



NAPA COUNTY

CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

W. Scott Snowden
Chairman

February 2, 1979

1121 FIRST STREET · NAPA, CALIFORNIA 94558
AREA CODE 707/ 253-4416

MARKHAM ADVERTISING COMPANY, INC.
2812 North St. Helena Highway
St. Helena, California 94574

Gentlemen:

Your Use Permit Application Number #U-157879 to expand an existing winery with a 3,200 square foot addition to accommodate a tasting room, retail sales, case storage, and offices located on a 9.33 acre parcel on the north side of State Highway 29 has been approved by the Napa County Conservation, Development and Planning Commission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: January 24, 1979

Your Use Permit becomes effective ten (10) days from the approval date, provided all conditions of approval are met or assurances made to guarantee compliance. The ten (10) day waiting period is required to provide sufficient time for anyone wishing to appeal the action of the Commission in approving your Use Permit. In the event an appeal is made to the Board of Supervisors, you will be notified.

Should this Use Permit not be used within one (1) year after the date of approval, it shall be null and void without further action by the Commission or Department.

If you intend to request any time extension for your approved Use Permit, please note that any such request must be submitted to the Conservation, Development and Planning Department at least 30 days prior to the expiration of the present permit.

Very truly yours,

A handwritten signature in blue ink, appearing to read "James H. Hickey".

JAMES H. HICKEY
Secretary-Director

JHH:jl

cc: Donald W. Jonas
Chief Building Inspector
County of Napa

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

USE PERMITS

DEPARTMENT REPORT AND RECOMMENDATION

Meeting of January 24, 1979

Agenda Item: 102

APPLICATION DATA:

APPLICANT: Marsham Advertising Inc. #U-157879 (Filed Sept. 7, 1978)

REQUEST FOR: Expansion of an existing winery facility containing ± 31,000 sq. ft. by adding a ± 3,200 sq. ft. addition to accommodate a tasting room, retail sales, case storage and offices on a 9.33 ac. parcel

LOCATION: On the north side of State Hwy #29 approx. 350 feet west of Deer Park Rd. within an AP District (Assessor's Parcel #22-200-08)

FINDINGS: [All checked (X) Items Apply to This Application]

SPECIAL INFORMATION:

- 1. Details of the proposal are contained in the attached supplemental information sheet.
- 2. Comments and recommendations from various County departments and other agencies are attached.
- 3. a.) Public Works requires access improvements and construction of a protected left turn lane on SH-29 (See attached comments)
b.) Environmental Health requires approval of a domestic waste disposal system prior to issuance of a building permit (See attached comments)

ENVIRONMENTAL ANALYSIS:

- 4. General Rule (Not Subject to CEQA).
- 5. Categorically Exempt pursuant to the California Environmental Quality Act (Class # _____).
- 6. Final Environmental Impact Report # _____ prepared by:

(See Agenda Item # _____).

- 7. The project is not anticipated to result in significant environmental effects, either individually or cumulatively. There are no unique or rare biological or physical resources that will be adversely effected. A Negative Declaration is recommended.

Meeting Date: January 24, 1979

Use Permit - # U-157879, Markham

PLANNING AND ZONING ANALYSIS:

- 8. The procedural requirements for Use Permit outlined in the Zoning Ordinance have been satisfied in regard to this application.
- 9. The submitted proposal is in general compliance with Ordinance requirements.
- 10. Approval of this proposal would not result in detrimental effects to the public health, safety or general welfare.
- 11. The proposal is in conformance with the General Plan designation of Open Space - Agricultural Resource specified for the property.
- 12. The property is within the district boundary and/or the Sphere of Influence of the following districts:

American Canyon County Water District Within district Within Sphere
(See attached map).

American Canyon Fire Protection District Within district Within Sphere
(See attached map).

_____ _____ _____

- 13. This proposal should be denied pursuant to findings contained in the attached Exhibit _____.
- 14. _____

RECOMMENDATION:

- Continue to meeting of _____.
- Action

ENVIRONMENTAL:

- None Required.
- Issue a Negative Declaration.
- Certify Final EIR as adequate.

PLANNING:

- DENIAL based on Finding #13.
- APPROVAL with Findings and subject to the attached Conditions of Approval.

