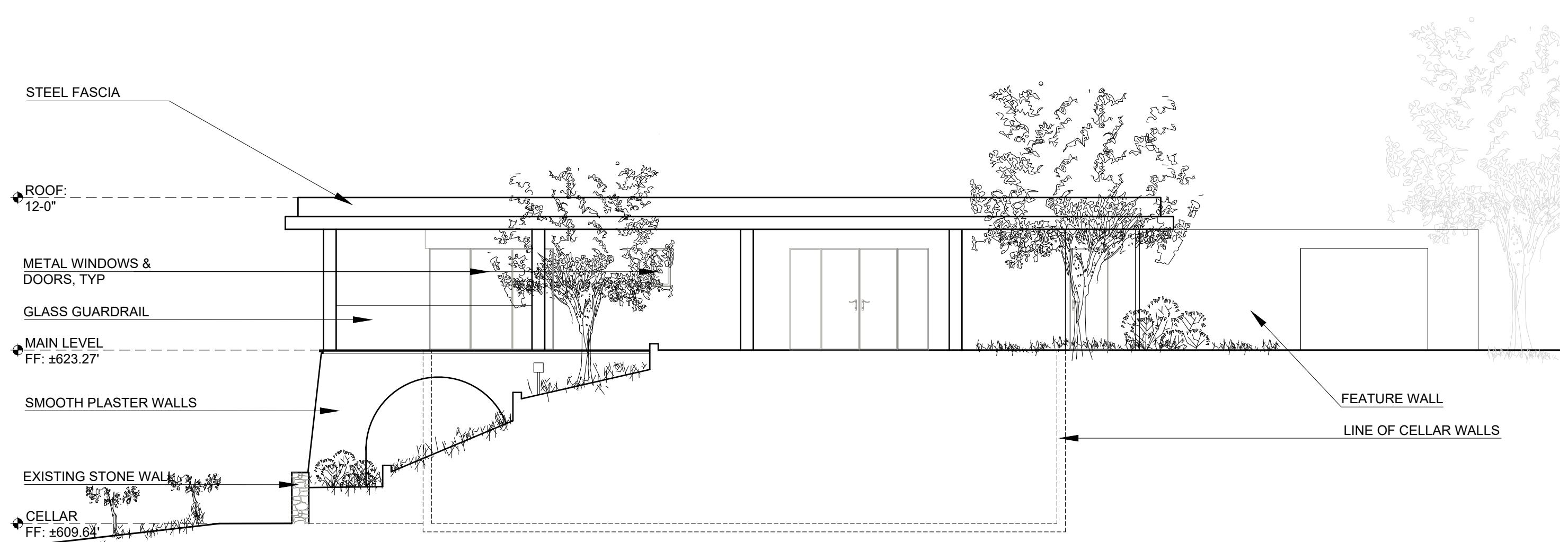
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0 4 8 16

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Petaluma, California 94522
Ph: (707) 762-6006



NORTH ELEVATION



WEST ELEVATION (PATIO)

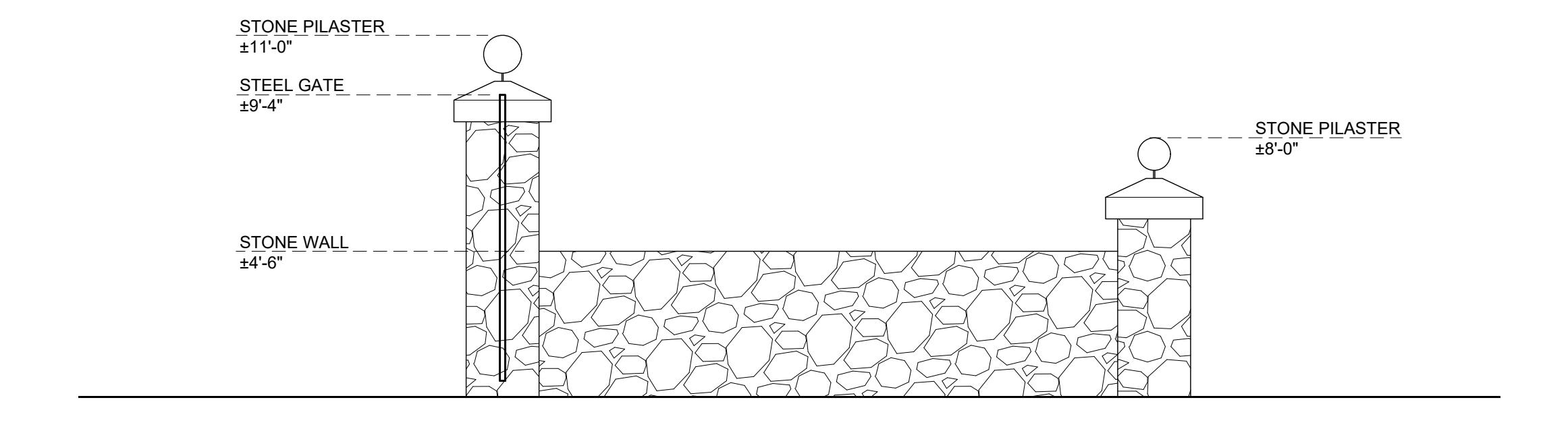
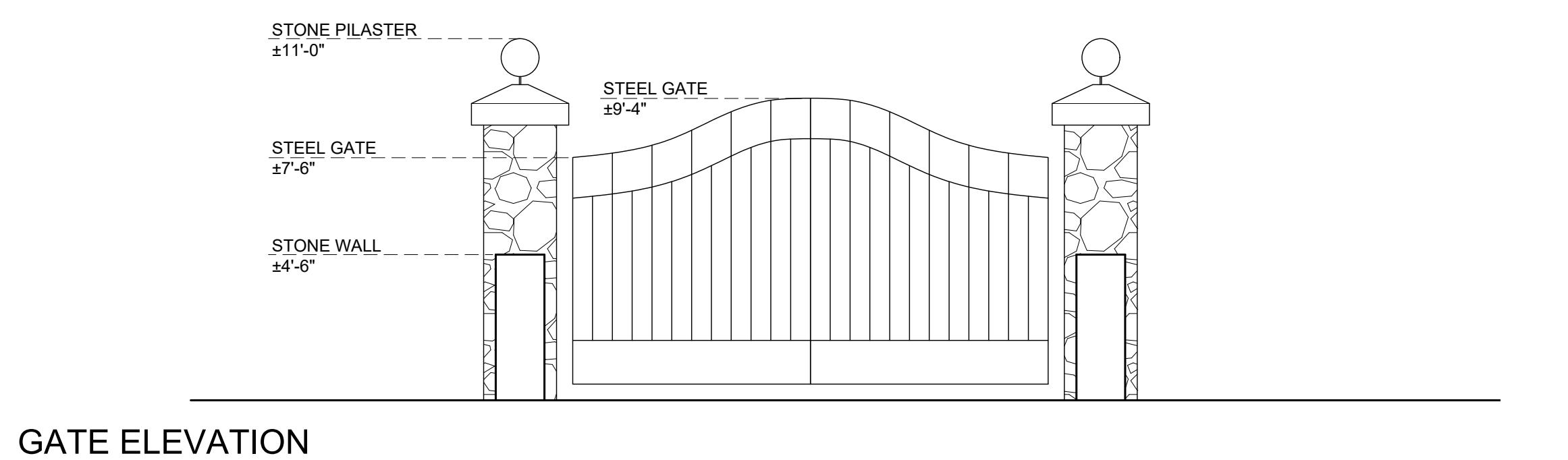
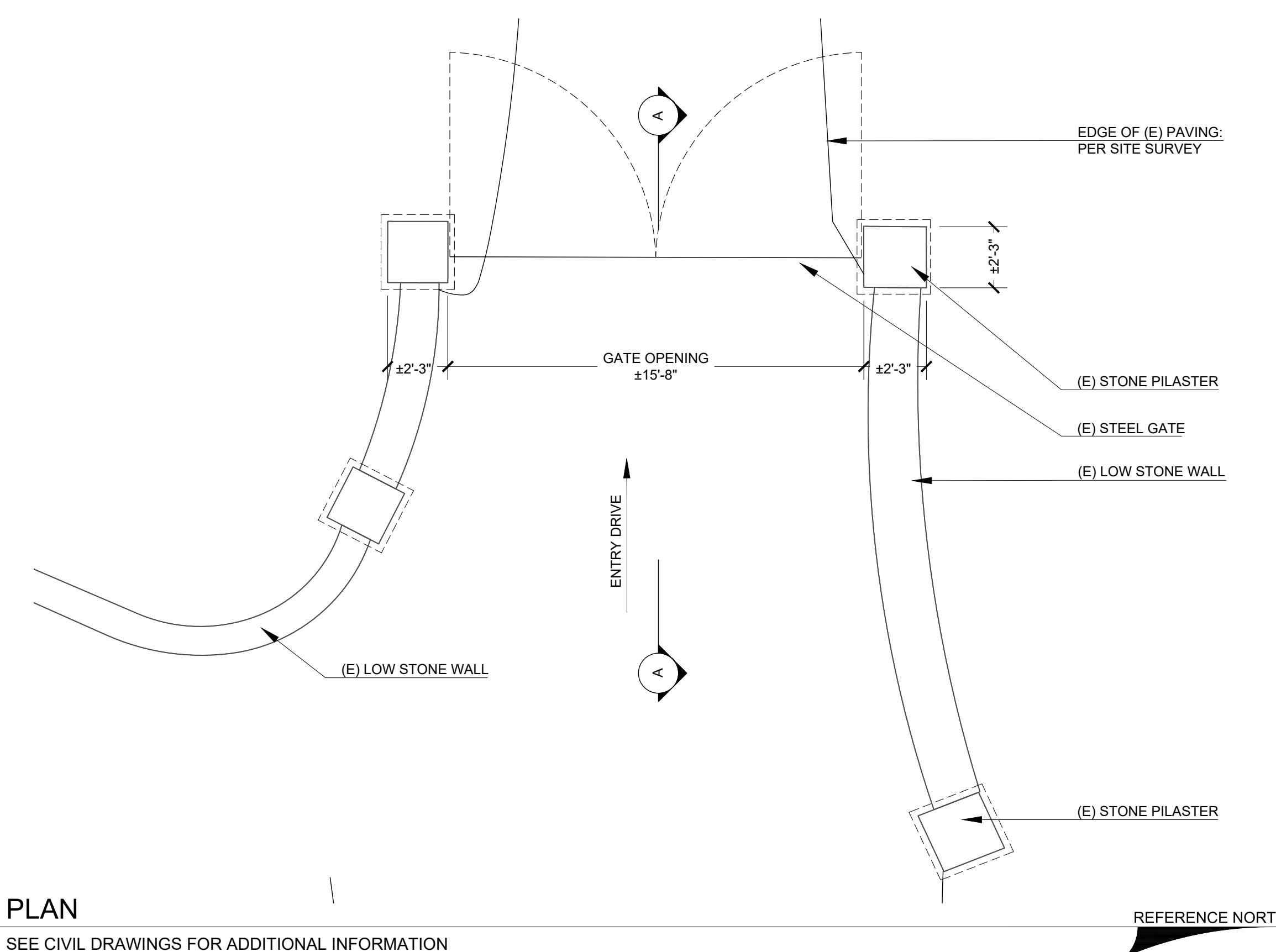
A3.4

