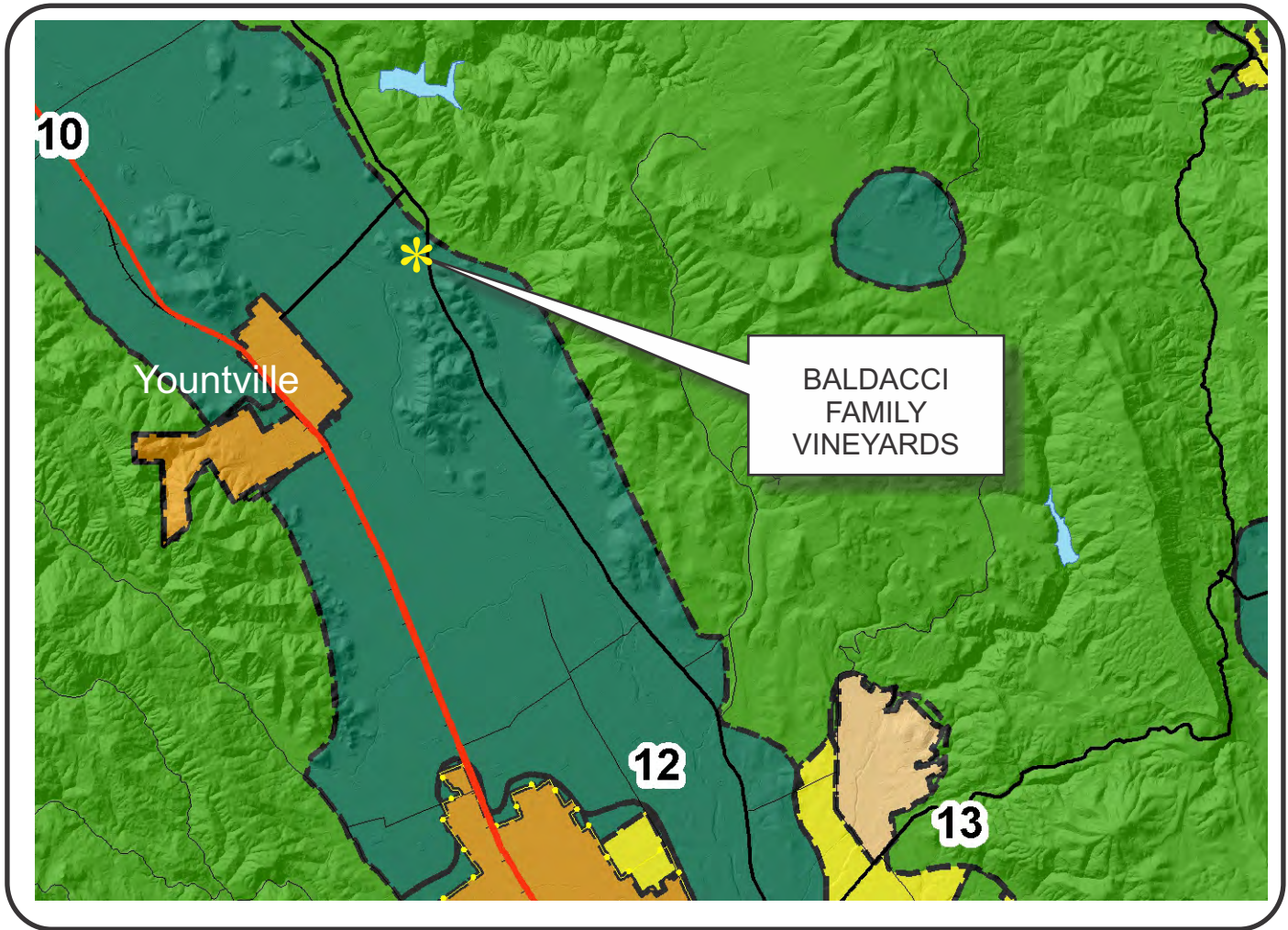


“L”

Graphics

NAPA COUNTY LAND USE PLAN 2008 - 2030



LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional
- Napa Pipe Mixed Use

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

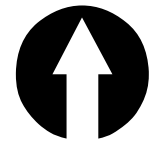
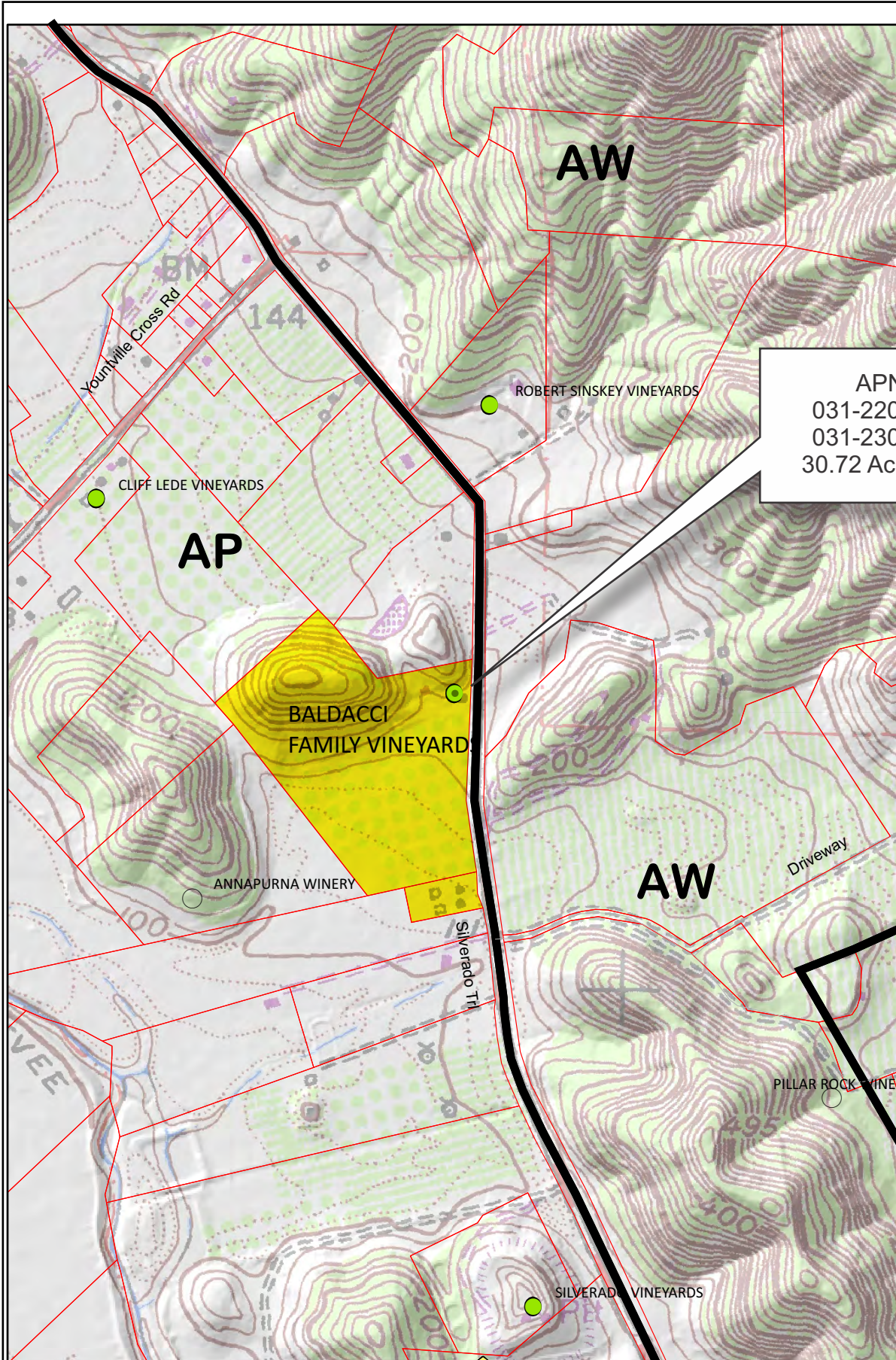
TRANSPORTATION

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

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

APN
031-220-015
02-07-2017
UP

BALDACCI FAMILY VINEYARDS

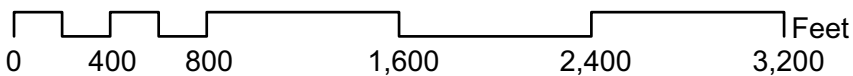


Legend

Wineries

Status

- Producing
- Producing, with pending major mod
- ▭ Approved, not yet producing
- ▴ Pending
- Unknown
- ▭ Zoning
- ▭ Parcels