CONDITIONS OF APPROVAL

Agenda Item: 12

U-157879, Markham

Meeting Date: January 24, 1979

1. The permit be limited to: a ± 3,200 sq. ft. addition to an existing wrenery facility.

Any expansion or changes in use to be by separate Use Permit submitted for Commission consideration.

2. Submission of a detailed landscaping, fencing and parking plan to the Department for review and approval indicating names and locations of plant materials, method of maintenance and location of off-street parking spaces. Said plan to be submitted prior to finalization of the Building Permit.

3. Provisions for a min. of 11 off-street parking spaces on a dust free, all weather surface approved by Public Works.

4. Plans for any outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement.

5. The applicant enter into an agreement with the County not to oppose annexation to an appropriate service district when deemed necessary by the County. The agreement to be reviewed by Environmental Health and approved by County Counsel.

6. Annexation of the property to the following districts:

- American Canyon County Water District
 American Canyon Fire Protection District

7. All open storage of _____ be screened from view of _____ and adjacent properties by a visual barrier. No open storage to exceed height of screening.

8. The permit be limited to a _____ year period.

9. Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.

10. The proposed addition blend with the architectural character of the existing structure.

11. Prior to issuance of a building permit, the applicant obtain approval of the domestic waste disposal system from the Environmental Health Division.

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
SUPPLEMENTAL INFORMATION SHEET
USE PERMIT APPLICATION

DESCRIPTION OF PROPOSED USE: OF ADDITION

USE: Tasting room, retail sales, tax-paid case storage and winery offices

PRODUCT OR SERVICE PROVIDED: tasting and sales of wine

FLOOR AREA: EXISTING STRUCTURES 30,898 SQ. FT. NEW CONSTRUCTION 2,123 SQ. FT.
PLUS 1062 sqft
SECOND FLOOR

NEW CONSTRUCTION:

TYPE OF CONSTRUCTION: conventional frame with stucco to match existing

FENCING: TYPE none LOCATION _____ HEIGHT -

MAX. HEIGHT (FT.): EXISTING STRUCTURES 37'3" PROPOSED STRUCTURES 37'3"
INCLUDING ARCH. FEATURE APPROX 4'

AVERAGE OPERATION: OF ADDITION

HOURS OF OPERATION 8 A.M. TO 5 P.M. DAYS OF OPERATION 6

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

NUMBER OF DELIVERIES OR PICK-UPS: 1 PER DAY

NUMBER OF VISITORS ANTICIPATED: Open to public PER DAY _____ PER WEEK _____

ARE THERE SPECIAL OPERATIONS? PLEASE DESCRIBE ON ATTACHED PAGE

LANDSCAPING AND PARKING:

EXISTING LANDSCAPING: As shown on accompanying prints

PROPOSED LANDSCAPING: Same - unchanged

<u>PARKING SPACES:</u>	<u>EXISTING SPACES</u>	<u>47</u>	<u>EMPLOYEE</u>	<u>10</u>	<u>CUSTOMER</u>	<u>37</u>
	<u>PROPOSED SPACES</u>	<u>47</u>	<u>EMPLOYEE</u>	<u>10</u>	<u>CUSTOMER</u>	<u>37</u>

UTILITIES:

WATER SUPPLY SOURCE: St. Helena Water Enterprise METHOD OF SEWAGE DISPOSAL: Septic system and settling ponds

LICENSES OR APPROVALS REQUIRED:

<u>DISTRICT</u>	<u>None</u>	<u>REGIONAL</u>	<u>None</u>
<u>STATE</u>	<u>None</u>	<u>FEDERAL</u>	<u>None</u>

WINERY OPERATION: UNCHANGED

<u>Yes</u>	<u>CRUSHING</u>	<u>Yes</u>	<u>FERMENTATION</u>	<u>Yes</u>	<u>STORAGE/AGING</u>	<u>Yes</u>	<u>BOTTLING/PACKING</u>
<u>Yes</u>	<u>SHIPPING: VIA truck:</u>	<u>Yes</u>	<u>ADMINISTRATIVE:</u>	<u>Yes</u>	<u>TOURS/PUBLIC TASTING</u>		
<u>Yes</u>	<u>OTHER:</u>	<u>Retail sales</u>					