RESIDENCE
ELEVATIONS

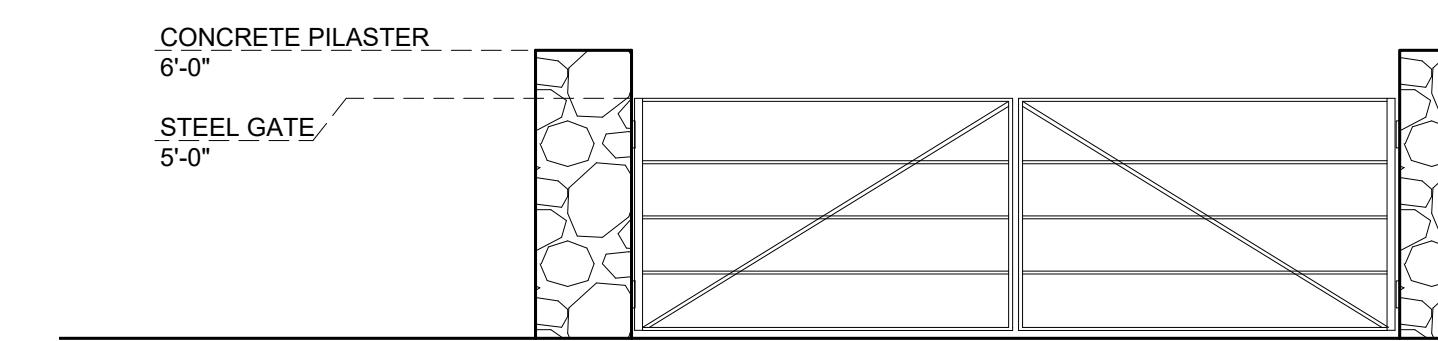
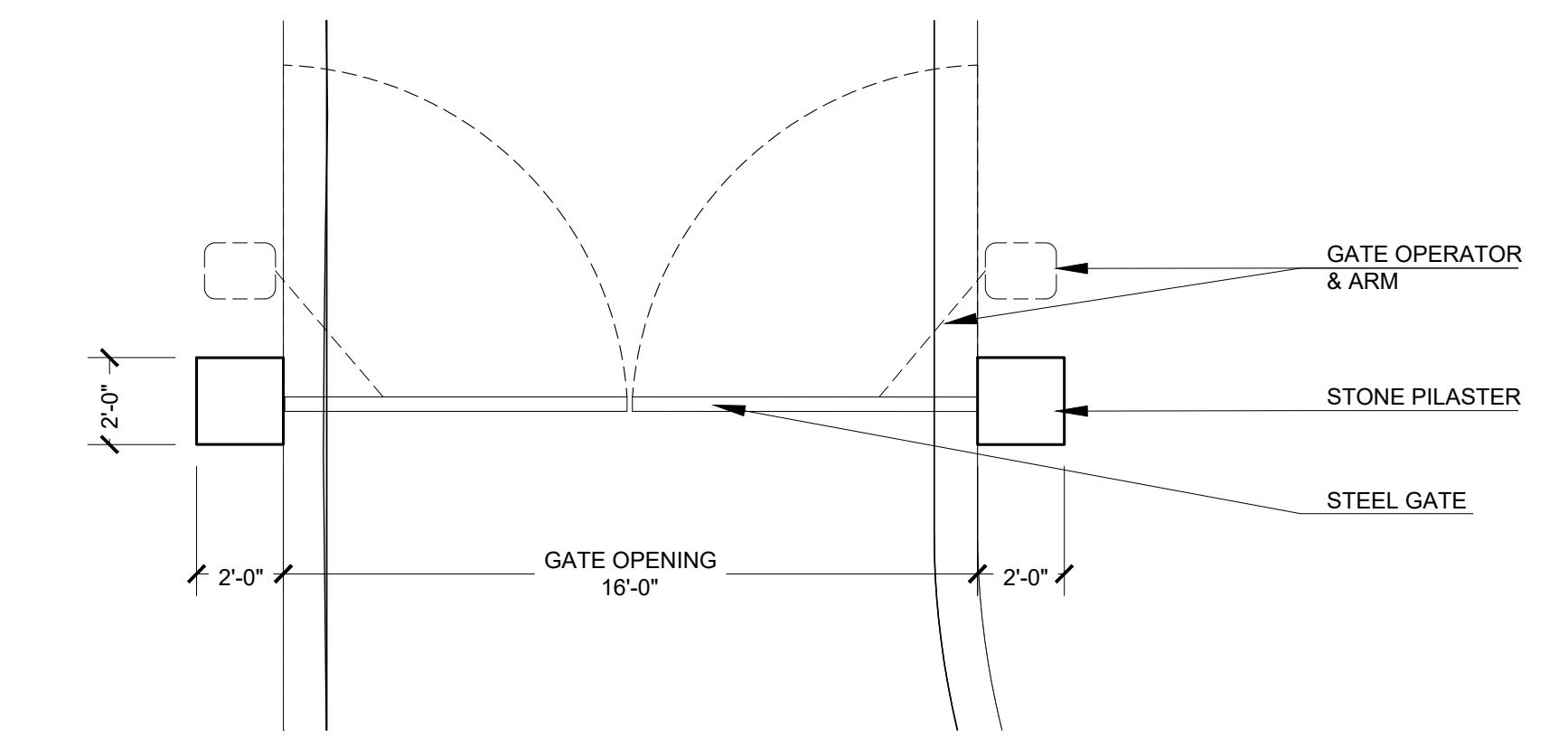
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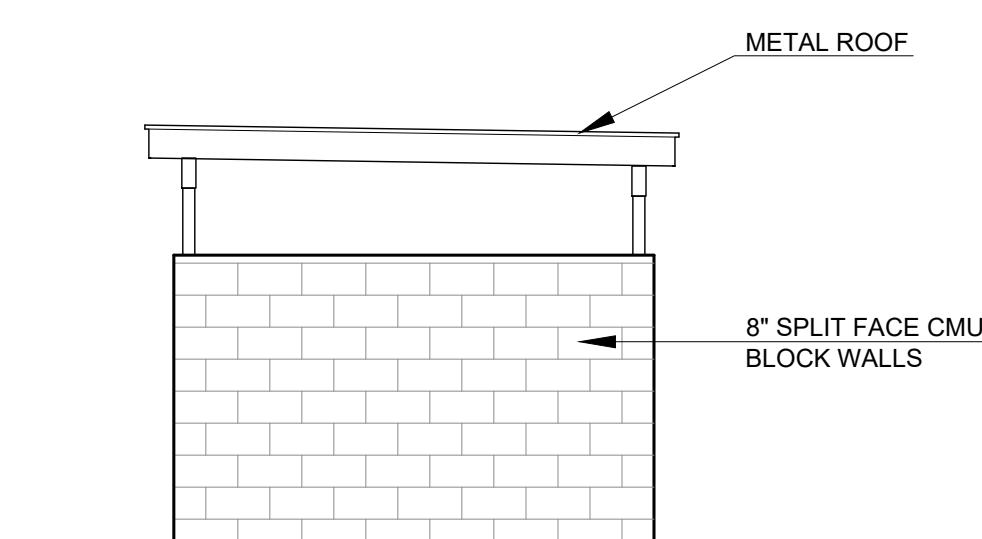
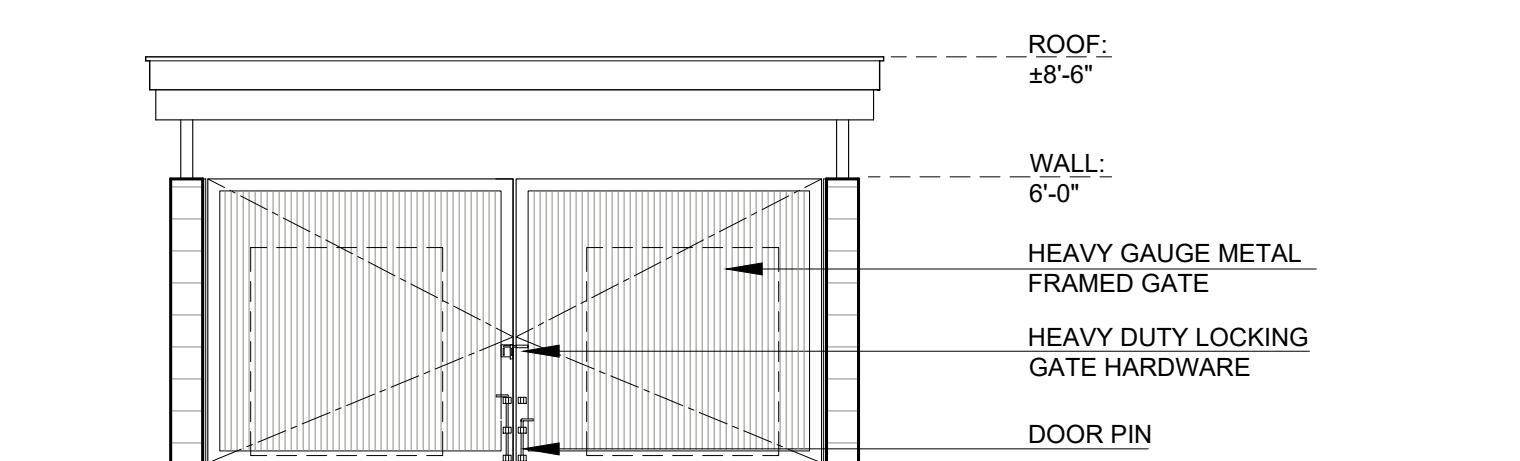
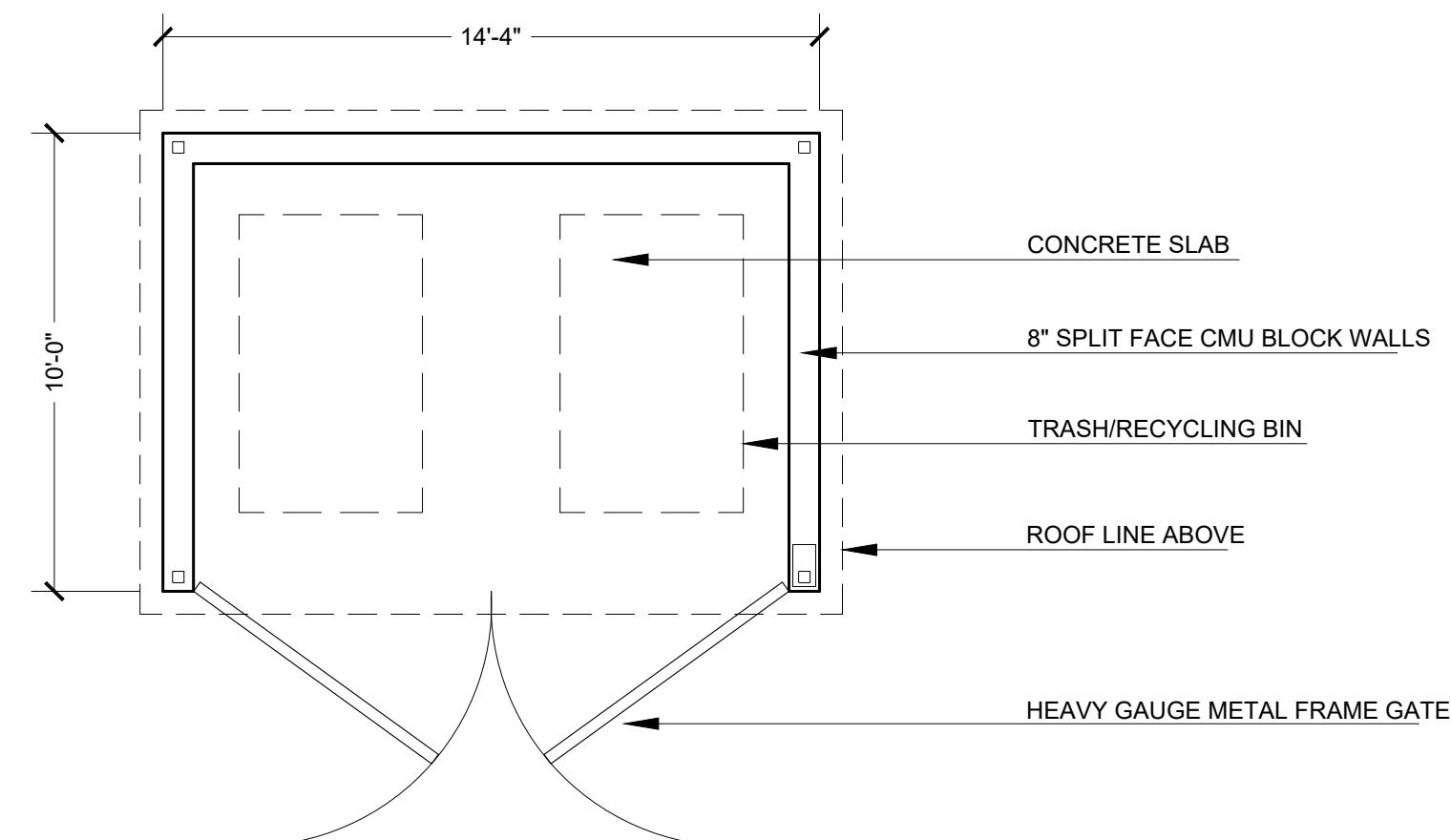
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1 MAIN ENTRY GATE - EXISTING