02-07-2017

UP

BALDACCI FAMILY VINEYARDS



Existing Conditions



1 SOUTH ENTRY AT FARMHOUSE
SCALE: NA



2 LOOKING NORTH FROM FARMHOUSE
SCALE: NA



3 RETAINING WALL
SCALE: NA



4 CAVE PORTAL
SCALE: NA



5 EXISTING TERRACE
SCALE: NA



6 PRIVATE DRIVEWAY
SCALE: NA



7 CAVE PORTAL
SCALE: NA



8 OUTDOOR PRODUCTION AREA
SCALE: NA



9 WINERY BUILDING
SCALE: NA



10 GARAGE
SCALE: NA



11 FARMWORKER HOUSING
SCALE: NA



1 SITE PHOTOS LEGEND
SCALE: NA

ARCHITECT

gouldevans

95 brady street
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fax: 415.503.1471
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PROJECT

BALDACCI FAMILY VINEYARDS
6236 SILVERADO TRAIL
NAPA, CA 94958
APR: 001-220-0115
APR: 001-220-0066

REVISIONS

USE PERMIT APP	2015.12.22
RESPONSE TO COMMENTS	2016.03.24
USE PERMIT APP ALT. DESIGN	2016.06.13

SHEET DATA

DATE:	2016.06.13
JOB NO.:	1115-0110
PHASE:	SCHEMATIC
ISSUED FOR:	USE PERMIT
SCALE:	AS NOTED

SHEET TITLE

EXISTING SITE PHOTOS

SHEET NUMBER

A0.1

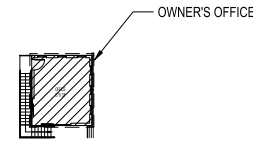
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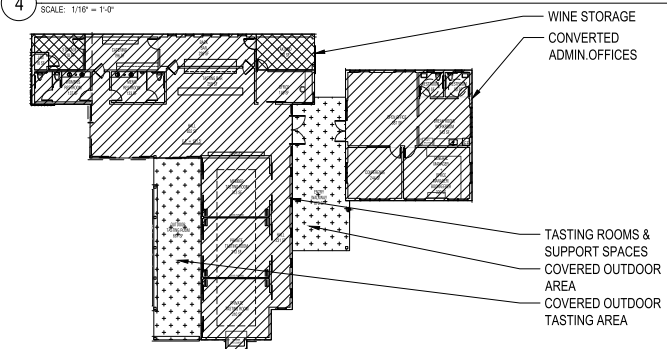


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RESPONSE TO COMMENTS	2016.03.24
USE PERMIT APP ALT. DESIGN	2016.06.13

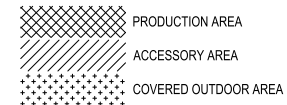
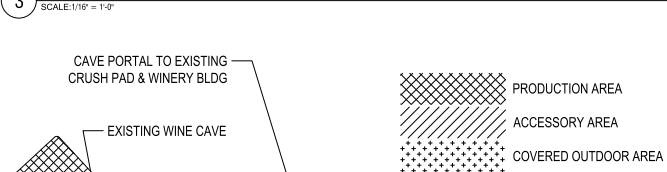
DATE:	2016.06.13
JOB NO.:	1115-0110
PHASE:	SCHEMATIC
ISSUED FOR:	USE PERMIT
SCALE:	AS NOTED
SHEET TITLE	



4 PROPOSED HOSPITALITY & CONVERTED ADMIN. BUILDING - 2ND FLOOR



3 PROPOSED HOSPITALITY & CONVERTED ADMIN. BUILDING - GROUND FLOOR

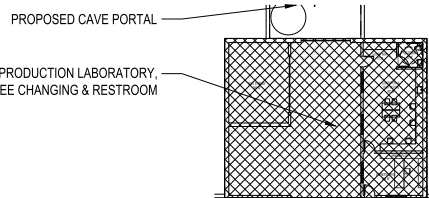


EXISTING AREA S		
SPACE	GSF	AREA TYPE
EXISTING WINE CAVE	7,613	PRODUCTION
PREVIOUSLY APPROVED WINE CAVE	9,240	PERMITTED
EXISTING WINERY BUILDING & WORK PAD	5,303	PRODUCTION
EXISTING HOSPITALITY	760	ACCESSORY
TOTAL EXISTING PRODUCTION AREA	12,916	GSF
TOTAL EXISTING ACCESSORY AREA	760	GSF

PROPOSED AREAS		
SPACE	GSF	AREA TYPE
EXISTING WINE CAVE	7,613	PRODUCTION
NEW WINE CAVE	11,031	PRODUCTION
OWNER'S OFFICE	344	ACCESSORY
HOSPITALITY BUILDING WINE STORAGE	302	PRODUCTION
HOSPITALITY BUILDING	3,510	ACCESSORY
HOSPITALITY COVERED PORCHES	1,368	OUTDOOR
ADMINISTRATIVE BUILDING	1,345	ACCESSORY
PRODUCTION BUILDING	2,619	PRODUCTION
TOTAL PROPOSED PRODUCTION AREA	21,565	GSF
TOTAL PROPOSED ACCESSORY AREA	5,199	GSF

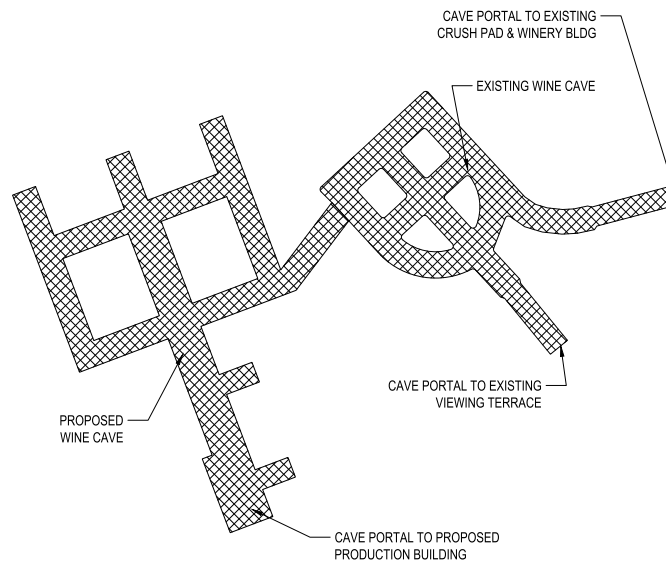
1 AREA SUMMARY TABLE

SCALE: N/A



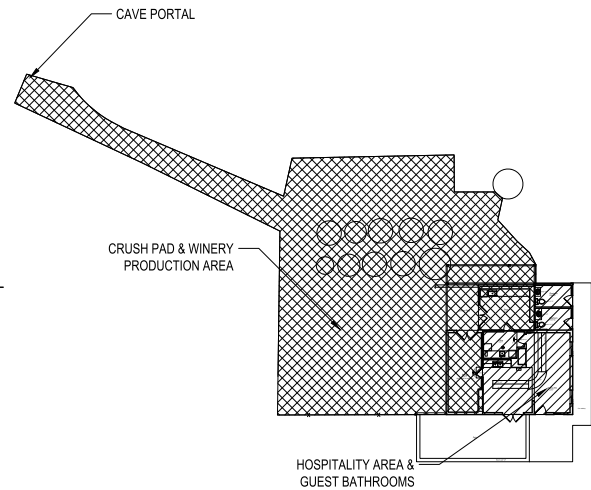
5 PRODUCTION BLDG. - GROUND FLOOR

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



2 EXISTING & PROPOSED WINE CAVES

SCALE: 1/32" = 1'-0"