GALLONS OF WINE TO BE PRODUCED: X INITIAL OR CURRENT PRODUCTION 30,000 GALLONS/YEAR estimated
X ULTIMATE PRODUCTION up to 300,000 GALLONS/YEAR estimated

6/10/77



NAPA COUNTY

HARRY D. HAMILTON
Director of Public Works

County Surveyor — County Engineer
Road Commissioner

RECEIVED
OCT 21 1978

DEPARTMENT OF PUBLIC WORKS
Development & Planning Commission
1127 FIRST STREET • NAPA, CALIFORNIA 94558
AREA CODE 707/ 253-4351

October 20, 1978

Napa County Conservation,
Development and Planning
Commission
1121 First Street
Napa, California 94558

RE: SR 29 at Deer Park Rd.
Markham-Winery Expansion

Commissioners:

This Department and the Napa County Flood Control and Water Conservation District reviewed the use permit application made by Markham Advertising Company to allow expansion of a winery on Assessor's Parcel Number 22-200-08 and we offer the following for your use:

Access to the winery facility from State Highway 29 is to be improved to the status of a dust free all weather surface, i.e., a minimum pavement width of 20 feet and a pavement section comprised of a minimum of 7 inches of Class 2 aggregate base and 2 inches of asphalt concrete. Also included are drainage improvements deemed necessary by the County Engineer.

The applicant is to provide for construction of a protected left turn lane on SH-29 at the entrance to the facility and acceleration-deceleration tapers.

If the applicant desires two driveway connections both connections shall be improved as prescribed above. If the applicant desires only one connection then access is to be denied along the remainder of the parcel's State Highway 29 frontage.

The above road improvements are to be constructed according to plans prepared by a registered civil engineer and reviewed and approved by the County Engineer.

Work done within the right of way of SR-29 is to be done under Encroachment Permit obtainable from the CAL TRANS District Permit Engineer.



NAPA COUNTY CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY Director

001 18 1978

1121 FIRST STREET • NAPA, CALIFORNIA 94558 AREA CODE 707/253-4416

Napa County Conservation, Development & Planning Commission. PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO: Division of Environmental Health
APPLICATION TITLE: Markham Bonded Winery Expansion FILE #: U-157879 - A.P. 22-200-08
RESPONSE REQUEST DATE: October 11, 1978 RESPONSE RETURN DATE: October 19, 1978

This application (see enclosed project description and/or maps) is being sent to you for your review and comment. With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

Please advise us as to which of your permits is required, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 884, it is essential that we receive your comments within the next 10 days.

General Questions

- 1. Do you have jurisdiction by law over this project [X] Yes [] No
2. Do you recommend: [X] Approval [] Denial [] No Recommendation
3. Recommended conditions-of-approval (use additional page if needed); (see attached sheet)

4. Are you a responsible agency? [X] Yes [] No. If yes, indicate required permits: Sewage disposal system.

5. Indicate areas of environmental concern and availability of appropriate technical data:

6. Do you recommend: [X] Negative Declaration [] Environmental Impact Report

7. Have you previously reviewed an application on any portion of this project? [X] Yes [] No

8. Name of contact person: James E. Page, R.S. Telephone: 253-4471

cc: Markham Winery

Response Prepared by: Robert M. Greene

Title: Land Use Specialist

Date: 10/17/78

February 8, 1978



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
AREA CODE 707/253-4416

Robert D. Foley
Markham Advertising Co, Inc.
P. O. Box 636
St. Helena, California 94574

Assessor's Parcel # 22-200-08

Dear Mr. Foley
Please be advised that **Use Permit Application Number** #U-28889
has been approved by the Napa County Conservation, Development and Planning
Commission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

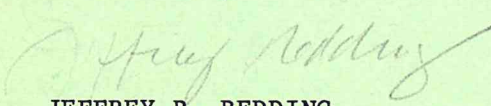
APPROVAL DATE: March 8, 1989 **EXPIRATION DATE:** March 22, 1990

The use permit becomes effective ten (10) working days from the approval date unless an appeal is filed with the Napa County Board of Supervisors pursuant to Title XIII of the Napa County Code. In the event an appeal is made to the Board, you will be notified.