2 INTERIOR GATE - PROPOSED



A4.0

3 TRASH ENCLOSURE - PROPOSED

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DIAMOND CREEK VINEYARDS

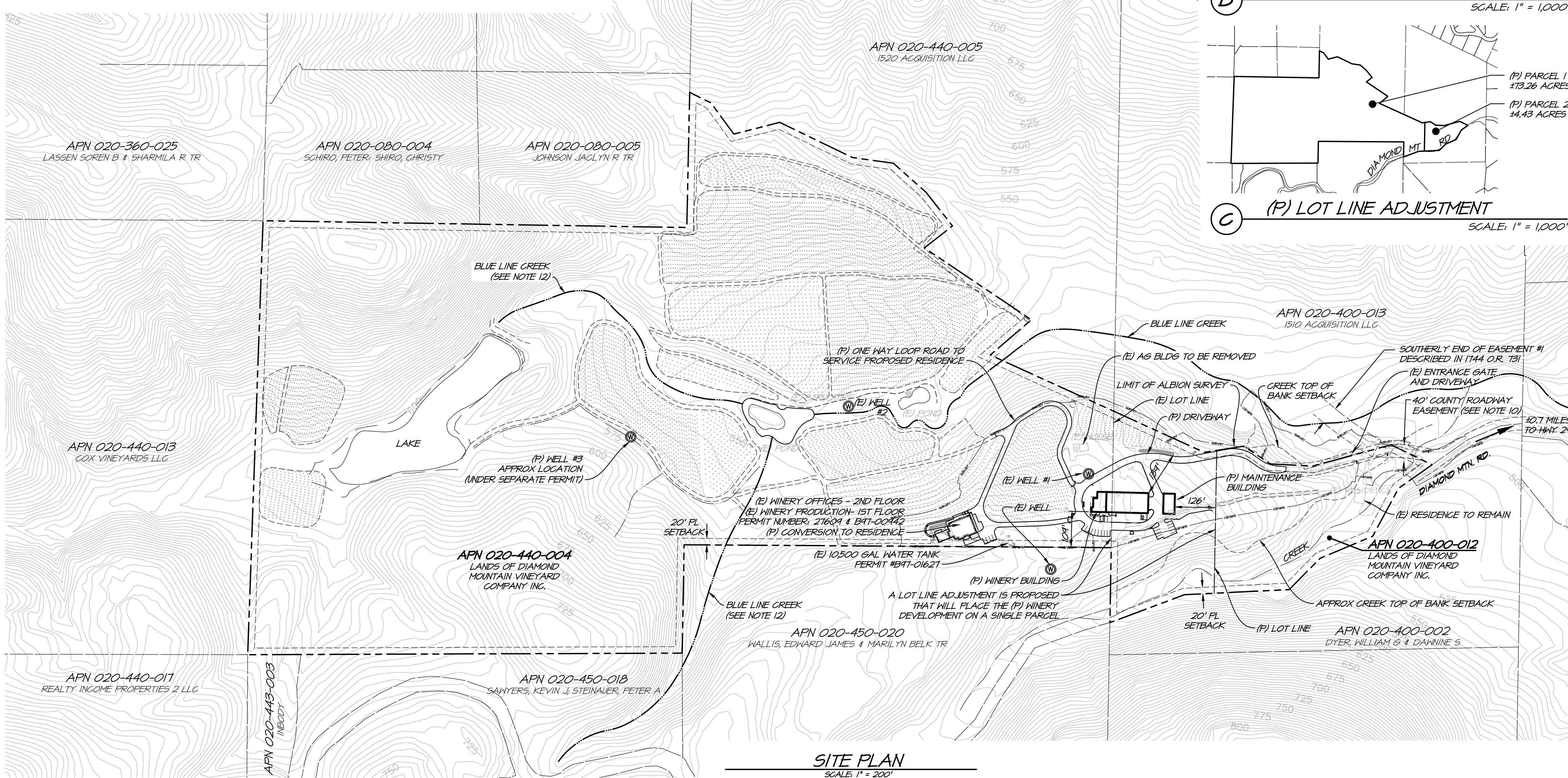
USE PERMIT MODIFICATION

NAPA COUNTY
SYMBOL LEGEND

PROPOSED		EXISTING	
DI	STORM DRAIN PIPE	SD	STORM DRAIN PIPE
AD	DRAIN INLET		
CO	AREA DRAIN		
CLEANOUT (SDCO / SSOCO / PWCO)			
DS	DOWNSPOUT		
RAIN WATER LEADER			
2" WATER LINE FROM WELL			
6" DOMESTIC WATER LINE FROM WELL			
6" FIRE WATER			
SANITARY SEWER FORCE MAIN			
PROCESS WASTEWATER			
SANITARY SEWER GRAVITY			
JOINT TRENCH			
FH	FIRE HYDRANT		
GATE VALVE			
TOP / TOE DAYLIGHT			
FLOWLINE			

