

15# 20104
File No.: _____

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
1195 Third Street, Room 210 . Napa, California 94559 . (707) 253-4416

APPLICATION FOR
SMALL WINERY USE PERMIT EXEMPTION

Please fill in all appropriate information
Items in () are County Requirements for Use Permit Exemption

Proposed Winery Name: LAMBORN FAMILY VINEYARDS Assessor's Parcel No.: 18-200-2026

Applicant's Name: Robert Lamborn Telephone No.: 707/965-2811

Address: 2075 Summit Lake Drive Angwin CA 94508
No. Street City State Zip Code

Status of Applicant's Interest in Property: Owner

Property Owner's Name: Robert Lamborn

Address: 1026 Mountain Blvd. Oakland, CA 94611 Telephone No.: 415/547-4641 (W)
No. Street City State Telephone No.: 415/547-3949 (H)

I. Operating Features: (Check the appropriate spaces)

x CRUSHING x FERMENTATION x STORAGE/AGING x BOTTLING/PACKING

x SHIPPING VIA: self ADMINISTRATIVE: (NO) TOURS/PUBLIC TASTING

OTHER: None

GALLONS OF WINE TO BE PRODUCED: INITIAL OR CURRENT PRODUCTION 1200 GAL/YEAR
(NOT TO EXCEED 20,000 GAL.)

ULTIMATE PRODUCTION CAPACITY 1800 GAL/YEAR

HOURS OF OPERATION 8 A.M. TO 8 P.M. DAYS OF OPERATION 7

NUMBER OF SHIFTS: 1 EMPLOYEES PER SHIFT: 2 FULL TIME 1 PART TIME 1
(Currently) (Currently)

NUMBER OF SHIFTS: 1 TOTAL EMPLOYEES PER SHIFTS: 2 FULL TIME 1 PART TIME 1
(Proposed) (Proposed)

NO. VISITORS ANTICIPATED: PER DAY 0 PER WEEK 0

FOR COUNTY
USE ONLY

YES NO

✓
✓
✓
✓
✓
✓
✓

RECEIVED
JAN 21 1987

Napa County Conservation
Development & Planning Department

2. Building Features: (Wood, stucco or rock facing required on any non-historic structures).FLOOR AREA: EXISTING STRUCTURES 648 SQ. FT. NEW CONSTRUCTION 900 SQ. FT.TYPE OF CONSTRUCTION: Wood frameTYPE OF EXTERIOR WALL FACING: 5/8" DF plywoodTYPE OF ROOF: Corrugated ironMAX. HEIGHT (FT.): EXISTING STRUCTURES 14' PROPOSED STRUCTURES 14'
(Height 35')COMPLIANCE WITH THE U.S. SECRETARY OF INTERIOR'S
"STANDARDS FOR REHABILITATION" AND ASSOCIATED
"GUIDELINES FOR REHABILITATING HISTORIC STRUCTURES" NA X YES NO EXISTING STRUCTURES OR IMPROVEMENTS TO BE REMOVED: NONETYPE OF SHIELDS TO BE INSTALLED
ON EXTERIOR LIGHTS: DOWNWARD FACINGWIDTH OF FIRE CLEAR ZONE AROUND WINERY TO BE MAINTAINED:
(Not less than 100 ft. is located with County designated high fire risk
area). 200 FT.METHOD OF DOMESTIC WASTE DISPOSAL: Septic tankMETHOD OF INDUSTRIAL WASTE DISPOSAL: #2 Septic tank3. Site Characteristics:PARCEL ACREAGE: (Not less than 4 AC.) 17.92 ACRESZONING DISTRICT INVOLVED: (AW, AND AP ONLY) AWWINERY COMPLEX SETBACK FROM CENTERLINE OF NEAREST ~~PUBLIC~~ ROAD:
(Not less than 400 ft. Silverado Trail and State Highways for new
structures; 200 ft. in all other cases). 350 FT.ROAD FRONTAGE SEPARATION BETWEEN PROPOSED WINERY:
(Not less than 2,000 ft. with 1,000 ft. corridor). n/a* FT.DISTANCE BETWEEN PROPOSED WINERY & NEAREST OFF-SITE RESIDENCE:
(Not less than 500 ft. unless a waiver is granted by 750 FT.
property owner).MINIMUM DISTANCE BETWEEN THE PROPOSED WINERY COMPLEX INCLUDING
SEWAGE SYSTEM AND ACCESS ROAD AND THE TOP OF THE BANK OF THE
ORDINARY HIGH WATER CHANNEL OF THE NEAREST RIVER OR STREAM
NOT COVERED BY COUNTY FLOOD PLAIN MANAGEMENT ORDINANCE.
(Not less than 50 ft.) 1000 FT.NAME OF NEAREST RIVER OR STREAM: UNNAMED*This portion of Summit Lake Drive is not a public road. † is
OVER 1,000 FT FROM PUBLIC ROAD (WHITE COTTAGE).