Pursuant to Section 12806 of the Napa County Code, the use permit must be activated within one (1) year and ten (10) calendar days from the approval date or the use permit shall automatically expire and become void. A one-year extension of time in which to activate the use permit may be granted by the County provided that such extension request is made thirty (30) days prior to the expiration date. A request for an extension of time is subject to payment of a \$190.00 filing fee.

This letter serves as the only notice you will receive regarding the expiration date of your permit or procedures for extensions.

Very truly yours,


JEFFREY R. REDDING
Deputy Planning Director

JHH:ml:l

cc: Bill L. Hall, Building Codes Administrator
Assessor , John Tuteur

CONDITIONS OF APPROVAL
(Markham Advertising Co., Inc.)

Use Permit #U-28889
CDPC Meeting of 3/8/89

- 1) The permit is limited to demolition of existing buildings and construction of 24,670 square feet of new dwelling, as follows: Demolition of the existing fermenting rooms, case goods storage rooms, bottling rooms and crush area; reroof existing stone cellar for use as a barrel aging cellar only; construction of a new crush area, fermenting room, aging cellar and bottling facility; and replacement of the existing electrical supply, water supply and storm drainage system. No increase in floor area, additional public use of the facilities, or increase in winery production capacity shall be permitted.

Any expansion or changes in use to be by separate use permit submitted to the Department for Commission consideration.
- 2) Submission of a detailed landscaping plan to the Department for review and approval, indicating numbers, varieties, names and location of all plant materials, including methods of maintenance. Landscaping plan shall include planting of existing parking area easterly of the proposed addition and along the north property line in those locations not covered by building or paved areas. Trees shall be planted a minimum of 30 feet on center, 15 gallon minimum size. Said plan to be submitted prior to the issuance of any building permits, with installation of all approved materials installed prior to occupancy of building constructed under this permit. Landscaping shall be permanently maintained in accordance with the approved landscape plan.
- 3) Retention of existing 57 off-street parking spaces on a dust free all weather surface approved by Public Works.
- 4) No additional signage shall be permitted as a result of this proposal.
- 5) All conditions of Use Permit #U-157879 shall remain in effect.
- 6) Except as permitted by County Ordinance, no outside social activities, including picnicking, outside dining, wine tasting, live music, outdoor festivals, or other activities of a similar nature.
- 7) Retail sales shall be limited to wine produced and bottled by the winery.
- 8) A Flood Plain Management Permit shall be approved by the Department of Public Works prior to the issuance of a building permit.

Page 2

Markham Advertising Co., Inc.
Conditions of Approval

- 9) All new roof top mechanical equipment shall be screened with materials compatible with the architecture and color scheme of the proposed buildings.
- 10) Compliance with all applicable building codes, zoning standards and requirements of various County Departments and agencies.

JRR/jm.6b



JEFFREY R. REDDING
Director

NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
AREA CODE 707/253-4416

March 27, 1990

Assessor's Parcel # 22-200-08

Bryan A. Del Bradio
Markham Advertising Co.
P.O. Box 636
St. Helena, CA 94574

Dear Mr. Del Bradio:

Please be advised that **Use Permit Application Number U-89-33** and **Variance Application Number V-89-5** have been approved by the Napa County Conservation, Development and Planning Commission based upon the following conditions.

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: March 21, 1990

USE PERMIT EXPIRATION DATE: March 31, 1991

The use permit and variance become effective ten (10) working days from the approval date unless an appeal is filed with the Napa County Board of Supervisors pursuant to Title XIII of the Napa County Code. You may appeal the conditions of approval. In the event an appeal is made to the Board by another, you will be notified.

Pursuant to Section 12806 of the Napa County Code, the use permit must be activated within one (1) year and ten (10) calendar days from the approval date or the use permit shall automatically expire and become void. A one-year extension of time in which to activate the use permit may be granted by the County provided that such extension request is made thirty (30) days prior to the expiration date. A request for an extension of time is subject to payment of a \$250.00 filing fee.

This letter serves as the only notice you will receive regarding the expiration date of your permit and procedures for extensions.