ABBREVIATIONS

BEG	BOTTOM EXISTING GRADE	HP	HIGH POINT	PWN	PROCESS WASTE WATER
BFG	BOTTOM FINISH GRADE	HHL	HIGH WATER LEVEL	R	RADIUS
BO	BLUE OAK	INV	INVERT	ROW	RIGHT OF WAY
BOP	BOTTOM OF PIPE	IP	IRON PIPE	RW	RECYCLED WATER
CL	CENTERLINE	IW	IRRIGATION WATER	S	SLOPE (FEET/FOOT)
CO	CLEANOUT	LF	LINEAL FEET/FOOT	S.A.D.	SEE ARCHITECTS DRAWINGS
DN	DOMESTIC WATER	LO	LIVE OAK	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	LP	LOW POINT	SSCO	STORM DRAIN CLEANOUT
EG	EDGE	MH	MANOHE	STA	SANITARY SEWER
(E)	EXISTING	NI	NEW	TE	CLEANOUT
FD	FOUND	NORSS	NAPA COUNTY ROAD AND	TES	STATION
FF	FINISH FLOOR	O.C.	STREET STANDARDS	TRG	TRASH ENCLOSURE
FG	FINISH GRADE	PAE	ON CENTER	TOP	TOP EXISTING GRADE
FH	FIRE HYDRANT	P.U.E.		TOP	TOP OF PIPE
FL	FLOW LINE	P.W.		TOP	TOP OF WALL
FW	FIRE WATER	P.		WM	WATER METER
GEN	GENERATOR	(P)		XFM	TRANSFORMER
GB	GRADE BREAK	PW			



SITE TREE REMOVAL		
TREE TYPE	SIZE (IN)	QUANTITY
BUCKEYE	8"	2
BUCKEYE	16"	1
BUCKEYE	16"x2"	1
BUCKEYE	18"	1
BUCKEYE	30"	1
DOUGLAS FIR (DF)	4"	1
DOUGLAS FIR (DF)	6"	7
DOUGLAS FIR (DF)	8"	13
DOUGLAS FIR (DF)	10"	12
DOUGLAS FIR (DF)	10"+6"	1
DOUGLAS FIR (DF)	12"	12
DOUGLAS FIR (DF)	14"	8
DOUGLAS FIR (DF)	16"	13
DOUGLAS FIR (DF)	16"+10"	1
DOUGLAS FIR (DF)	18"	3
DOUGLAS FIR (DF)	20"	1
DOUGLAS FIR (DF)	22"	1
DOUGLAS FIR (DF)	24"	2
DOUGLAS FIR (DF)	26"	1
DOUGLAS FIR (DF)	28"+16"	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

*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"+10"	1
BLUE OAK (BO)	12"	2
BLUE OAK (BO)	14"	5
BLUE OAK (BO)	16"	3
BLUE OAK (BO)	18"+10"	1
BLUE OAK (BO)	18"+14"	1
BLUE OAK (BO)	22"	1
BLUE OAK (BO)	24"	1
BLUE OAK (BO)	40"	1
TOTAL		21

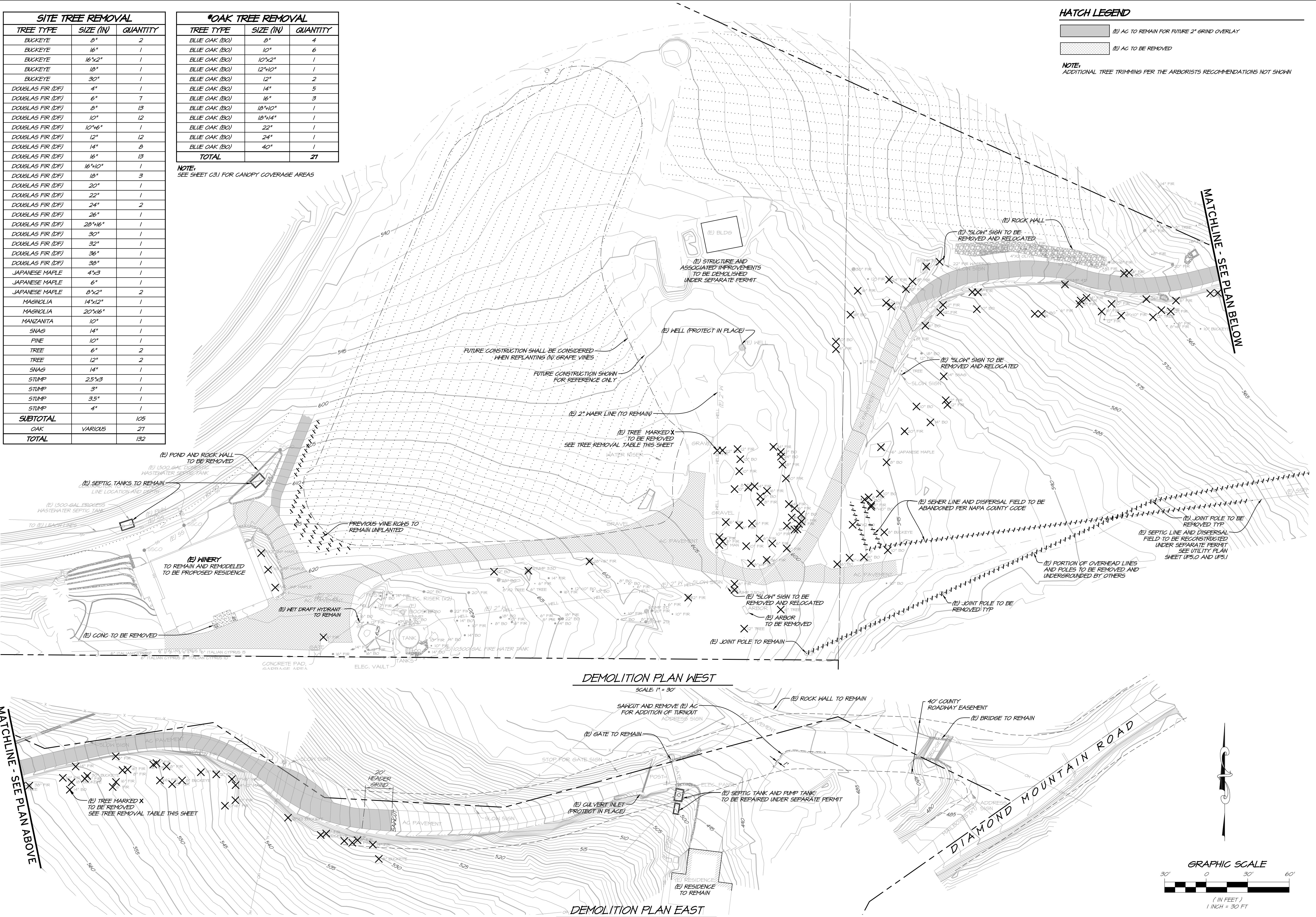
NOTE:
SEE SHEET C3.1 FOR CANOPY COVERAGE AREAS