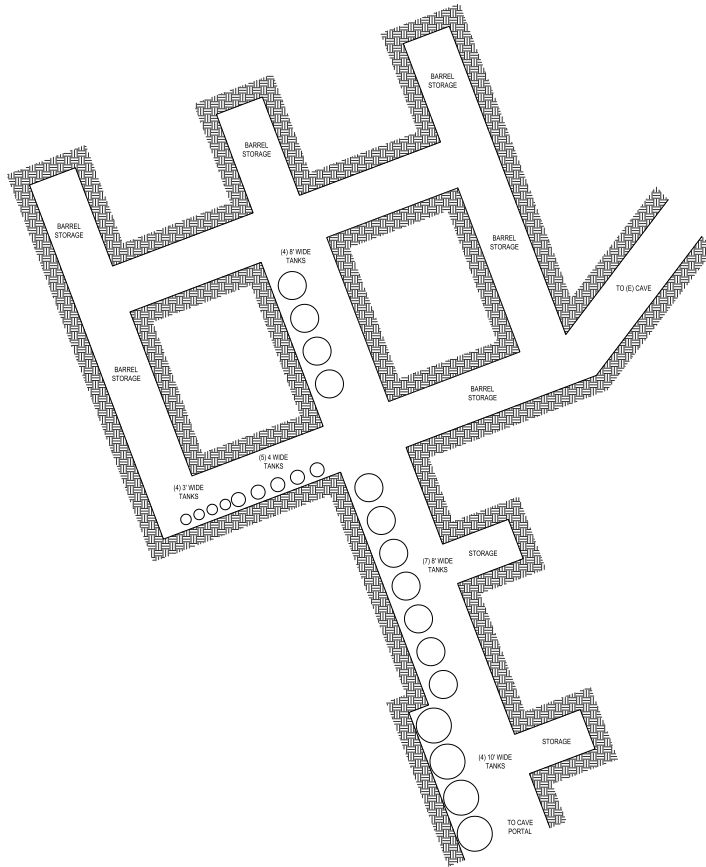


7 EXISTING WINERY BUILDING & WORK PAD

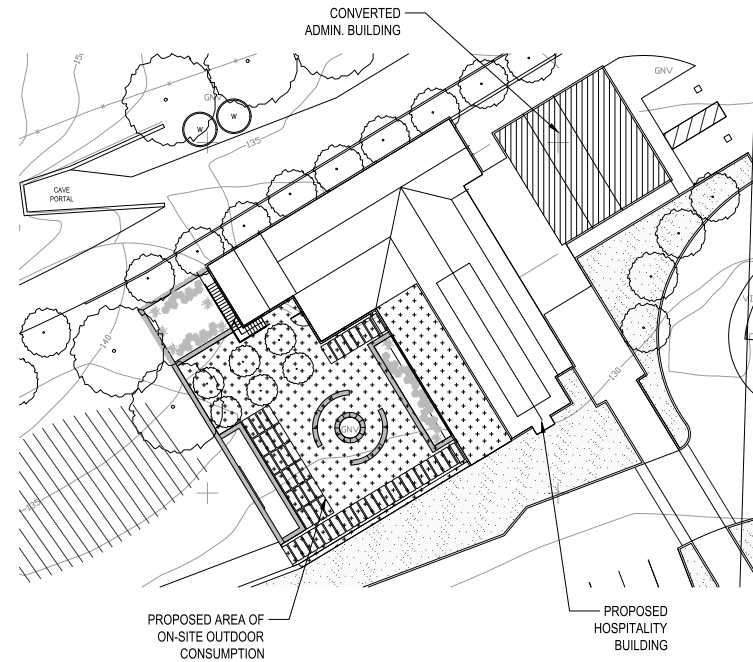
SCALE: 1/16" = 1'-0"

CAD FILE:

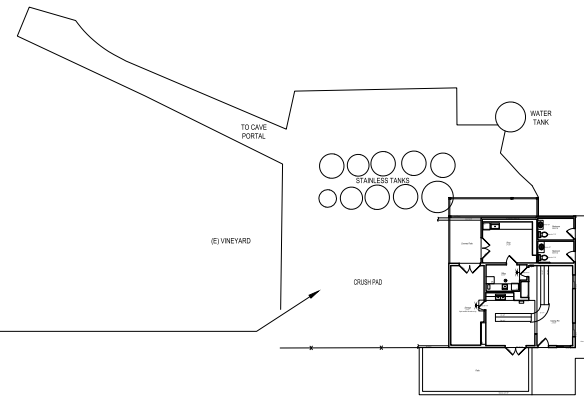
REFS:



3 PROPOSED EQUIPMENT LAYOUT
SCALE: 1/32" = 1'-0"



2 ON-SITE CONSUMPTION DIAGRAM
SCALE: 1/16" = 1'-0"



1 EXISTING EQUIPMENT LAYOUT
SCALE: 1/32" = 1'-0"

CAD FILE:

XREFS:

ARCHITECT

goulddevans

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fax: 415.503.1471

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STAMP



CONSULTANTS

PROJECT SPONSOR



PROJECT

**BALDACCIO FAMILY
VINEYARDS**
6236 BALDACCIO TRAIL
NAPA, CA 94558
APN: 031-026-005
APR 101-026-005

REVISIONS

USE PERMIT APP	2015.12.22
RESPONSE TO COMMENTS	2016.03.24
USE PERMIT APP	2016.06.13
ALT. DESIGN	2016.06.13

SHEET DATA

DATE:	2016.06.13
JOB NO.:	1115-0110
PHASE:	SCHEMATIC
ISSUED FOR:	USE PERMIT
SCALE:	AS NOTED

SHEET TITLE

**EQUIPMENT
LAYOUTS &
SITE USE
DIAGRAMS**

SHEET NUMBER

A0.3

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ABBREVIATIONS:

- AC ASPHALT CONCRETE
- ADMIN ADMINISTRATIVE
- APPROX APPROXIMATE
- BLDG BUILDING
- CL CENTERLINE
- DI DRAIN INLET
- (E) EXISTING
- FF FINISH FLOOR
- FH FIRE HYDRANT
- GB GRADE BREAK
- NCRSS NAPA COUNTY ROAD & STREET STANDARDS
- SD STORM DRAIN
- SS SANITARY SEWER
- TYP TYPICAL

APN 031-220-020

APN 031-230-018

OWNER:
BALDACCI FAMILY VINEYARDS
 6236 SILVERADO TRAIL
 NAPA, CALIFORNIA

APPLICANT:
THOMAS BALDACCI
BALDACCI FAMILY VINEYARDS
 6236 SILVERADO TRAIL
 NAPA, CALIFORNIA

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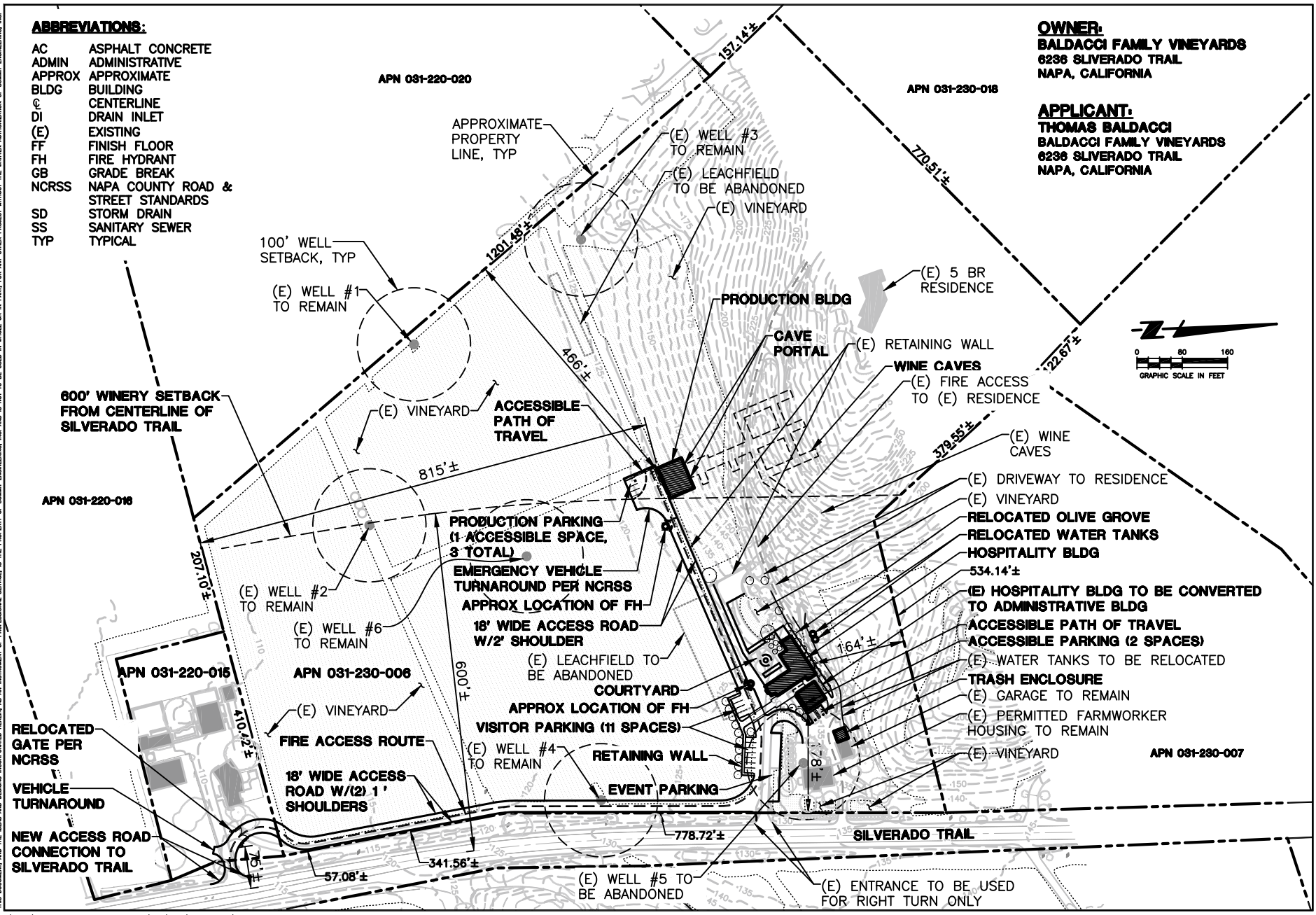
BALDACCI FAMILY VINEYARDS
 6236 & 6171 SILVERADO TRAIL
 NAPA, CALIFORNIA
 APN 031-220-008 & APN 031-230-018