Very truly yours,

for Michael Miller
JEFFREY R. REDDING
Planning Director

cc: Bill L. Hall, Building Codes Administrator
John Tuteur, County Assessor

CONDITIONS OF APPROVAL

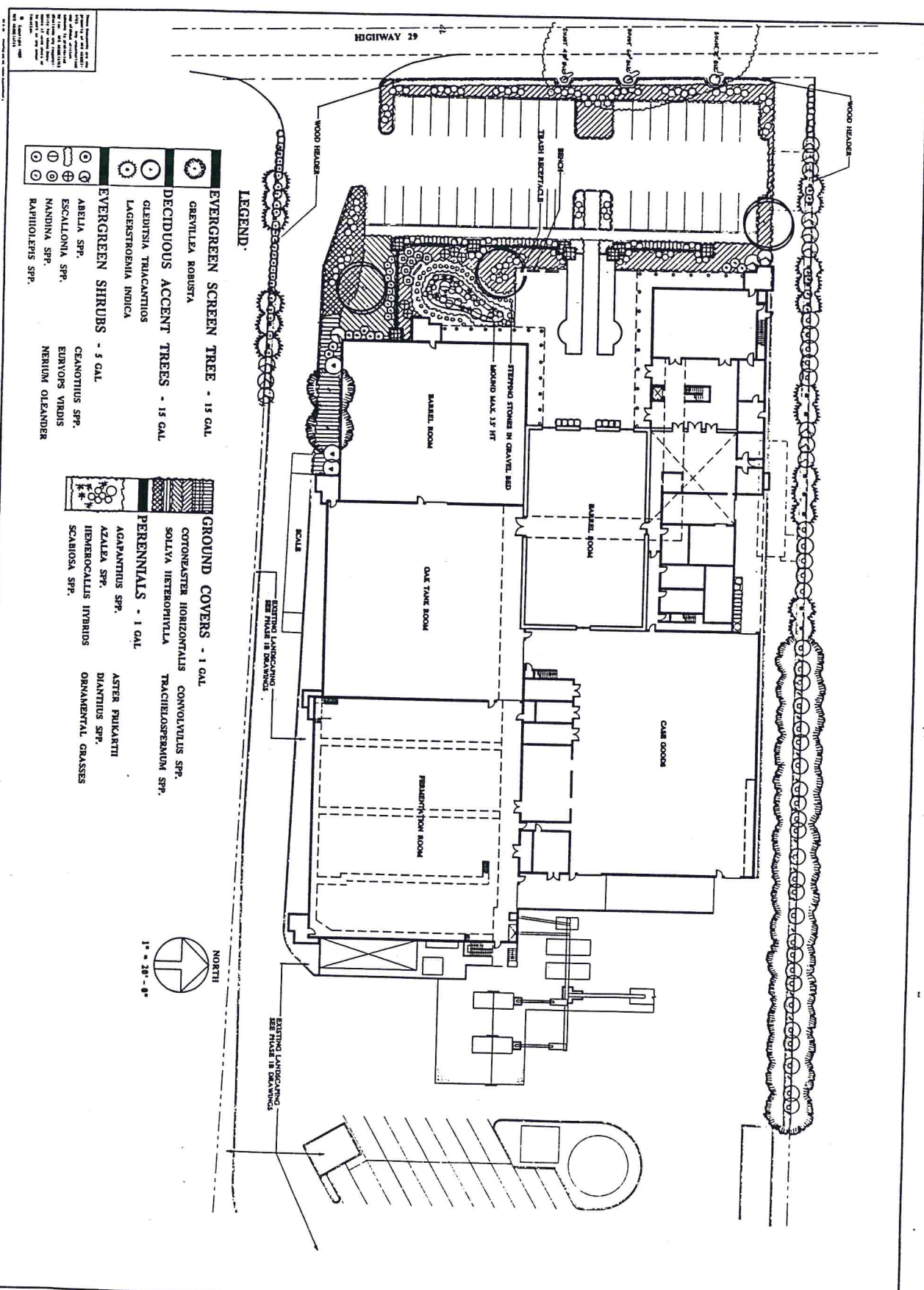
Agenda Item: #10

Meeting Date: March 21, 1990
Markham Advertising Co., Inc.
Use Permit: #U-89-33

1. The permit be limited to the construction of a 36,700 square foot addition to an existing winery consisting of 16,000 square feet for casegoods handling and storage, including a loading dock; a 7,700 square foot barrel aging room; and a 13,000 square foot office/employee facility addition as described in the attached plot plan and other materials, incorporated by reference.
2. Any expansion or changes in use to be by separate Use Permit submitted for Commission consideration.
3. Submission of a detailed landscaping, fencing and parking plan to the Department for review and approval indicating names and locations of plant materials, method of maintenance and location of off-street parking spaces. Paved areas shall be separated from landscaped areas by a six inch continuous concrete curbing. Said plan to be submitted prior to issuance of the Building Permit. Landscaping, fencing and parking to be completed prior to final Building Inspection Division clearance. Landscaping shall be permanently maintained in accordance with the approved landscape plan.
4. Provisions for 37 off-street parking spaces on a dust free all weather surface approved by Public Works.
5. Plans for any outdoor signs shall be submitted to the Department for review and approval with regard to design, area, height and placement.
6. Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