4. Access and Parking:PUBLIC ROAD FOR ACCESS TO WINERY: Summit Lake Drive via White Cottage

✓

(Small wineries requiring access by means of the following roadways shall not be eligible for use permit exemption.

(1) State Highway Route 29 between Yountville and St. Helena (Lodi Lane) and all dead-end roads extending from that section of highway;

(2) State Highway 121 west of the City of Napa;

(3) American Canyon Road west of Flosden Road;

(4) Flosden Road).

PARKING SPACES: EXISTING SPACES:

15

✓

PROPOSED SPACES:

0

✓

5. Building Site Requirements:

MONTH DURING WHICH WINERY CONSTRUCTION RELATED GROUND DISTURBING ACTIVITIES WILL OCCUR:

CONSTRUCTION TO BEGIN
IN APRIL.

(April through October ONLY unless catch basin installed).

n/a

✓

NUMBER OF DERRIS CATCH BASINS TO BE INSTALLED:

n/a

✓

TYPE OF EROSION CONTROL MEASURES INSTALLED TO DISCHARGE ALL CONCENTRATED RUN-OFF AT NON-EROSIVE VELOCITIES:

n/a

✓

TYPE OF GRASS MIXTURE TO BE USED IN AREAS DISTURBED BY WINERY CONSTRUCTION:

n/a

✓

DATE BY WHICH DISTURBED AREAS WILL BE RESEED:

n/a

✓

6. Landscaping Requirements:a. INDICATE ON THE PLOT PLAN THE NAMES AND LOCATIONS OF THE PLANT MATERIALS TO BE PLANTED TO SCREEN WINERY STRUCTURES, PARKING LOTS, AND OUTDOOR WORK AND STORAGE AREAS FROM VIEW FROM SURROUNDING PROPERTIES AND ROADWAYS. EXISTING OAKS & 9 ac. VINEYARDb. PROPOSED METHOD OF LANDSCAPE MAINTENANCE: OWNER MAINTAINED.

✓

7. Environmental Considerations:

1. DOES THE PROPOSED SMALL WINERY BUILDING OR RELATED FACILITIES LIE WITHIN AN "ENVIRONMENTALLY SENSITIVE AREA":

- ___ a. A DESIGNATED FLOODWAY
- ___ b. A RECOGNIZED ACTIVE EARTHQUAKE FAULT ZONE
- ___ c. AN AREA THREATENED BY LANDSLIDES
- ___ d. THE EXTENDED CLEAR ZONE OF A HELIPORT OR AIRPORT
- ___ e. AN ARCHAEOLOGICALLY SENSITIVE AREA
- ___ f. THE HABITAT AREA OF A RARE AND/OR ENDANGERED PLANT OR ANIMAL

2. DOES THE PROPOSED SMALL WINERY LIE WITHIN:

- ___ a. A HIGH FIRE RISK HAZARD AREA
- ___ b. A RECOGNIZED HISTORIC STRUCTURE

J.O.L. 12 MAR '87

I CERTIFY THAT THE ABOVE STATEMENTS ARE CORRECT AND THAT THE PLANS SUBMITTED ARE ACCURATE:



SIGNATURE OF APPLICANT

Robert Lamborn

SIGNATURE OF PROPERTY OWNER
(if different from applicant)

January 15

1987

DATE

DATE

198_

FOR COUNTY USE ONLYDATE FILED: Jan 21, 1987 ACCEPTABLE PLOT PLAN SUBMITTED: X YES NOFILE NO: TOPOGRAPHIC SITE LOCATION MAP SUBMITTED: X YES NORECEIVED BY: Parbana State

SMALL WINERY USE PERMIT EXEMPTION NO.: _____

FINDINGS

ASSESSOR'S PARCEL NO. (S): 18-200-20

THIS APPLICATION DOES QUALIFY FOR A SMALL WINERY USE PERMIT EXEMPTION
~~does/does not~~

BY: T. H. E. Humdall
Conservation, Development and
Department

DATE: 3/19/87

☐ Failure to activate this application within one year of the Planning Department determination shall invalidate this application and a new application will be required.