HATCH LEGEND

(E) AC TO REMAIN FOR FUTURE 2" GRIND OVERLAY

(F) AC TO BE REMOVED

NOTE:
ADDITIONAL TREE TRIMMING PER THE ARBORISTS RECOMMENDATIONS NOT SHOWN



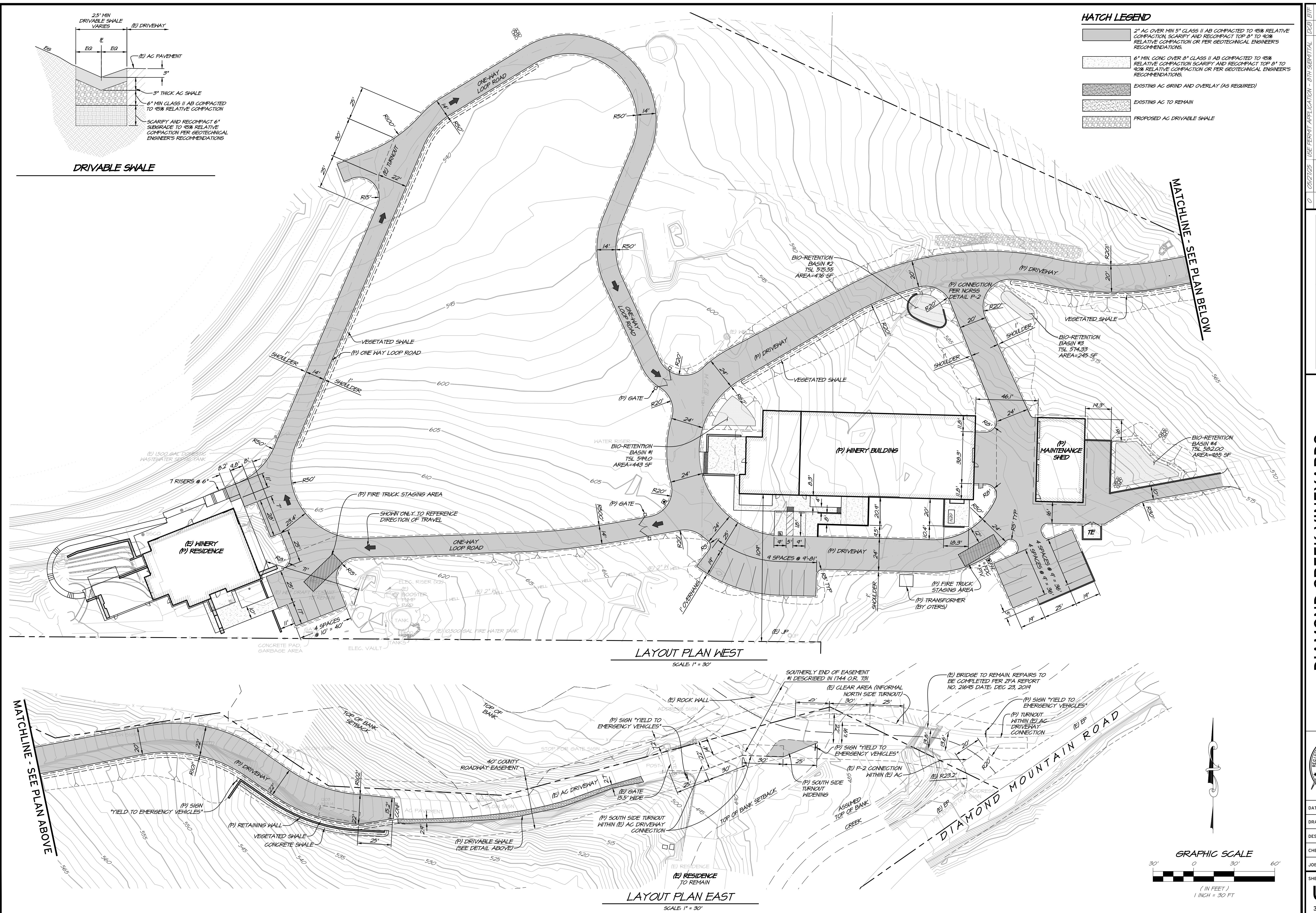
DIAMOND CREEK VINEYARDS DEMOLITION PLAN

CALIFORNIA

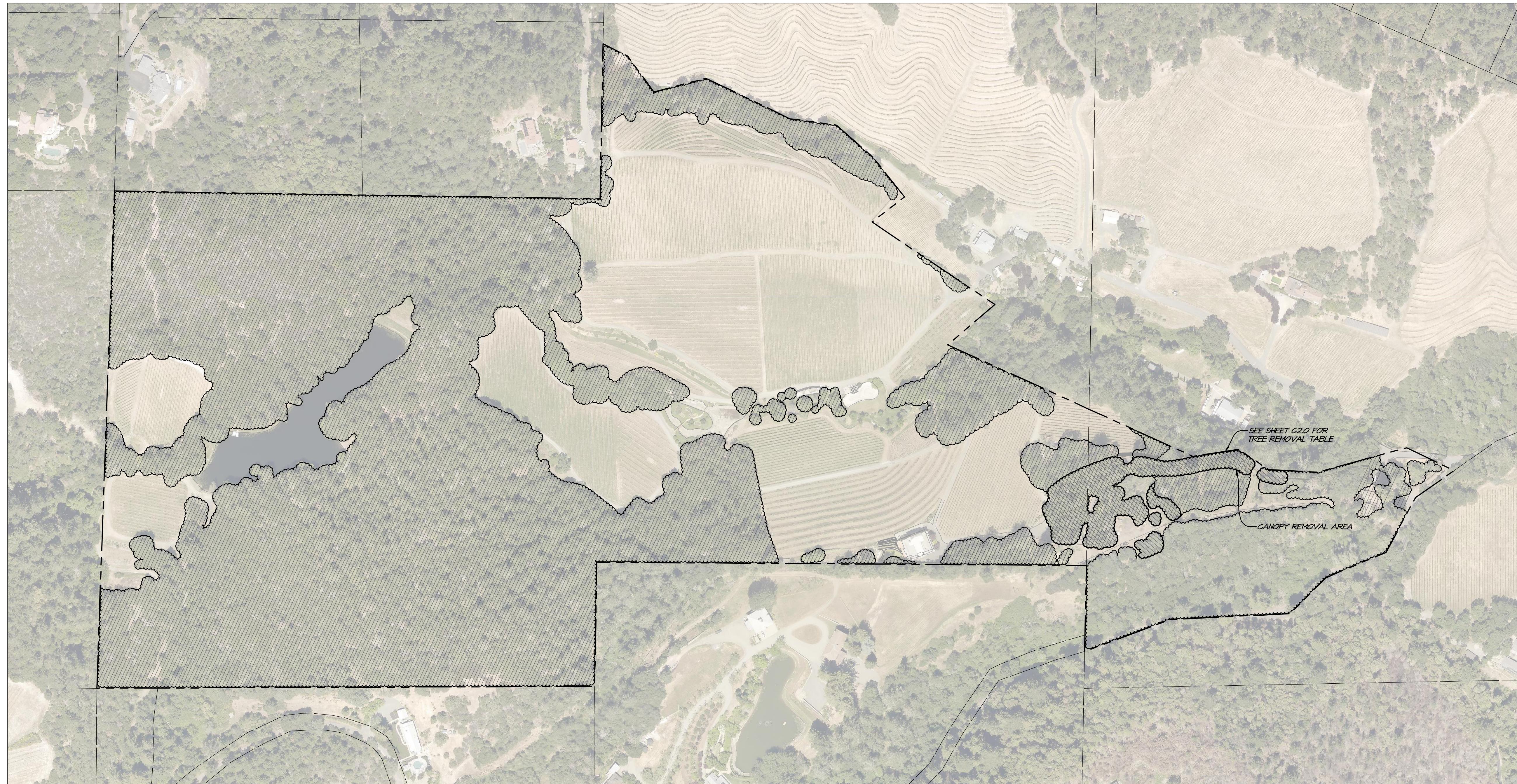
NAPA COUNTY

HEET NO.
UP2.0
2 OF 11 SHEETS

PRELIMINARY - FOR AGENCY REVIEW ONLY



PRELIMINARY - FOR AGENCY REVIEW ONLY



TREE CANOPY COVERAGE

SCALE: 1" = 150'

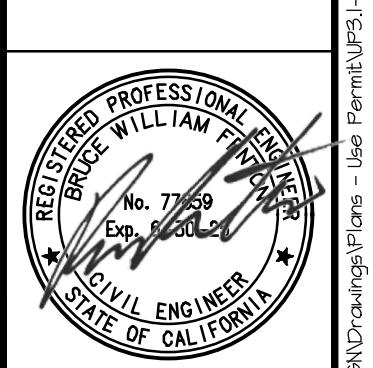
TREE CANOPY COVERAGE TOTAL	
TOTAL PROJECT AREA:	±77.7 ACRES
TOTAL PRE-PROJECT CANOPY AREA:	±47.6 ACRES
CANOPY TO BE REMOVED:	±1.6 ACRES (3.4%)
CANOPY TO BE RETAINED:	±46.0 ACRES (96.6%)

**DIAMOND CREEK VINEYARDS
TREE CANOPY COVERAGE
NAPA COUNTY
CALIFORNIA**

RSAT CONSULTING CIVIL ENGINEERS + SURVEYORS • 1950
1915 FOURTH STREET
NAPA, CALIF. 94559
OFFICE (707) 252-3301
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DATE	MAY 27, 2025
DRAWN	DCB
DESIGNED	BTF
CHECKED	BWF
JOB NO.	41200200
SHEET NO.	UP3.1
4 OF 11 SHEETS	



EXISTING AREA LEGEND

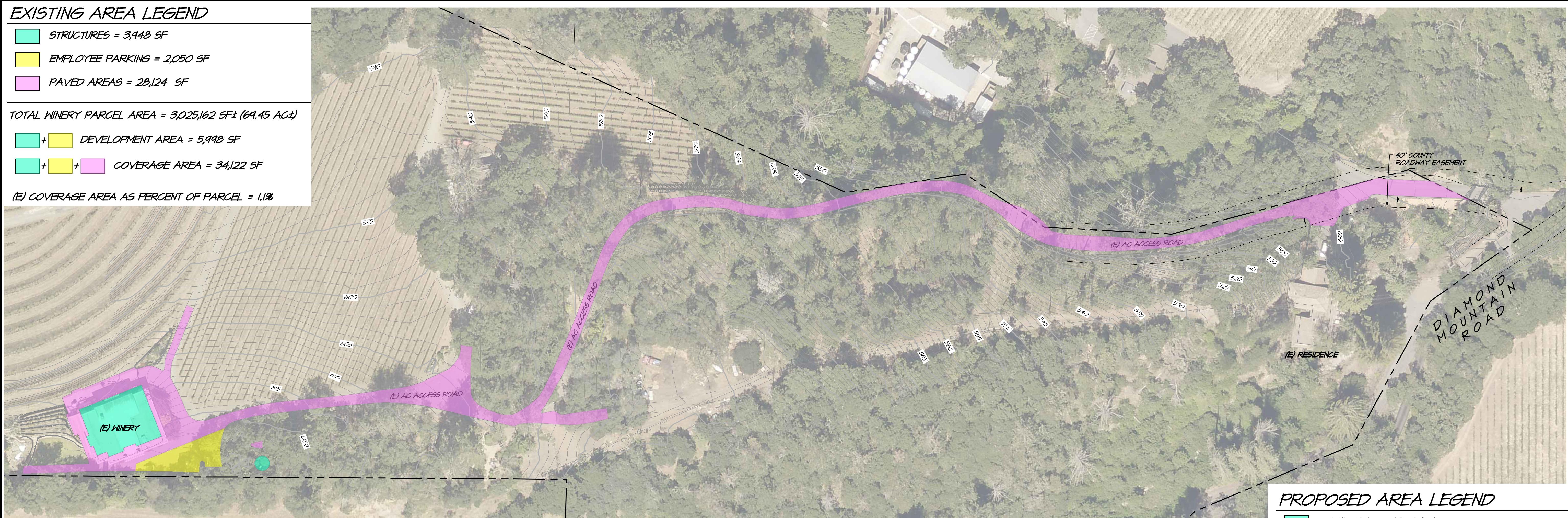
- STRUCTURES = 3,948 SF
- EMPLOYEE PARKING = 2,050 SF
- PAVED AREAS = 28,124 SF

TOTAL WINERY PARCEL AREA = 3,025,62 SF (69.45 AC²)