7. All new outdoor lighting shall be shielded to direct the illumination downward and away from off-site residences and public streets.
8. All new roof top mechanical equipment shall be screened with materials compatible with the architecture and color scheme of the proposed additions.

PAGE 2
CONDITIONS OF APPROVAL
MARKHAM ADVERTISING CO. - #U-89-33

9. All new mechanical equipment including but not limited to chillers, refrigeration units, heating or cooling units and pumps shall be completely enclosed with sound attenuation materials so that noise from this equipment does not exceed County noise standards.
10. Construction activity shall be confined to the hours of 7:30 a.m. to 6:00 p.m. weekdays and 8:00 a.m. to 6:00 p.m. weekends.
11. All new driveways, parking areas and outdoor work or storage areas shall be surfaced with pavement or sealed rolled rock so as to limit operation dust.
12. On-site dust shall be controlled through regular application of water during the construction phase of this project.
13. Proposed glazing on employee/office facility shall be non-reflective surfacing. Framing shall be bronze anodized or painted with colors to match color scheme of the proposed addition.



- LEGEND**
- EVERGREEN SCREEN TREE - 15 GAL
GREVILLEA ROBUSTA
 - DECIDUOUS ACCENT TREES - 15 GAL
GLEBETISIA TRIACANTHOS
LAGERSTROEMIA INDICA
 - EVERGREEN SHRUBS - 5 GAL
ABELIA SPP.
ESCALLONIA SPP.
NANDINA SPP.
RAPHIOLEPIS SPP.
 - CEANOTIUS SPP.
EURYOPIS VIRIDIS
NERIUM OLEANDER

- GROUND COVERS - 1 GAL**
- COTONNEASTER HORIZONTALIS
SOLLVA HETEROPHYLLA
 - CONVOLVULUS SPP.
TRACHELOSPERMUM SPP.
 - PERENNIALS - 1 GAL
AGAPANTHUS SPP.
AZALEA SPP.
HEMEROCALLIS HYBRIDS
SCABIOSA SPP.
 - ASTER PRICKARTII
DIANTIUS SPP.
ORNAMENTAL GRASSES