USE PERMIT APPLICATION
OVERALL SITE PLAN

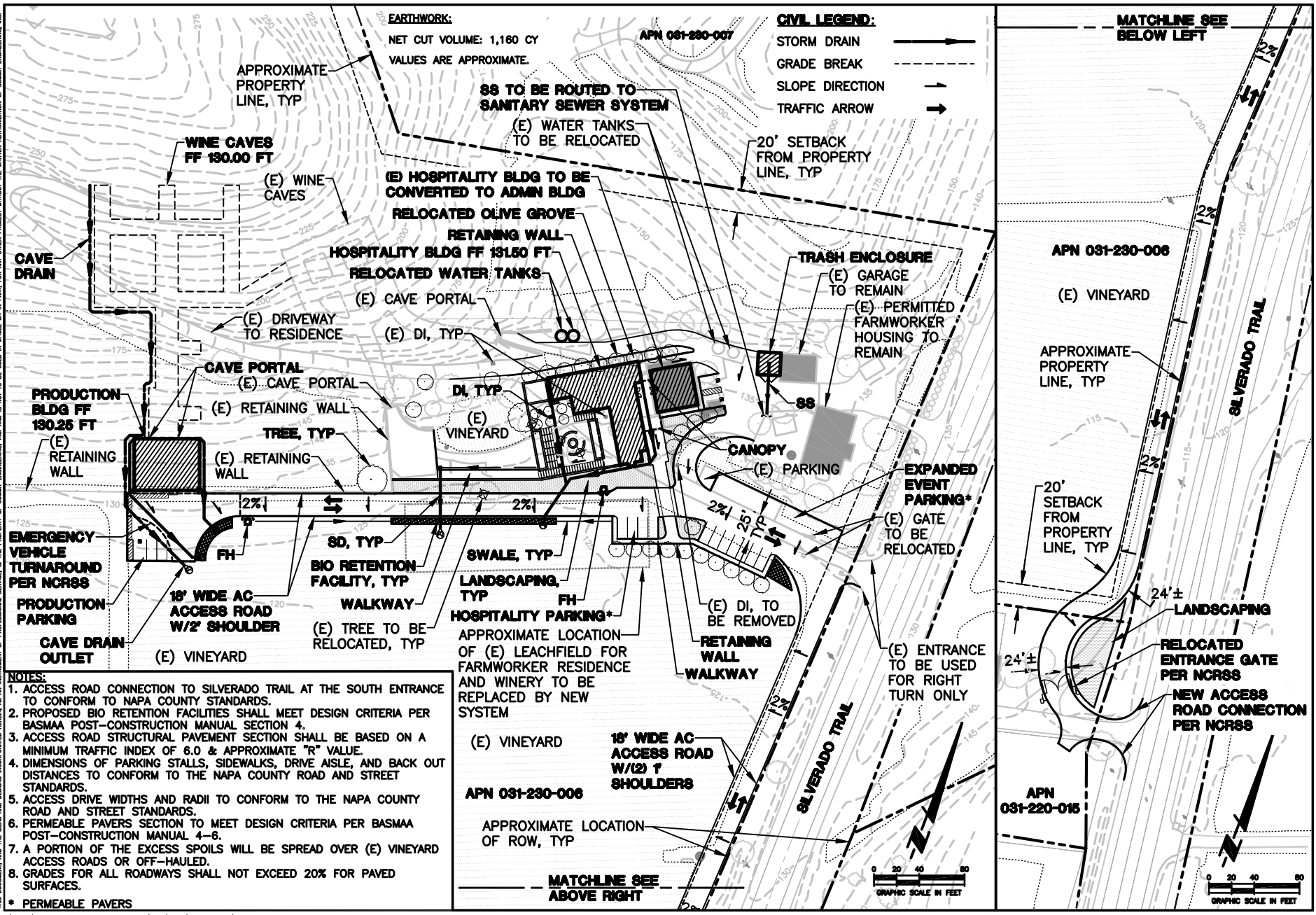
2015-12-22	PERMIT SUBMITTAL
2016-03-24	PERMIT RESUBMITTAL
2016-06-13	PERMIT RESUBMITTAL

DATE: 2015-12-22
 JOB NO: 2015167
 SCALE: AS SHOWN
 DRAWN: TF
 CHECKED: MS
 SHEET

UP1



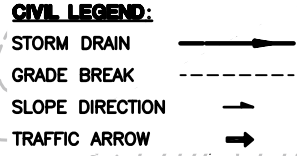
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- NOTES:**
1. ACCESS ROAD CONNECTION TO SILVERADO TRAIL AT THE SOUTH ENTRANCE TO CONFORM TO NAPA COUNTY STANDARDS.
 2. PROPOSED BIO RETENTION FACILITIES SHALL MEET DESIGN CRITERIA PER BASMAA POST-CONSTRUCTION MANUAL SECTION 4.
 3. ACCESS ROAD STRUCTURAL PAVEMENT SECTION SHALL BE BASED ON A MINIMUM TRAFFIC INDEX OF 6.0 & APPROXIMATE "R" VALUE.
 4. DIMENSIONS OF PARKING STALLS, SIDEWALKS, DRIVE AISLE, AND BACK OUT DISTANCES TO CONFORM TO THE NAPA COUNTY ROAD AND STREET STANDARDS.
 5. ACCESS DRIVE WIDTHS AND RADII TO CONFORM TO THE NAPA COUNTY ROAD AND STREET STANDARDS.
 6. PERMEABLE PAVERS SECTION TO MEET DESIGN CRITERIA PER BASMAA POST-CONSTRUCTION MANUAL 4-6.
 7. A PORTION OF THE EXCESS SPOILS WILL BE SPREAD OVER (E) VINEYARD ACCESS ROADS OR OFF-HAULED.
 8. GRADES FOR ALL ROADWAYS SHALL NOT EXCEED 20% FOR PAVED SURFACES.
- * PERMEABLE PAVERS

P:\2015\2015167 BALDACC I USE PERMIT\CAD\CIVIL\USE PERMIT\15167-UP1-UP5.DWG

PLOTTED ON: 6/9/2016 4:03 PM



EARTHWORK:
NET CUT VOLUME: 1,160 CY
VALUES ARE APPROXIMATE.

MATCHLINE SEE BELOW LEFT

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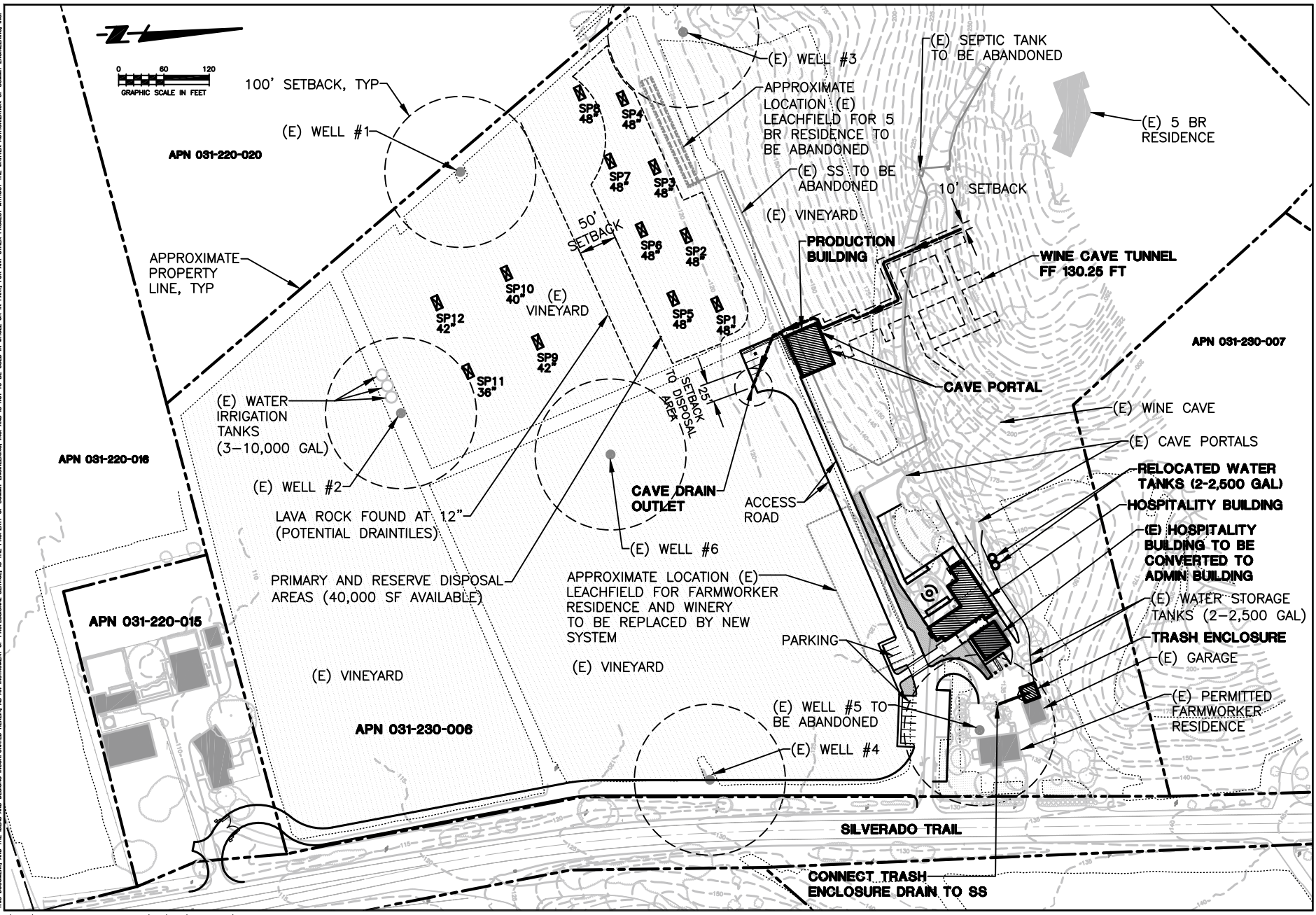
BALDACC I FAMILY VINEYARDS
6286 & 6171 SILVERADO TRAIL
NAPA, CALIFORNIA
APN 031-230-008 & APN 031-230-016