cc: BUILDING INSPECTION DEPARTMENT

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
1195 Third Street, Room 210
Napa, California 94559
(707) 253-4416



COUNTY of NAPA

OFFICE OF CONSERVATION, DEVELOPMENT & PLANNING

PLANNING DIVISION

PATRICK LYNCH, AICP
Acting Director

STEVE LEDERER
Deputy Director

JOHN MCDOWELL
Project Manager

ROBERT NELSON
Supervisor

HEATHER
MCCOLLISTER
Principal Planner

SEAN TRIPPI
Principal Planner

BARBARA ABATE
Planner

TRISH HORNISHER
Planner

NAOMI BEATTIE
Planner

NANCY JOHNSON
Planner

SUZIE GAMBILL
Planning Technician

C. RENEE LEDERER
Planning Administrative
Specialist

January 24, 2005

Outpost Wines
PO Box J
Angwin, CA 94508

RE: Request for Variance #P04-0329 VAR and Use Permit Modification #P04-0180 MOD (Assessor Parcel No. 18-200-026)

Dear Mr. Dotzler:

Please be advised that **Variance P04-0329 VAR and Use Permit Application P04-0180 MOD** was tentatively **APPROVED** by the Napa County Conservation, Development and Planning Department on August 18, 2004. Pursuant to Napa County Code Chapter 2.88, an appeal of the approval was filed with the Board of Supervisors. On November 30, 2004, the Board of Supervisors agreed to amend Use Permit #P04-0180 MOD conditions of approval.

EXPIRATION DATE: November 30, 2006

Pursuant to Section 18.124.080 of the Napa County Code, the use permit must be activated within two (2) years from the approval date, or it shall automatically expire and become void.

All applicable building permits must be applied for and obtained prior to construction. Additionally, approval from the Fire Department, Public Works, Caltrans, and Environmental Management must be obtained and all conditions must be complied with as part of the Building Permit process. All conditions required by the original Use Permit, except as modified herein, remain in full effect.

Should you have any questions, please contact Naomi Beattie at (707) 253-4417.

Very truly yours,

A handwritten signature in black ink, appearing to read "Steve Lederer".
Steve E. Lederer
Deputy Planning Director

Cc: Bob Nelson, Supervising Planner
John Tuteur, Assessor
Christine Secheli, Environmental Management
Larry Bogner, Public Works
Gabrielle Avina, Napa County Fire

1195 THIRD STREET
SUITE 210

NAPA, CALIFORNIA
94559

TELEPHONE:
707-253-4417

FAX:
707-253-4336

WWW.CO.NAPA.CA.US

**CONDITIONS OF APPROVAL
OUTPOST WINES
#P04-0180
APN: 18-200-026**

1. **SCOPE:** The permit shall be limited to:
- Wine production of no more than 30,000 gallons per year
 - Construction of a three buildings: 5,200 square foot barrel building, 2,355 square foot fermentation building (enclosed on three sides), and 1,620 square foot building for hospitality, lab and storage use for a winery totaling 9,155 square feet.
 - Construction of a 3,500 square foot uncovered crush pad.
 - Custom production activities (crushing, fermenting, barrel aging, and bottling) for a maximum of 3 custom producers utilizing a maximum of 15,000 gallons of the winery's proposed 30,000 gallon per year capacity. Custom production will not include case goods storage, retail wine sales, offices, wine tasting, or distribution/shipping.
 - Retail sales and tours and tasting by appointment only.
 - Establish a Marketing plan as discussed below
 - Construction of an engineered wastewater system.

The winery shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials. It is the responsibility of the applicant to communicate the requirements of these conditions and mitigations (if any) to all designers, constructors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or changes in use shall be by the approved Use Permit modification process.

2. **MARKETING:** Marketing events shall be limited as follows:

- a. Private promotional tasting with meals (trade only):
Frequency: 3 times per year
Number of persons: 25 maximum
Time of Day: 11:00 AM to 10:00 PM
- b. Private promotional tasting with meals:
Frequency: 2 times per year
Number of persons: 25 maximum
Time of Day: 11:00 AM to 10:00 PM
- c. Harvest Event:
Frequency: 2 times per year
Number of person: 50 maximum
Time of Day: 11:00 AM to 10:00 PM

"Marketing of wine" means any activity of a winery identified in this paragraph which is conducted at the winery and is limited to members of the wine trade, persons who have pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a prearranged basis. Marketing of wine is limited to activities for the education and development of the persons or groups listed above with respect to wine which can be sold at the winery on a retail basis, and may include food service without charge except to the extent of cost recovery when provided in association with such education and development, but shall not include cultural and social events unrelated to such education and development. (Ord. 1104 § 11, 1996; Ord. 947 § 9 (part), 1990: prior code § 12071). All activity, including cleanup, shall cease by 10:00 PM. Start and finish time of activities shall be scheduled to minimize vehicles arriving or leaving between 4:00 PM and 5:30 PM.