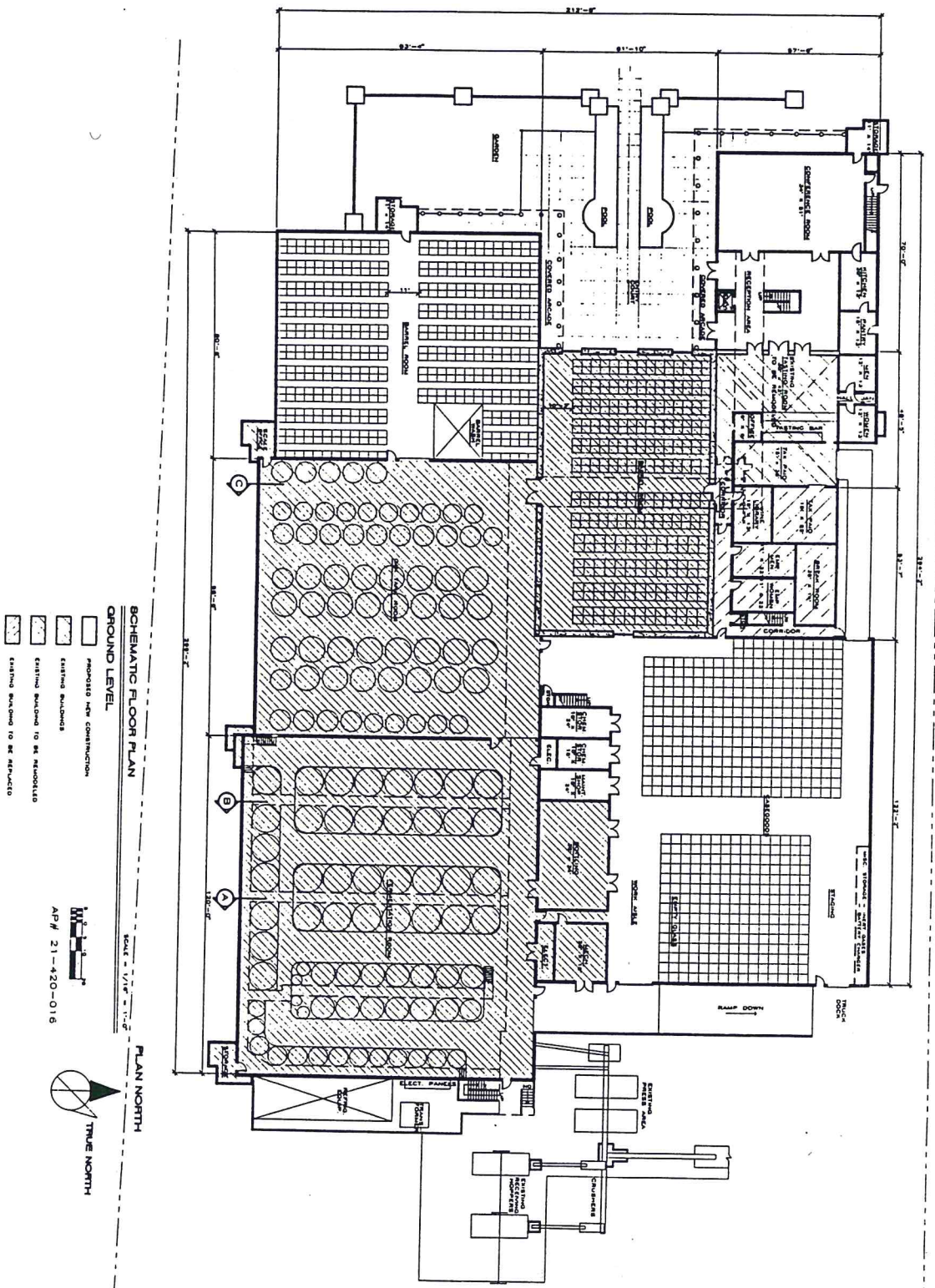


MFR Associates
LANDSCAPE ARCHITECTURE
RESOURCE, PLANNING
418 PETALUMA AVENUE
SEbastopol, CA 95472 (707) 823-8117

DATE: 11/23/07
DRAWN BY: JF
CHECKED BY: JF
SCALE: 1" = 20'-0"

LANDSCAPE CONCEPT PLAN

MARKHAM VINEYARDS
ST. HELENA, CALIFORNIA



SCHEMATIC FLOOR PLAN

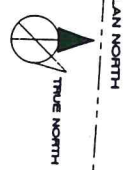
GROUND LEVEL

- PROPOSED NEW CONSTRUCTION
- EXISTING BUILDINGS
- EXISTING BUILDING TO BE RENOVATED
- EXISTING BUILDING TO BE REPLACED

SCALE = 1/8" = 1'-0"