USE PERMIT APPLICATION
PRELIMINARY GRADING & DRAINAGE PLAN

2015-12-22	PERMIT SUBMITTAL
2016-03-24	PERMIT RESUBMITTAL
2016-06-13	PERMIT RESUBMITTAL
DATE:	2015-12-22
JOB NO:	2015167
SCALE:	AS SHOWN
DRAWN:	TF
CHECKED:	MS
SHEET	

UP2

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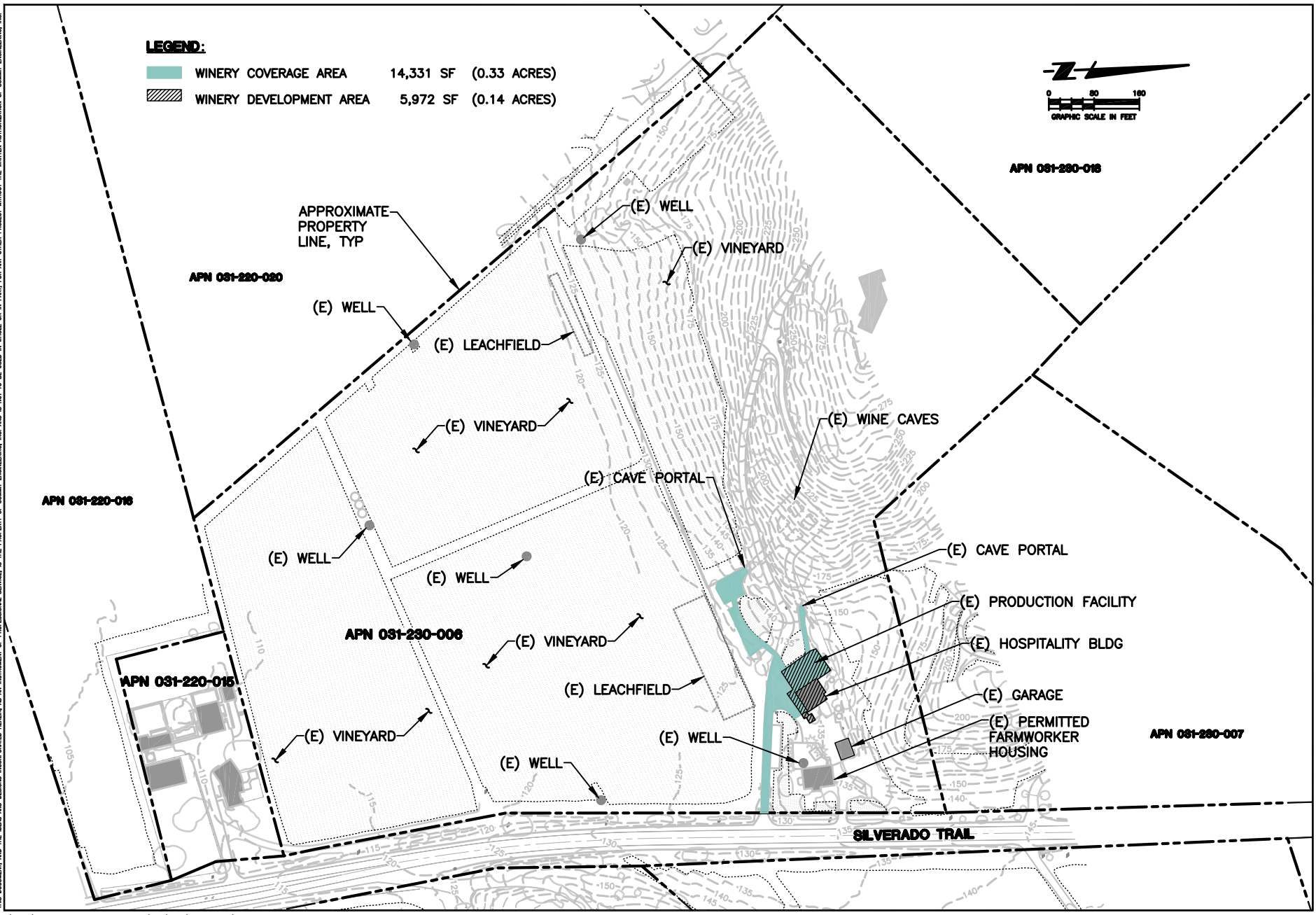
BALDACCIO FAMILY VINEYARDS
 6286 & 6171 SILVERADO TRAIL
 NAPA, CALIFORNIA
 APN 031-220-008 & APN 031-220-015

USE PERMIT APPLICATION
WASTEWATER SITE PLAN

2015-12-22	PERMIT SUBMITTAL
2016-03-24	PERMIT RESUBMITTAL
2016-06-13	PERMIT RESUBMITTAL
DATE:	2015-12-22
JOB NO:	2015167
SCALE:	AS SHOWN
DRAWN:	TF
CHECKED:	JR
SHEET	

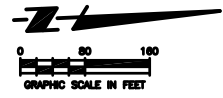
UP3

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LEGEND:

- WINERY COVERAGE AREA 14,331 SF (0.33 ACRES)
- WINERY DEVELOPMENT AREA 5,972 SF (0.14 ACRES)



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 6288 & 6171 SILVERADO TRAIL
 NAPA, CALIFORNIA
 APN 081-280-008 & APN 081-280-016

USE PERMIT APPLICATION
COVERAGE AND DEVELOPMENT AREAS
EXISTING SITE

2015-12-22	PERMIT SUBMITTAL
2016-03-24	PERMIT RESUBMITTAL
2016-06-13	PERMIT RESUBMITTAL

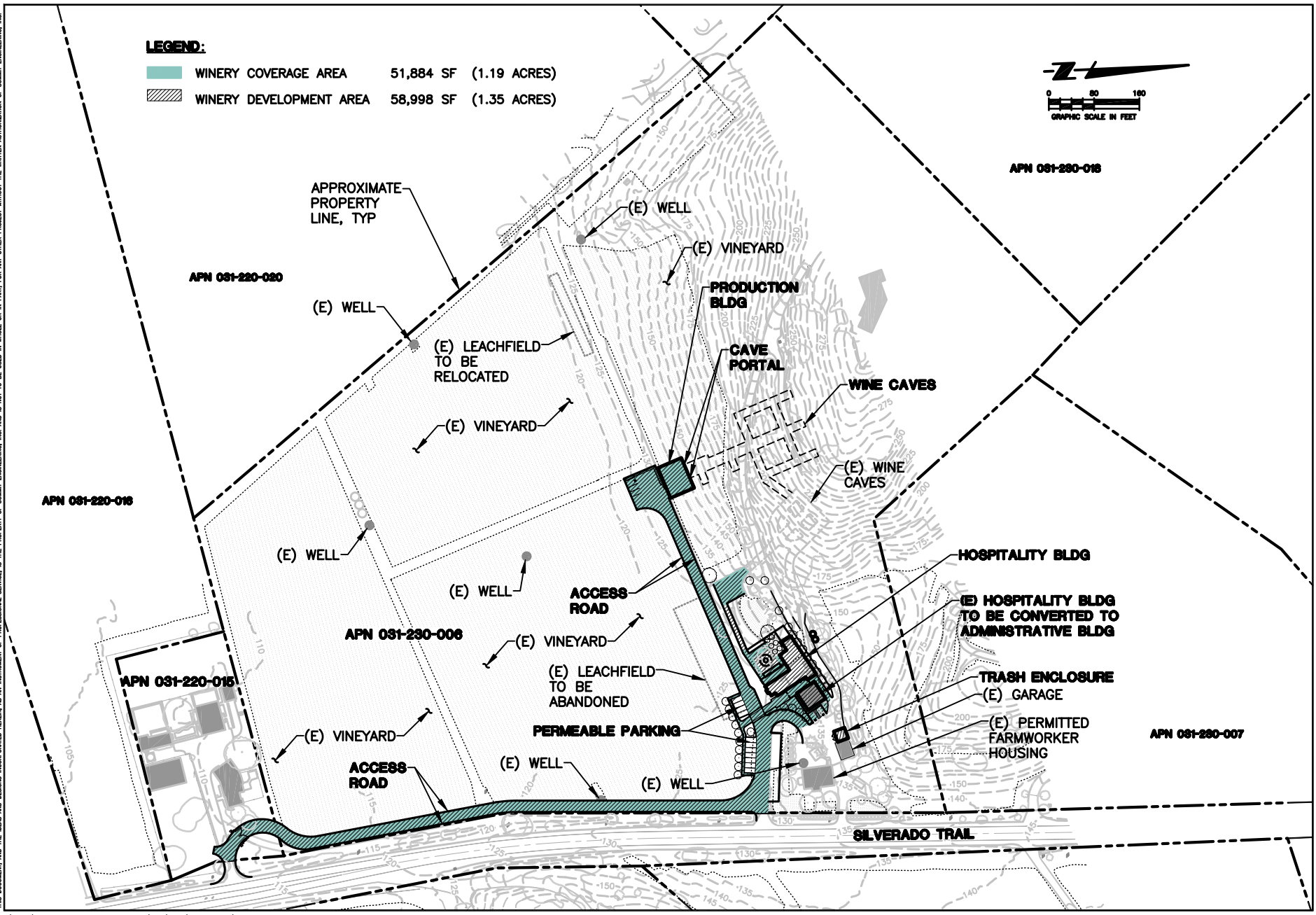
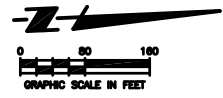
DATE: 2015-12-22
 JOB NO: 2015167
 SCALE: AS SHOWN
 DRAWN: TF
 CHECKED: MS
 SHEET