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3. TOURS AND TASTING:

Tours and tasting and retail sales shall be by appointment only for a maximum of 4 persons/day and 6 persons/week and are limited to members of the wine trade, persons who have a pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a pre-arranged basis. Tours and tasting shall complete by 4:00 PM. Retail sale of wines shall complete by 4:30 PM and shall be limited to only those fermented and bottled on-site by the winery operator. A log book (or similar record) shall be maintained which documents the number of visitors to the winery, and the dates of their visit. This record of visitors shall be made available to the Department upon request.

4. GRAPE SOURCE:

At least 75% of the grapes used to make the winery's still wine shall be grown within the County of Napa. The applicant shall report to the Department on an annual basis by December 31 the source of grapes verifying that 75% of the approved production is from Napa County grapes. The report shall include the Assessor's Parcel Number and the grape tonnage. The report shall be proprietary and not available to the public. For the public record, the applicant shall annually submit to the Department for the file a statement regarding compliance with the sourcing requirement and indicating the percentage of Napa County grapes utilized.

5. SIGNS:

Prior to installation of any winery identification or directional signs, detailed plans, including elevations, materials, color, and lighting, shall be submitted to the Planning Department for administrative review and approval. All signs shall meet the design standards as set forth on Section 18.116 of the County Code. At least one sign placed and sized in a manner to inform the public must legibly include wording stating "Tours and Tasting by Prior Appointment Only".

6. GATES/ENTRY STRUCTURES:

Any gate installed at the winery entrance shall be reviewed by the Planning and Public Works Departments and the Napa County Fire Department to assure that it is designed to allow a large vehicles such as motorhomes to turn around if the gate is closed without backing into the public roadway and that fire suppression access is available at all times. If the gate is part of an entry structure an additional permit shall be required according to the County Code.

7. LIGHTING:

All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, and shall be the minimum necessary for security, safety, or operations and shall incorporate the use of motion detection sensors to the greatest extent practical. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards. Prior to issuance of any building permit for construction of the winery, two (2) copies of a separate detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Department review and approval.

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8. LANDSCAPING/PARKING:

Two (2) copies of a detailed landscaping plan, including parking details, shall be submitted for review and approval prior to issuance of building permits. The plan shall indicate the names and locations of all plant materials to be used along with the method of maintenance. Plant materials shall be purchased locally when practical. The Agricultural Commissioner's office (707-253-4357) shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.

The location of employee and visitor parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any). Landscaping and parking shall be completed prior to occupancy, and shall be permanently maintained in accordance with the landscaping plan.

No trees greater than 6" DBH shall be removed, except for those identified on the submitted site plan. Any trees that are removed shall be replaced elsewhere on the property on a 2 for 1 basis with 24' box trees. Replaced trees shall be identified on the landscaping plan. Trees to be retained shall be protected during construction.

Evergreen screening shall be installed between the industrial portions of the operation (e.g. tanks, crushing area, parking area, etc.) and off-site residences that can view the structures. Parking shall be limited to approved parking spaces only and shall not occur along access roads or in other locations, no parking shall occur within the R-O-W of Summit Lake Drive. In no case shall parking impede emergency vehicle access or public roads. If any event is held which will exceed the available on-site parking, the applicant shall arrange for off-site parking and shuttle service to the winery.

9. OUTDOOR STORAGE/SCREENING/UTILITIES:

All outdoor storage of winery equipment shall be screened from the view of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No item in storage is to exceed the height of the screening. Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels.

10. RENTAL/LEASING:

No winery facilities, nor portions thereof, including but not limited to offices, kitchens, barrel storage areas, and warehousing space, shall be rented, leased, nor used by entities other than the on-site winery itself, except as may be specifically authorized in this use permit or pursuant to the Temporary Events Ordinance (Section 5.36.010)

11. COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES:

The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and Agencies, including but not limited to:

Department of Environmental Management as stated in their letter of July 19, 2004

Department of Public Works as stated in their letter of May 21, 2004

County Fire Department as stated in their letter of April 8, 2004

Building Division as stated in their letter of April 5, 2004

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12. SPOILS:

All spoils generated by construction of the project facilities, including cave spoils, shall be disposed of per Public Works direction. All spoils piles shall be removed prior to occupancy. All spoils shall be located on slopes less than 5%.