(E) DEVELOPMENT AREA = 5,998 SF

(E) + (D) + (P) COVERAGE AREA = 34,122 SF

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



0	05/27/25	USE PERMIT APPLICATION - 6TH SUBMITTAL	DOB: BTF	APPD
NO.	DATE	REVISIONS		

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DIAMOND CREEK VINEYARDS COVERAGE AND DEVELOPMENT

CALIFORNIA

NAPA COUNTY

NAPA, CALIFORNIA

DIAMOND CREEK VINEYARDS

COVERAGE AND DEVELOPMENT

REGISTERED PROFESSIONAL ENGINEER

BRUCE WILLIAM FERGUSON

CEP. 6/1/00

NO. 77082

STATE OF CALIFORNIA

DESIGNER: RSAT CONSULTING CIVIL ENGINEERS + SURVEYORS

DATE: MAY 27, 2025

DRAWN: DB

DESIGNED: BTF

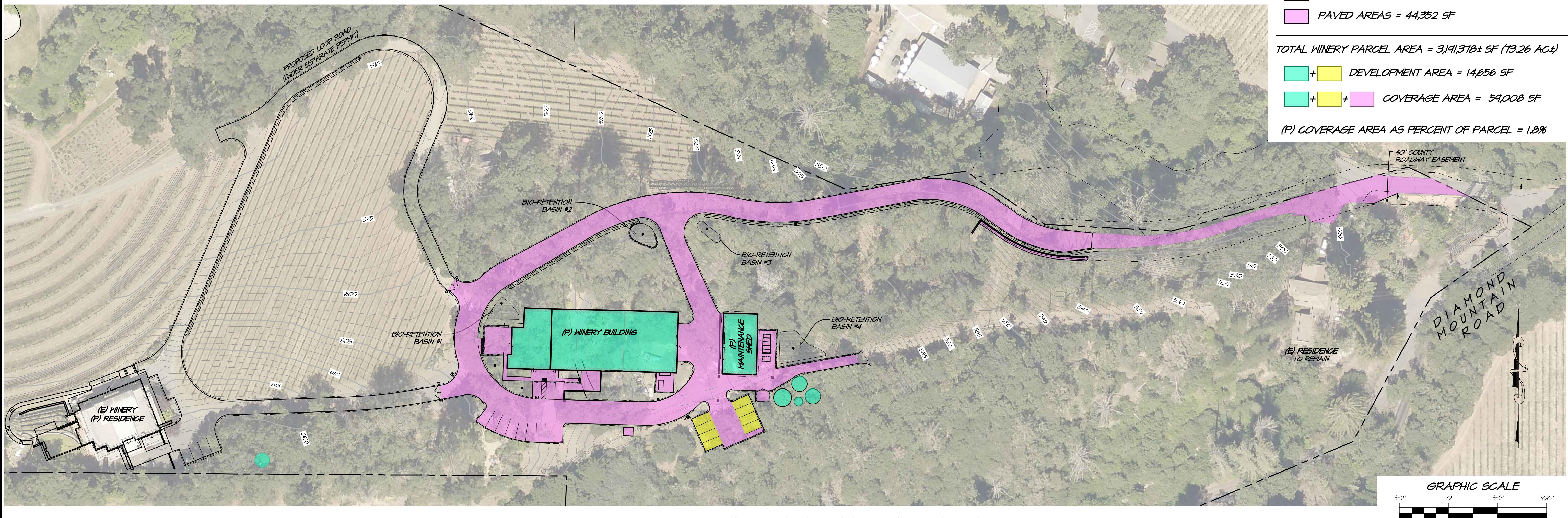
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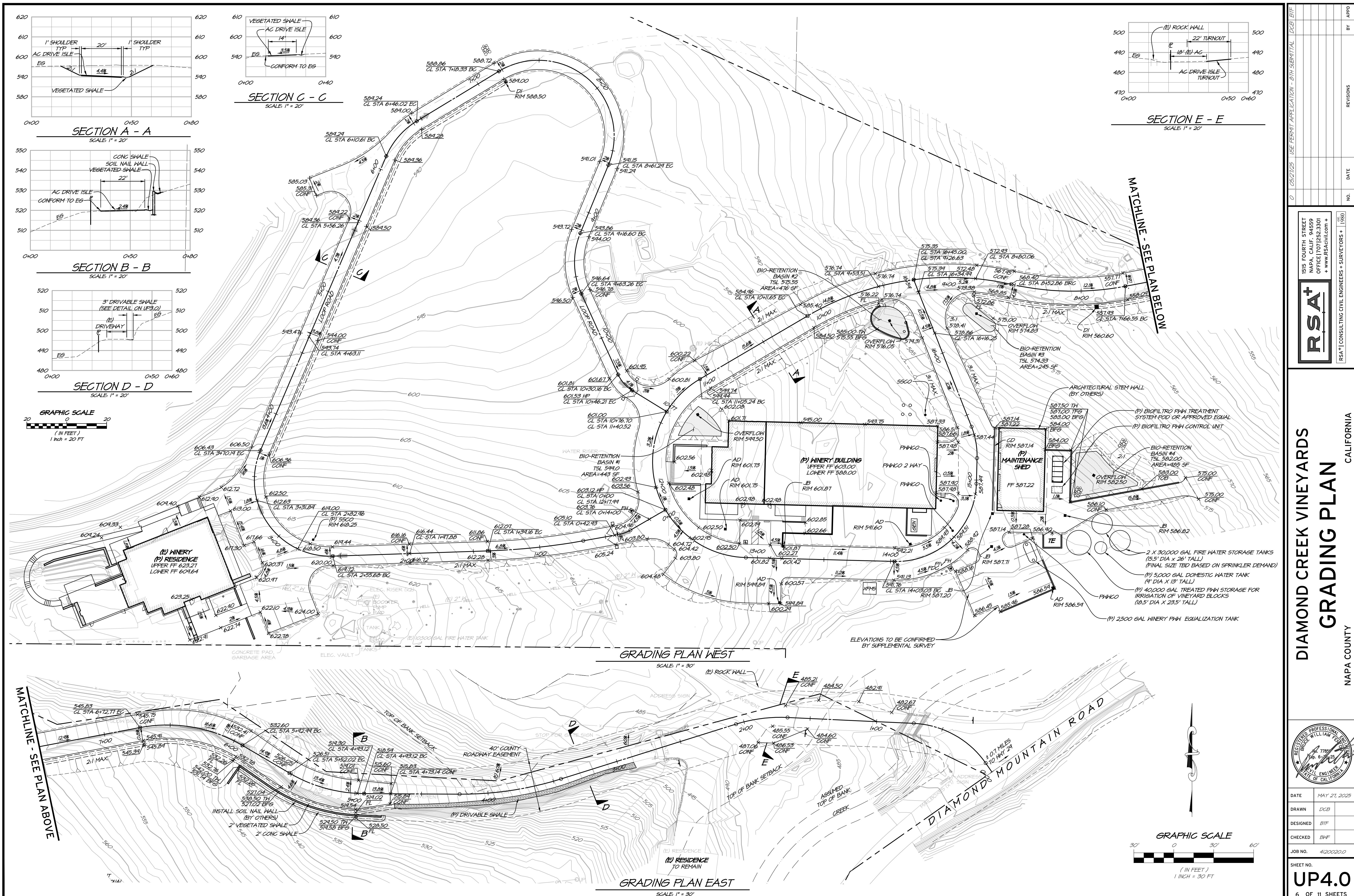
JOB NO.: 41200200

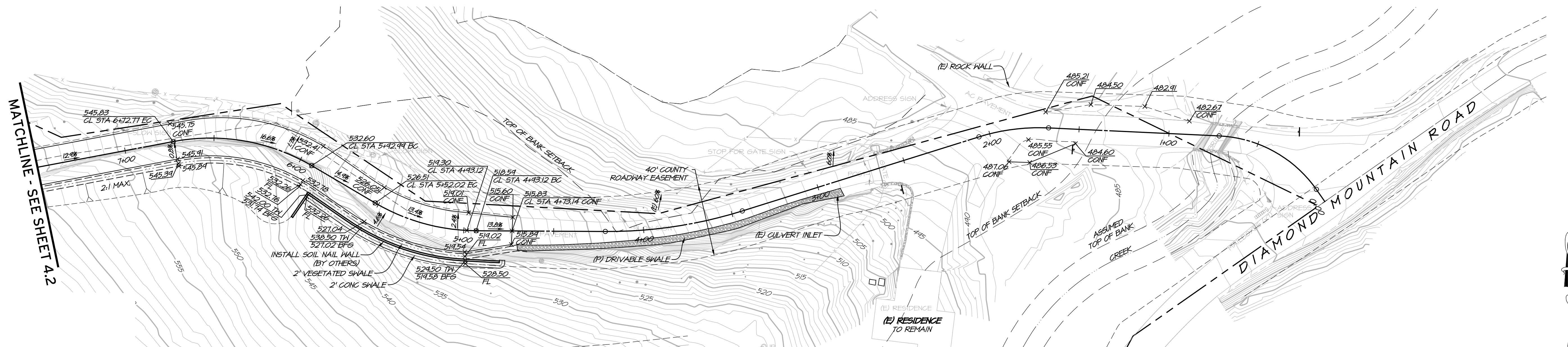
SHEET NO.: UP3.2

5 OF 11 SHEETS

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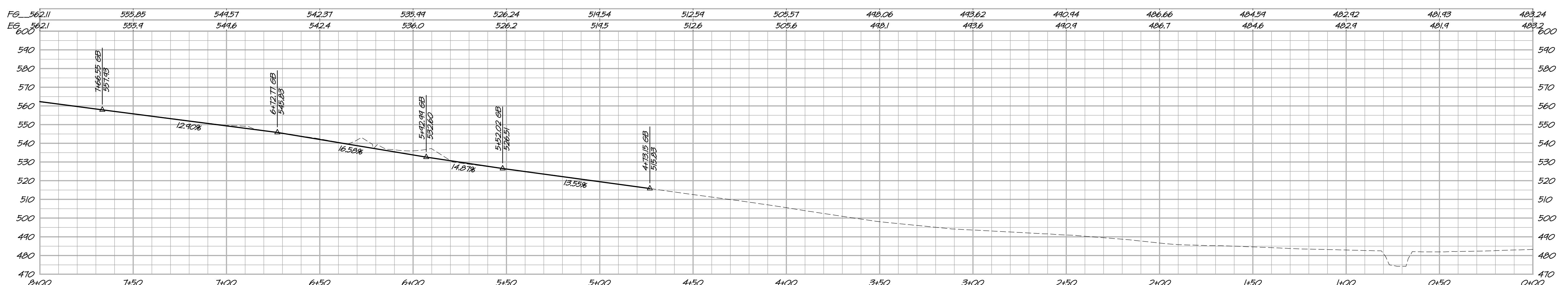






GRADING PLAN EAST

SCALE: 1" = 30'

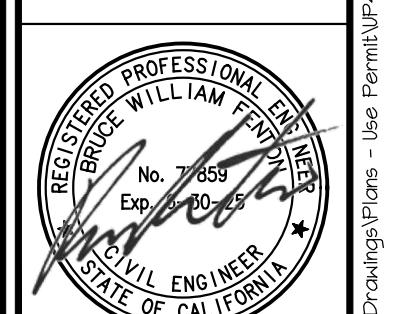


GRADING PROFILE EAST

SCALE: 1" = 30'