UP4

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LEGEND:

- WINERY COVERAGE AREA 51,884 SF (1.19 ACRES)
- WINERY DEVELOPMENT AREA 58,998 SF (1.35 ACRES)



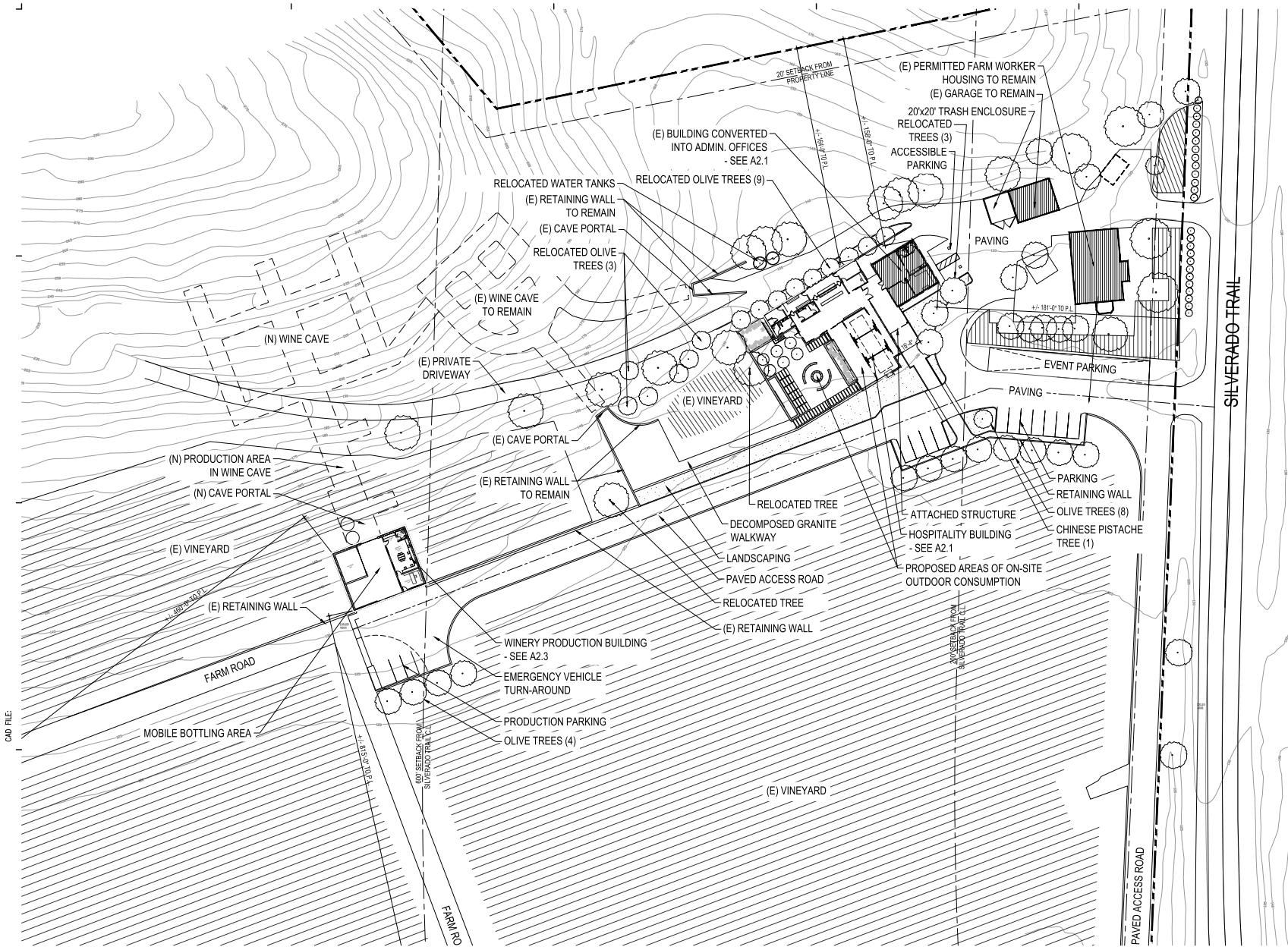
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 6286 & 6171 SILVERADO TRAIL
 NAPA, CALIFORNIA
 APN 081-230-006 & APN 081-230-016

USE PERMIT APPLICATION
COVERAGE AND DEVELOPMENT AREAS
PROPOSED SITE

2015-12-22	PERMIT SUBMITTAL
2016-03-24	PERMIT RESUBMITTAL
2016-06-13	PERMIT RESUBMITTAL
DATE:	2015-12-22
JOB NO:	2015167
SCALE:	AS SHOWN
DRAWN:	TF
CHECKED:	MS
SHEET	

UP5



CAD FILE:

XREFS:

1 SITE PLAN
SCALE: 1/32" = 1'-0"

ARCHITECT

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BALDACCI FAMILY VINEYARDS
6238 SILVERADO TRAIL
NAPA, CA 94958
APN: 031-220-015
APN: 031-220-006

REVISIONS

USE PERMIT APP	2015.12.22
RESPONSE TO COMMENTS	2016.03.24
USE PERMIT APP ALT. DESIGN	2016.06.13
RESPONSE TO ALT. DESIGN COMMENTS	2016.07.25

SHEET DATA

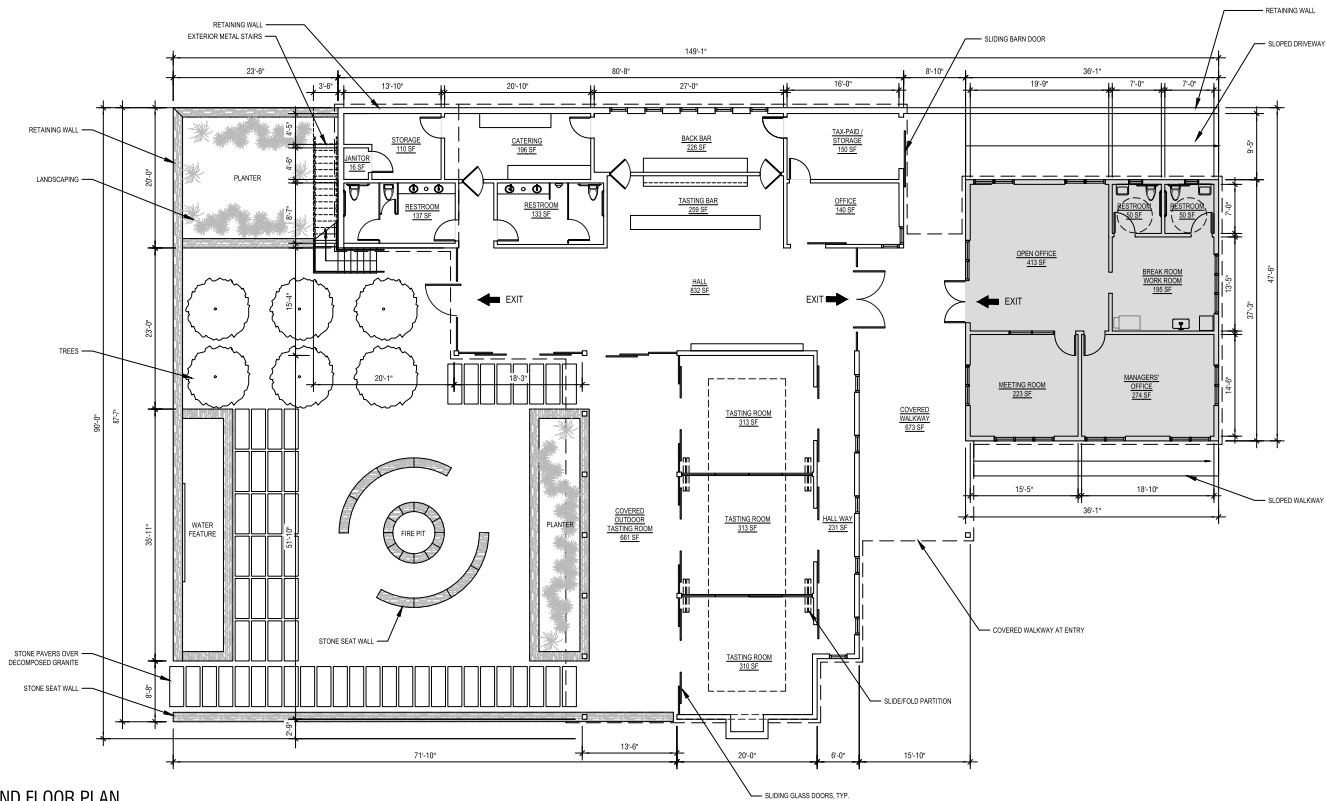
DATE:	2016.07.28
JOB NO.:	1115-0110
PHASE:	SCHEMATIC
ISSUED FOR:	USE PERMIT
SCALE:	AS NOTED