13. WELLS:

The permittee may be required (at the permittee's expense) to provide well monitoring data if it the Director of Environmental Management determines that water usage at the winery is affecting, or would potentially affect groundwater supplies or nearby wells. Data requested could include, but may not be limited to, water extraction volumes and static well levels. If applicant is unable to secure monitoring access to neighboring wells, onsite monitoring wells may need to be established to gage potential impacts on the groundwater resource utilized for the project proposed. Water usage shall be minimized by use of best available control technology and best water management conservation practices. In the event that changed circumstances or significant new information provide substantial evidence that the groundwater system referenced in the use permit would significantly affect the groundwater basin, the director of environmental management shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the Napa County Groundwater Ordinance and protect public health safety, and welfare. That recommendation shall not become final unless and until the director has provided notice and the opportunity for hearing in compliance with the county code section 13.15.070.G-K.

14. NOISE:

Construction noise shall be minimized to the maximum extent practical and allowable under State and local safety laws. Construction equipment muffling and hours of operation shall be in compliance with County Code Section 8.16. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site. If project terrain or access road condition require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur between the hours of 8 AM to 5 PM. Exterior winery equipment shall be enclosed or muffled and maintained so as not to create a noise disturbance in accordance with the Code. There shall be no amplified sound system or amplified music utilized outside of approved, enclosed winery buildings.

15. COLORS:

The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding vegetation and shall be reviewed and approved by the Department prior to the issuance of any building permits. Highly reflective surfaces shall be prohibited.

16. DUST CONTROL:

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Construction activities shall not occur during windy periods.

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17. ARCHEOLOGICAL FINDING:

In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The Department will be contacted for further guidance, which will likely include the requirement for the applicant to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required. If human remains are encountered during the development, all work in the vicinity must be, by law, halted, and the Napa County Coroner informed, so that he can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the nearest tribal relatives as determined by the State Native American Heritage Commission would be contacted to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity, as required under Public Resources Code Section 5097.98.

18. TRAFFIC:

Reoccurring and scheduled vehicle trips to and from the site for employees, deliveries, and visitors will not occur during peak (4-6 PM) travel times to the maximum extent possible. All road improvements on private property required per the Department of Public Works shall be maintained in good working condition.

19. STORM WATER CONTROL:

For any construction activity that results in disturbance of greater than one acre of total land area, permittee shall file a Notice of Intent with the California Regional Water Quality Control Board (SRWQCB) prior to any grading or construction activity. All hazardous materials stored and used on-site that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified. Parking lots shall be designed to drain through grassy swales, buffer strips, or sand filters prior to any discharge from the impervious surface into a watercourse. If any discharge of concentrated surface waters is proposed in the any "Waters of the State," the permittee shall consult with and secure any necessary permits from the State Regional Water Quality Control Board. All trash enclosures must be covered and protected from rain, roof, and surface drainage.

20. MONITORING COSTS:

All staff costs associated with monitoring compliance with these conditions, previous permit conditions and project revisions shall be borne by the permittee and/or property owner. Generally costs associated with planning review for building plan clearance and certification of occupancy are not to be charged per this condition. However, costs associated with conditions and mitigation measures that require monitoring outside of those two processes, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time, or in accordance with the hourly consulting rate established by the Department at the time of the monitoring (\$88.00/hour as of December, 2002). Violations of

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conditions of approval or mitigations measures caused by the permittee's contractors, employees, and guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of compliance deficiencies is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if it is so warranted, to commence revocation hearings in accordance with section 18.124.120 of the County Code.

21. SEPTIC SYSTEM:

If the primary septic system for the project fails, the Applicant agrees to return to the Commission and submit to the Use Permit Modification Process to fully analyze a secondary location for the septic system which ensures optimum protection to water quality due to potential run off from the project, and to relocate the septic system at such a location.

22. SPILL CONTAINMENT:

The applicant shall provide satisfactory spill containment around all process areas to contain any spillage in the tank storage area.

23. GRAPE SKINS:

All grape skins/residue shall be hauled off-site to an approved landfill or solid waste transfer station.