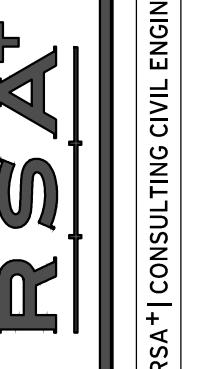
DIAMOND CREEK VINEYARDS PLAN AND PROFILE EAST

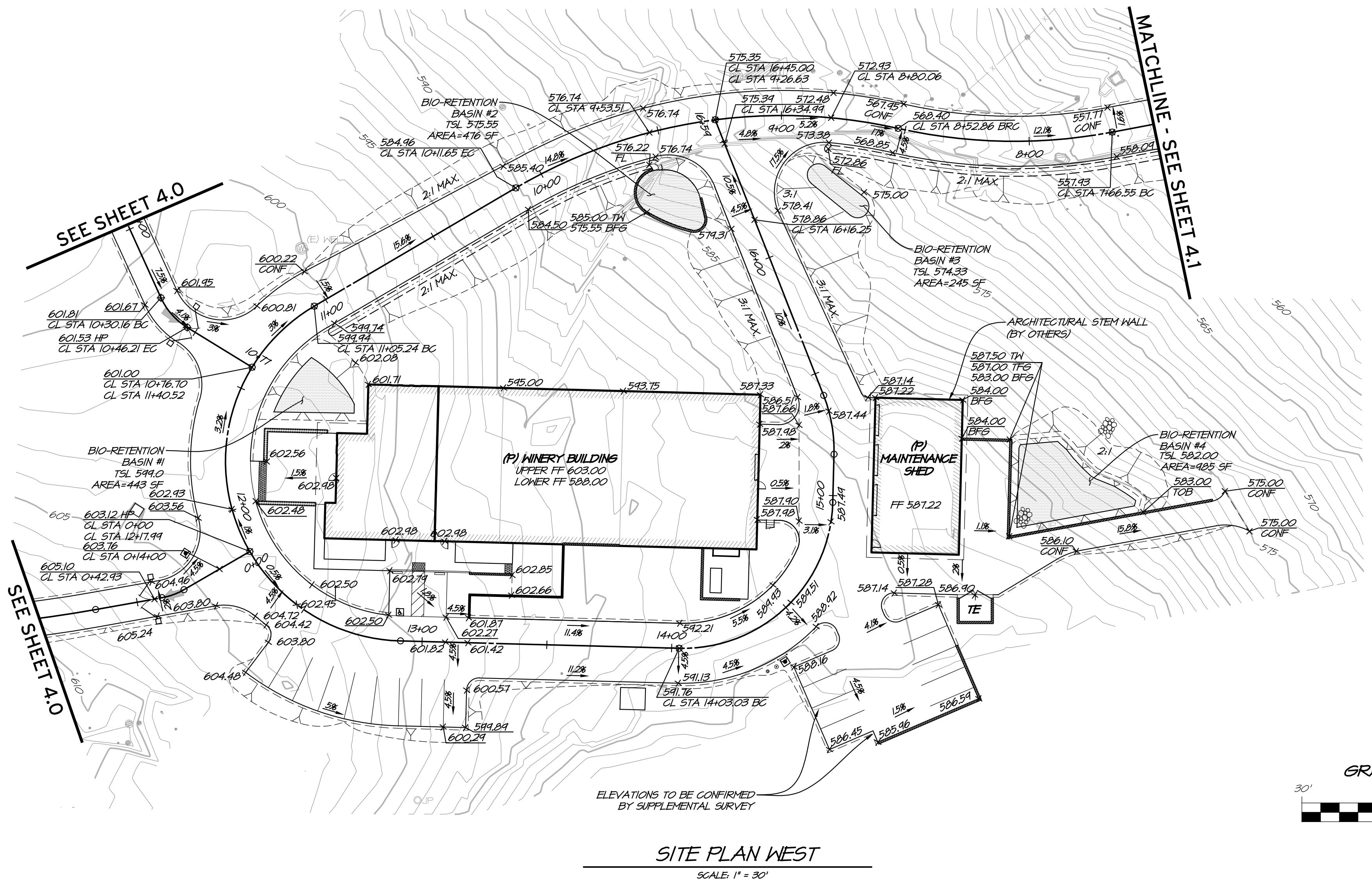
CALIFORNIA
NAPA COUNTY



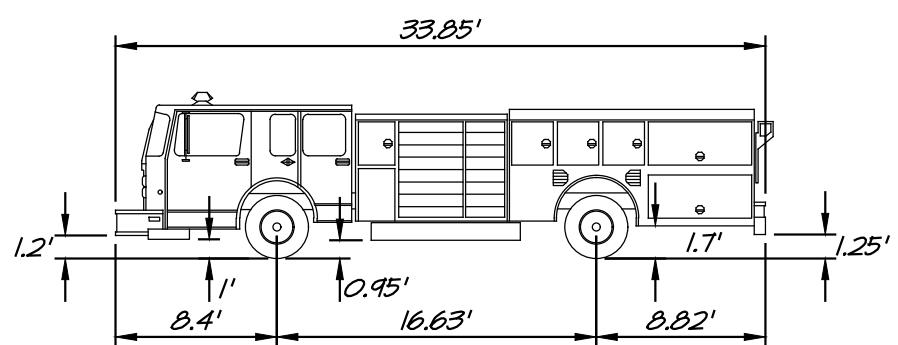
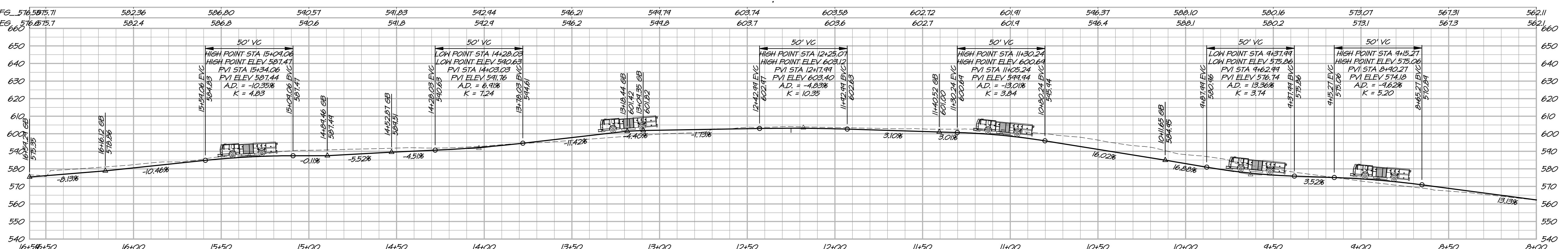
DATE MAY 27, 2025
DRAWN DCB
DESIGNED BTF
CHECKED BWF
JOB NO. 41200200
SHEET NO. 7 OF 11 SHEETS

UP4.1
7 OF 11 SHEETS

0	05/27/25	USE PERMIT APPLICATION - 6TH SUBMITTAL	DCB BTF
NO.	DATE	REVISIONS	BY APPD
1515 FOURTH STREET NAPA, CALIF. 94559 OFFICE (707) 252-3301 + www.RSAcivil.com			
			



GRAPHIC SCALE
(IN FEET)
1 INCH = 30 FT



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

Overall Length 33.852 ft
Overall Width 8.500 ft
Overall Body Height 10.514 ft
Min Body Ground Clearance 0.450 ft
Track Width 8.500 ft
Lock to Lock Time 7.00 s
Curb to Curb Turning Radius 24.700 ft

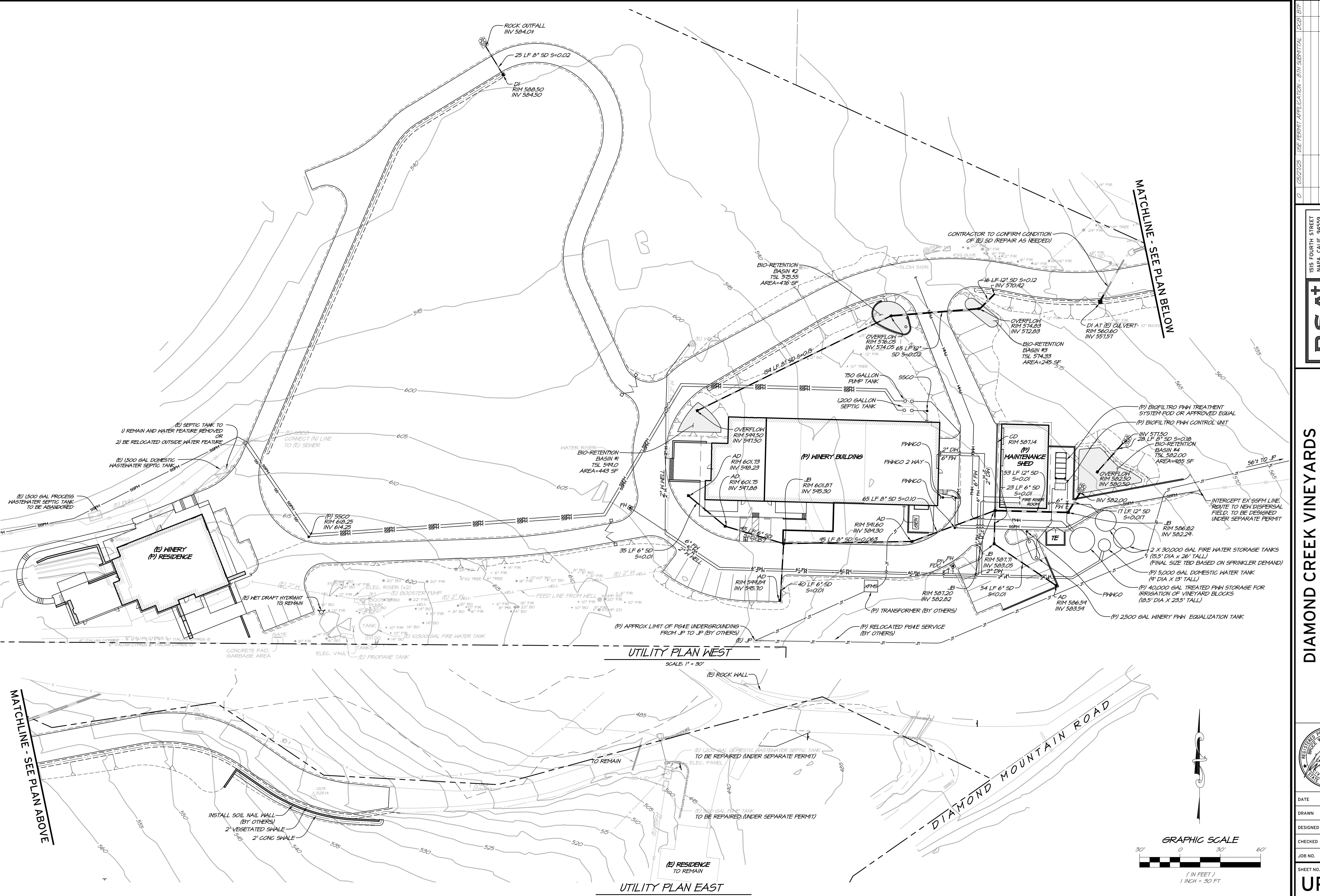
DIAMOND CREEK VINEYARDS PLAN AND PROFILE WEST