SHEET TITLE
PROPOSED SITE PLAN

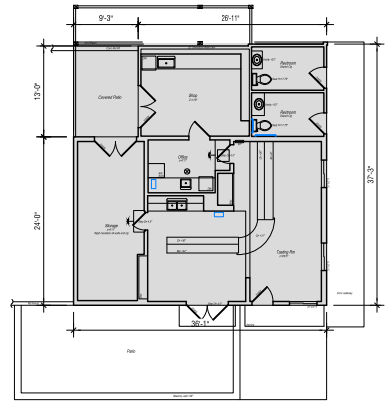
SHEET NUMBER

A1.2





1 PROPOSED GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 EXISTING WINERY BUILDING
SCALE: 1/8" = 1'-0"



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PROJECT

BALDACCI FAMILY
VINEYARDS

6236 BALDACCI TRAIL
NAPA, CA 94905
APRIL 03/2016

REVISIONS

USE PERMIT APP	2015.12.22
RESPONSE TO COMMENTS	2016.03.24
USE PERMIT APP	2016.06.13
ALT. DESIGN	2016.06.13

SHEET DATA

DATE:	2016.06.13
JOB NO.:	1115-0110
PHASE:	SCHEMATIC
ISSUED FOR:	USE PERMIT
SCALE:	AS NOTED

SHEET TITLE

HOSPITALITY
& ADMIN.
PLANS

SHEET NUMBER

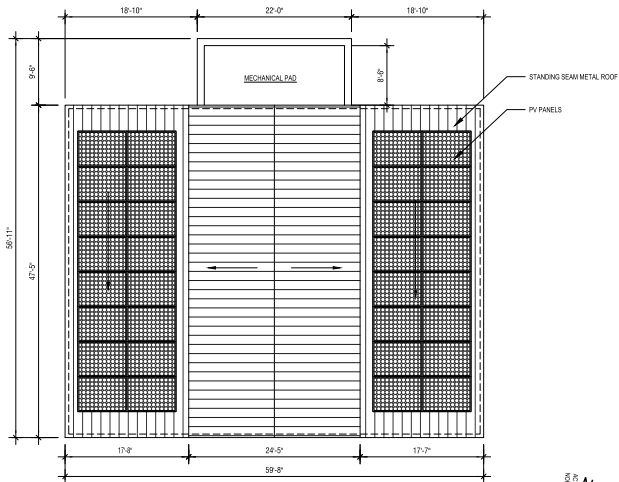
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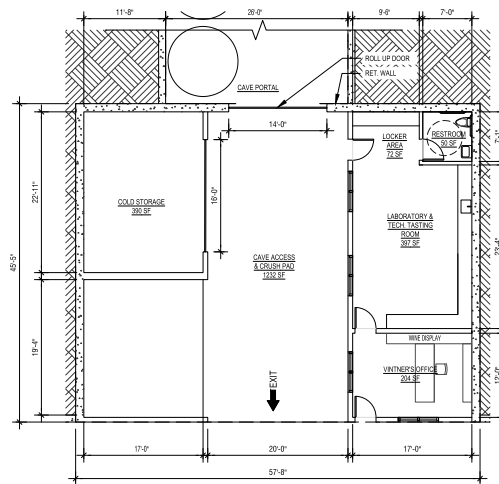
XREFS:

CAD FILE:

XREFS:



2 ROOF PLAN
SCALE: 1/8" = 1'-0"



1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

ARCHITECT

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fax: 415.503.1411
www.goulddevans.com

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PROJECT

BALDACCIO FAMILY
VINEYARDS

6236 BALDACCIO TRAIL
NAPA, CA 94958
APN: 0311220405

REVISIONS

USE PERMIT APP	2015.12.22
RESPONSE TO COMMENTS	2016.03.24
USE PERMIT APP ALT. DESIGN	2016.06.13

SHEET DATA

DATE:	2016.06.13
JOB NO.:	1115-0110
PHASE:	SCHEMATIC
ISSUED FOR:	USE PERMIT
SCALE:	AS NOTED

SHEET TITLE

PRODUCTION
BUILDING
PLANS

SHEET NUMBER

A2.3



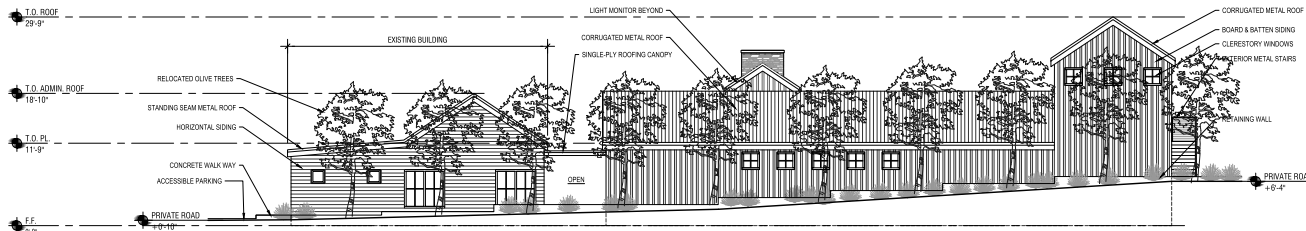
BALDACCI FAMILY
VINEYARDS

6236 SILVERADO TRAIL
NAPA, CA 94958
APN: 031-220-015
APN: 031-220-008

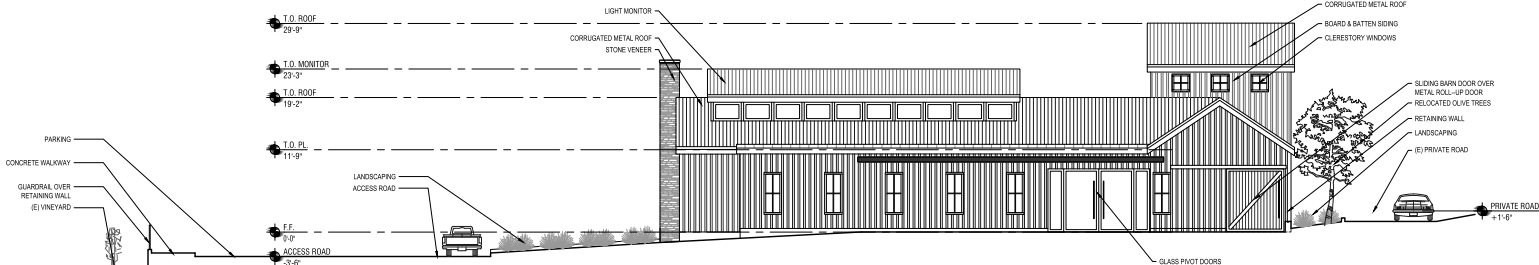
USE PERMIT APP	2015.12.22
RESPONSE TO COMMENTS	2016.03.24
USE PERMIT APP ALT. DESIGN	2016.06.13

