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## Winery Comparison Analysis and Summary of Changes

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 Winery**  
**Use Permit Major Modification #P19-00177**  
**Criteria Summary**

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	69.86 (Existing Winery Parcel), 8.26 (residential parcel)
Proximity of Nearest Residence	800
Number of Wineries Located Within One Mile	9
Located Within the Napa Valley Business Park	No
Primary Road Currently or Projected to be Level of Service D or Below	SR 29 would operate at LOS C with project. Future conditions during PM peak would be LOS D. General Plan Policy CIR-38 indicates that LOS F is acceptable for SR 29 between Yountville and St. Helena.
Primary Road a Dead End	No
Located Within a Flood Zone	No
Located Within a Municipal Reservoir Watershed	No
Located Within a State Responsibility Area or Fire Hazard Severity Zone	State Responsibility Area
Located Within an Area of Expansive Soils	No
Located Within a Protected County Viewshed	No
Result in the Loss of Sensitive Habitat	No
OPERATIONAL CRITERIA	STAFF COMMENTS
Napa Green Certified or Other Related Program	Proposed
Percentage of Estate Grapes Proposed	100%
Number of Proposed Variances	None
Wastewater Processed On-Site	Yes
Voluntary Greenhouse Gas Emission Reduction Measures Proposed	VMT reduction plan to prioritize hybrid and electric vehicles, carpooling and shuttle services for marketing events, energy conserving lighting, bicycle incentives, install water efficient fixtures, recycle a minimum 75% of all waste generated, compost a minimum of 75% of food waste and garden materials, implement a sustainable purchasing and shipping program, planting shade trees within 40 feet of the south side of the building elevation, use recycled materials, locally sourced food production, education of staff and visitors on sustainable practices, use a minimum 70 to 80% cover crop in the existing vineyards

**Diamond Creek Winery**  
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**Criteria Summary**

OPERATIONAL CRITERIA	STAFF COMMENTS
Vanpools, Flexible Work Shifts, Shuttles, or Other Traffic Congestion Management Strategies Proposed	Yes
Violations Currently Under Investigation	None
High Efficiency Water Use Measures Proposed	Yes
Existing Vineyards Proposed to be Removed	No
On-Site Employee or Farmworker Housing Proposed	No
Site Served by a Municipal Water Supply	No
Site Served by a Municipal Sewer System	No
Recycled Water Use Proposed	No
New Vineyards Plantings Proposed	No
Hold & Haul Proposed	No
Trucked in Water Proposed	No

**Diamond Creek Winery**  
**Use Permit Major Modification #P19-00177**  
**Winery Comparison 25,000 gallons per year**

Name	Bldg Size	Cave size		Production	Daily Visitors	Weekly Visitors	Annual Visitors	Annual Marketing Visitors	Number of Marketing Events				Annual Visitation	Acres	Location	Pre-WDO
SPOTTSWOODE WINERY	0	0	0	25000	0	20	1,040	0	0	0	0	1,040	26.9	city	No	
ROBERT CRAIG WINERY	12,600	0	0	25000	12	6	312	168	8	480	20.19	Angwin			No	
STREBLOW WINERY	360	0	0	25000	0	0	0	0	0	0	0	33	hillside		Yes	
VON STRASSER WINERY	4,400	6,700	0	25000	40	20	1,040	440	18	1,480	35.81	hillside			Yes	
GRASSI WINERY	7,403	0	0	25000	12	70	3,640	155	3	3,795	7.85	valley floor			No	
PLUMP JACK WINERY	7,574	-	0	25000	20	140	7,280	0	0	7,280	57.43	valley floor			Yes	
OLNEY FAMILY WINERY	19,237	15,000	0	25000	10	70	3,640	720	12	4,360	40	hillside			No	
BLOSSOM CREEK	5,639	-	0	25000	10	50	2,600	250	7	2,850	11.05	hillside			No	
EHLERS ESTATE WINERY	11,350	11,220	0	25000	0	0	300	1,105	41	1,405	13.83	valley floor			Yes	
REGUSSI WINERY	2,980	-	0	25000	3	10	520	0	0	520	162.62	valley floor			No	
EHREN JORDAN WINE CELLARS	15,000	13,276	0	25000	4	10	520	105	5	625	10.13	hillside			No	
CALDWELL WINERY	0	18,438	0	25000	0	40	2,080	270	13	2,350	40.11	MST			No	

AVERAGE CALCULATION	7,868	5,876	25,000	10	38	1,994	292	10	2,286	39.27		
MEDIAN CALCULATION	7,403	0	25,000	10	20	1,040	168	7	1,480	33		
DIAMOND CREEK VINEYARDS	23,245	0	25,000	10	60	3,120	150	2	3,720	17.12	hillside	Yes

**Diamond Creek Winery**  
**Use Permit Major Modification #P19-00177**  
**Summary of Operational Changes**

Permitted Conditions	Existing Conditions To Be Recognized	Proposed Request Beyond Existing Conditions	Net Change Analyzed
Production:	Production:	Production:	
10000 gallons	6720 gallons	25000 gallons	Net increase of 15000 gallons
Visitation:	Visitation:	Visitation:	
10 Visitors/Day	22 Visitors/Day	10 Visitors/Day	Net increase of 0 Visitors/Day
10 Visitors/Week	47 Visitors/Week	60 Visitors/Week	Net increase of 50 Visitors/Week
520 Visitors/Year	2444 Visitors/Year	3120 Visitors/Year	Net increase of 2600 Visitors/Year
Marketing Program:	Marketing Program:	Marketing Program	
5 Events/year @ max. 100 guests	4 Events/year @ max. 15 guests	1 events/year @ 100 guests	
	3 Events/year @ max. 25 guests	1 events/year @ 50 guests	
	1 Event/year @ max. 50 guests		
5 Total Events	8 Total Events	2 Total Events	Net increase 3 Total Events
500 Total Marketing Guests/Year	185 Total Marketing Guests/Year	150 Marketing Guests/year	Net increase 150 Marketing guests
Employees:	Employees:		
5 full-time employees	6 full-time employees	8 full time employees	Net increase of 3 full-time employees
	2 part-time employees	2 part-time employees	Net increase of 2 full-time employees