NAPA COUNTY

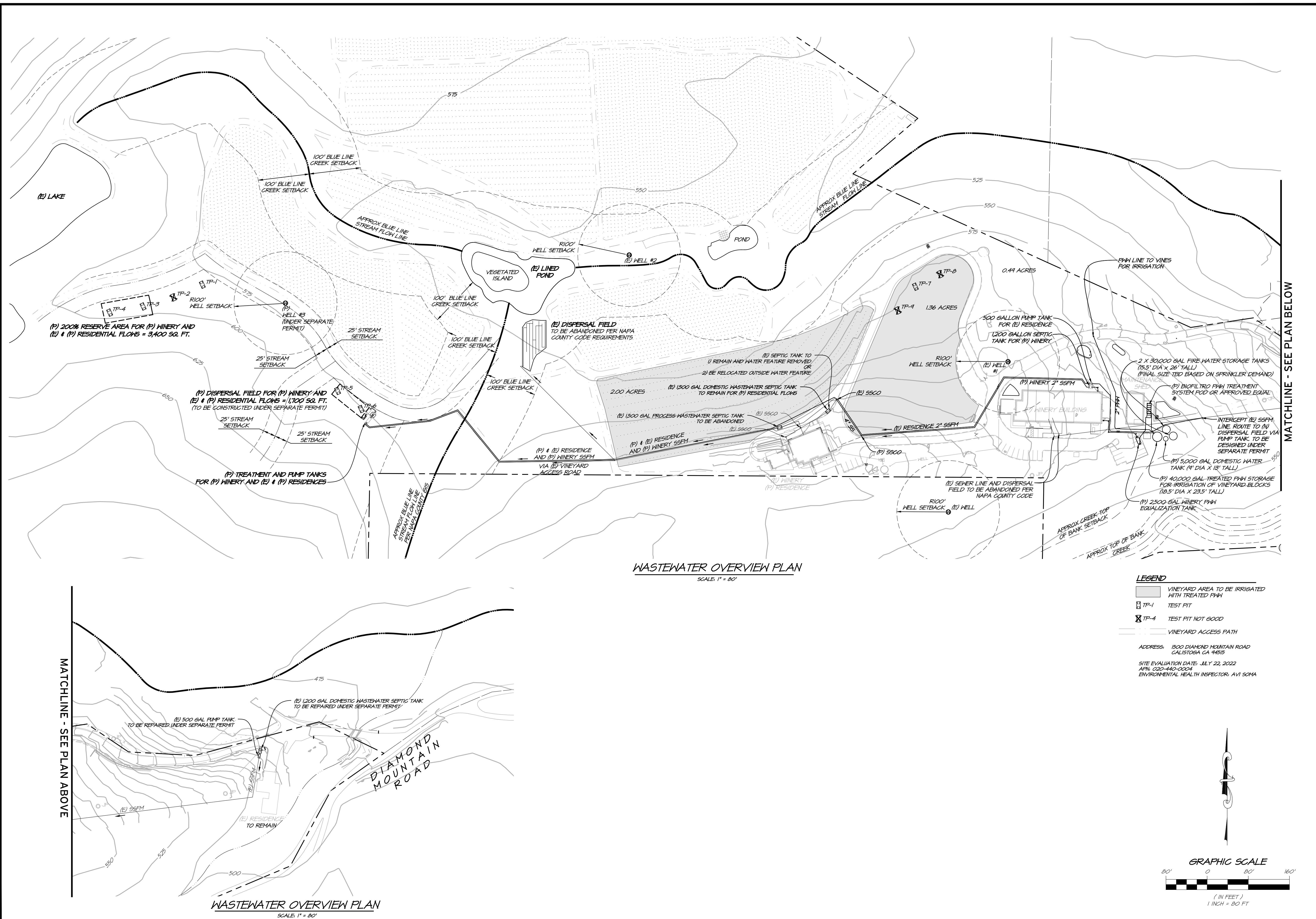
NAPA, CALIFORNIA

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NO. DATE REVISIONS BY APPD



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DIAMOND CREEK VINEYARDS WASTEWATER OVERVIEW PLAN

NAPA COUNTY
225
1
S

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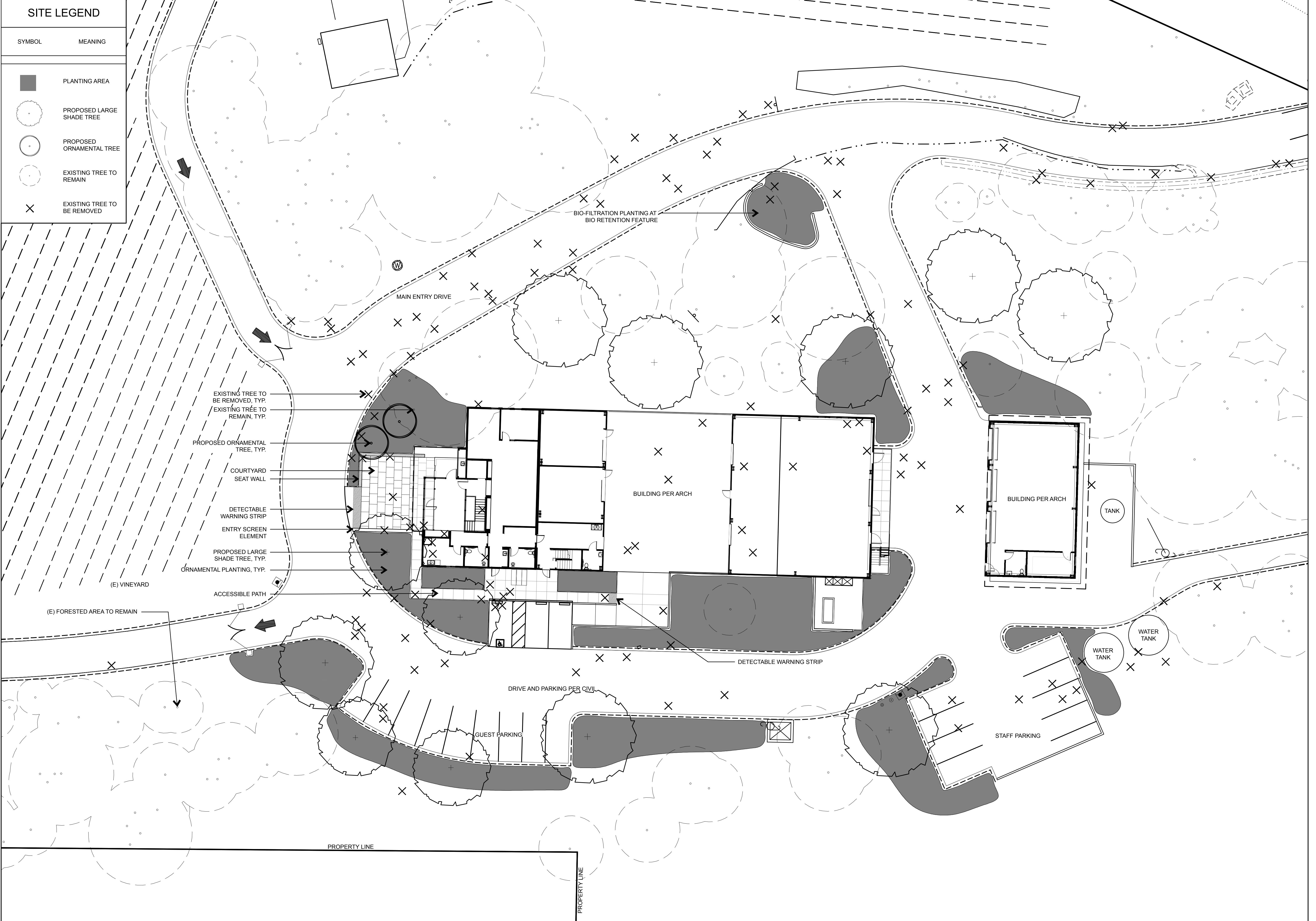
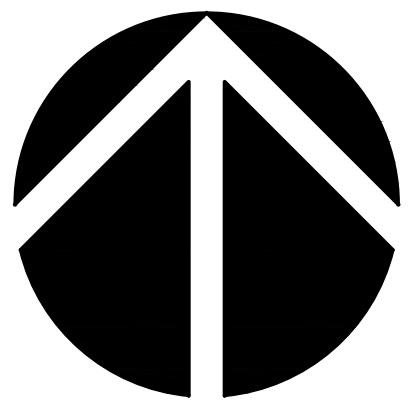
UP5.1
11 OF 11 SHEETS

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**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

DIAMOND CREEK VINEYARDS

Existing Gate Elevation

Photo Markup