DATE:	2016.06.13
JOB NO.:	1115-0110
PHASE:	SCHEMATIC
ISSUED FOR:	USE PERMIT
SCALE:	AS NOTED
SHEET TITLE	

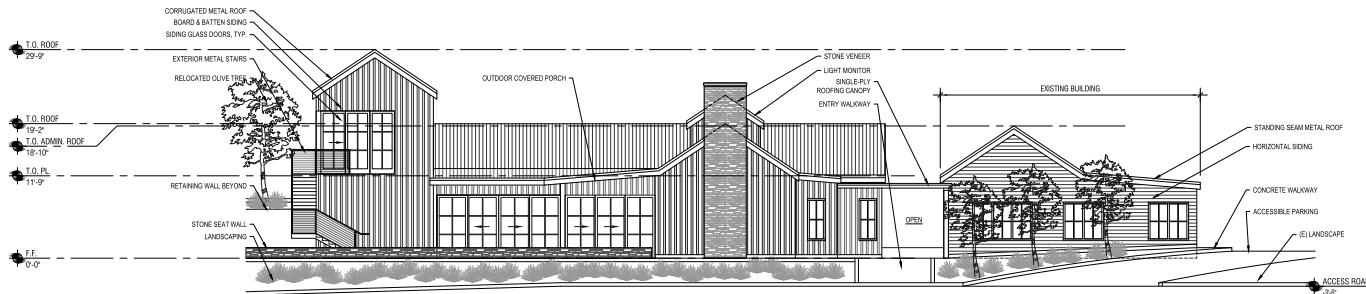
HOSPITALITY BUILDING ELEVATIONS



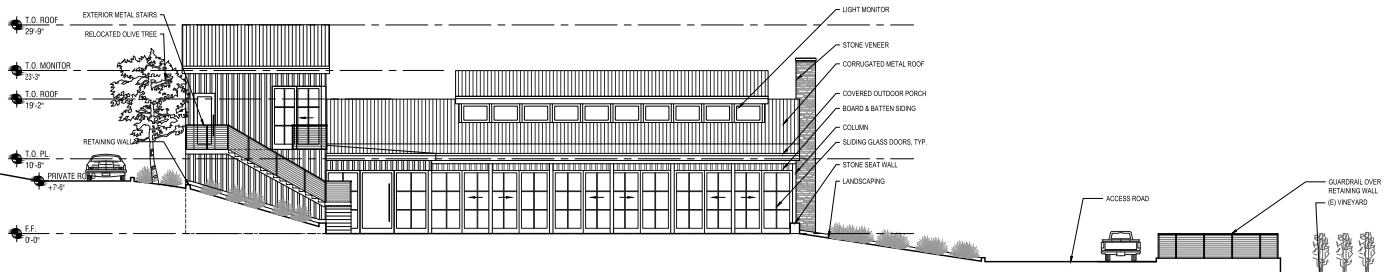
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST SECTION-ELEVATION
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



5 WEST ELEVATION
SCALE: 1/8" = 1'-0"

CAD FILE:

XREF'S:



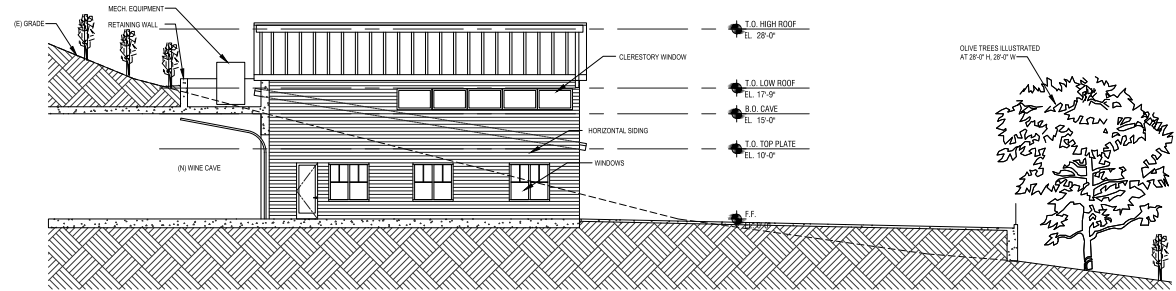
BALDACCIO FAMILY
VINEYARDS

6236 SILVERADO TRAIL
AMPA, CA 94508
APN: 031-026-005
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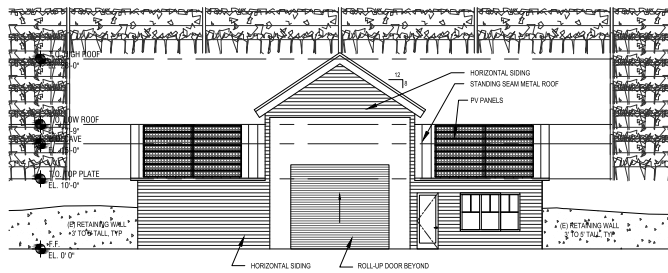
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RESPONSE TO COMMENTS	2016.03.24
USE PERMIT APP ALT. DESIGN	2016.06.13
RESPONSE TO ALT. DESIGN COMMENTS	2016.07.25

DATE:	2016.07.25
JOB NO.:	1115-0110
PHASE:	SCHEMATIC
ISSUED FOR:	USE PERMIT
SCALE:	AS NOTED

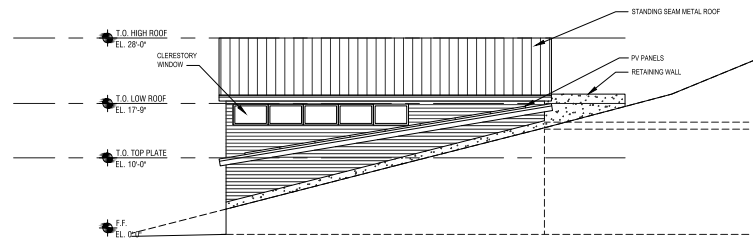
PRODUCTION
BUILDING
ELEVATIONS
& SECTIONS



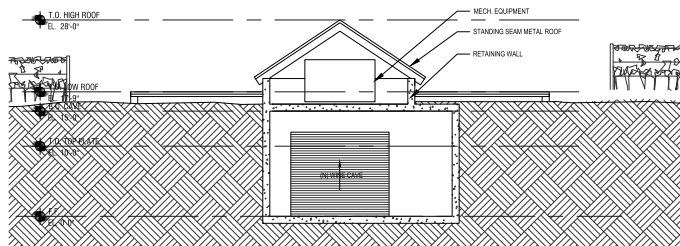
3 N-S SECTION LOOKING EAST
SCALE: 1/8" = 1'-0"



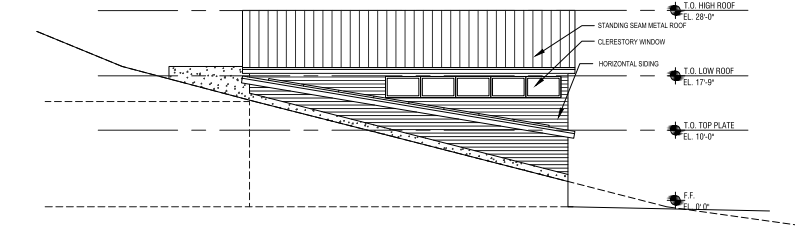
5 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

gouldevans

95 brady street
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fax: 415.503.1471

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CONSULTANTS



STANDING SEAM METAL ROOFING



CORRUGATED METAL ROOFING



CUT STONE RETAINING WALLS & SEAT WALLS



EXPOSED STRUCTURE BOTH INTERIOR & EXTERIOR

PROJECT SPONSOR



PROJECT

BALDACC
FAMILY VINEYARDS

6236 SILVERADO TRAIL
NAPA, CA 94558
APN: 031-220-015
APN: 031-230-006

REVISIONS

USE PERMIT APP	2015.12.22
RESPONSE TO COMMENTS	2016.03.24
USE PERMIT APP ALT. DESIGN	2016.06.13



HORIZONTAL SIDING W/ GRAY STAIN FINISH



WESTERN RED CEDAR BOARD & BATTEN SIDING W/ WHITE FINISH

SHEET DATA

DATE:	2016.06.13
JOB NO.:	1115-0110
PHASE:	SCHEMATIC
ISSUED FOR:	USE PERMIT
SCALE:	AS NOTED

SHEET TITLE

**EXTERIOR
FINISH
EXAMPLES**



CABLE GUARDRAIL W/ METAL POSTS & WOOD TOP RAIL



GABION RETAINING WALLS W/ ROCK FROM CAVE EXCAVATION

SHEET NUMBER

ARCHITECT

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STAMP



CONSULTANTS

PROJECT SPONSOR



PROJECT

**BALDACCI FAMILY
VINEYARDS**
6205 SILVERADO TRAIL
NAPA, CA 94558
APR. 031-230-016
APR. 031-230-008

REVISIONS

USE PERMIT APP	2015.12.22
RESPONSE TO COMMENTS	2016.03.24
USE PERMIT APP	2016.06.13
ALT. DESIGN	2016.06.13



VIEW FROM NEW ENTRY
VISUAL IMPACT ANALYSIS FOR VIEWSHED PROTECTION

SHEET DATA

DATE:	2016.06.13
JOB NO.:	1115-0110
PHASE:	SCHEMATIC
ISSUED FOR:	USE PERMIT
SCALE:	AS NOTED

SHEET TITLE

**VISUAL
IMPACT
ANALYSIS**

SHEET NUMBER

X-2

CAO FILE:

REF'S:



Baldacci
FAMILY VINEYARDS

February 15, 2017

View from New Entry

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February 15, 2017

View of Hospitality & Administration Building

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