DATE 11/18/88

APP/ 21-420-018

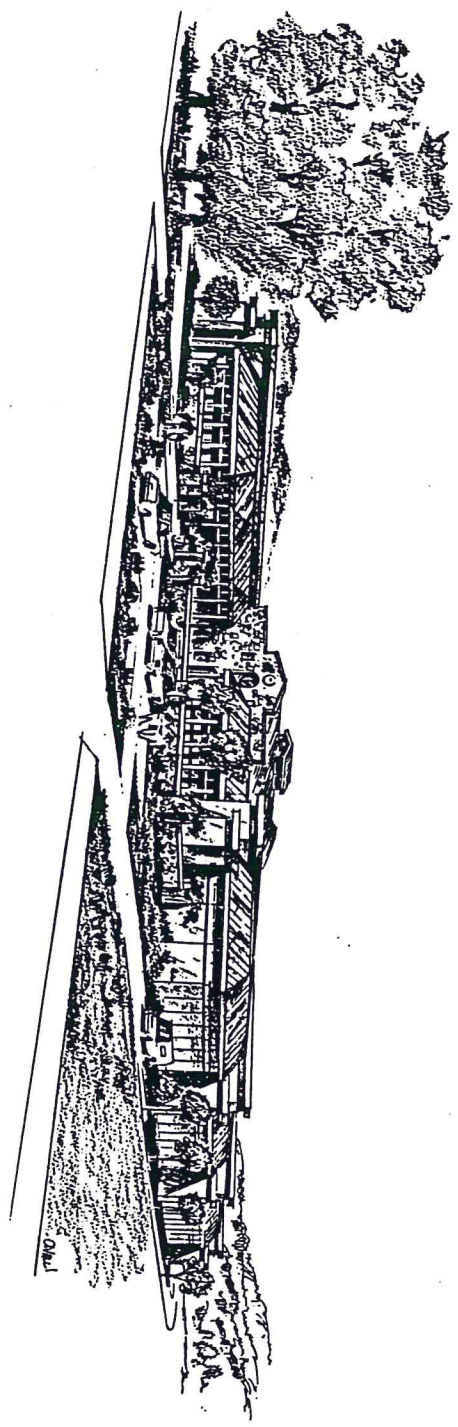
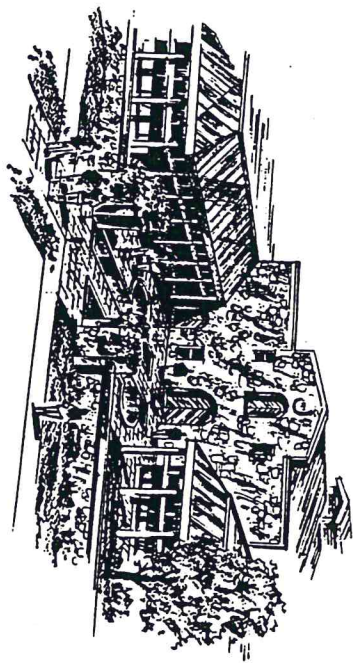


Richard A. Mac Rae Architect
 414 PETALUMA AVENUE, SEBASTOPOLE, CA 95472
 (707) 823-8849

SUMMIT ENGINEERING, INC.
 CONSULTING CIVIL ENGINEERS
 1400 NORTH DULICH AVENUE, SANTA ROSA, CALIFORNIA 95403 (707) 527-0775

MARKHAM WINERY
 ST. HELENA CALIFORNIA

Sheet No.	2
Date	11/18/88
Scale	1/8" = 1'-0"
Drawn By	
Checked By	
Approved By	



MARKHAM VINEYARDS ST. HELENA, CALIFORNIA MASTER PLAN
RICHARD A. MACRAE ARCHITECT SUMMIT ENGINEERING, INC.
SEBASTOPOL, CALIFORNIA SANTA ROSA, CALIFORNIA



NAPA COUNTY

CONSERVATION, DEVELOPMENT and PLANNING COMMISSION

Jeffrey Redding
Director

1195 Third Street, Room 210 • Napa, CA 94559-3092
Telephone 707/253-4416 FAX 707/253-4336

October 18, 1996

Rob Hunter
Markham Vineyards
P.O. Box 636
St. Helena, CA 94574

RE: Modification of Use Permit #U-89-33
File # 96075-MOD (APN 022-200-008)

Dear Mr. Hunter:

At the meeting of October 18 1996, the Napa County Zoning Administrator **APPROVED** your request to modify previously-issued Use Permit #U-89-33 to install five outdoor wine storage tanks at the back of the existing winery. The winery is located on a 9.97-acre parcel on the northeast corner of Highway 29 and Deer Park Road within an AP (Agricultural Preserve) Zoning District.

The modification is subject to the attached conditions of approval.

Pursuant to Section 18.124.130(C) of the Napa County Code, this determination may be appealed to the Board of Supervisors within ten working days of the decision.

If you have any further questions, please call.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Michael Miller".

Michael Miller
Zoning Administrator

cc. John Tuteur, Assessor
Gary Brewen, Building Codes Administrator
Greg Swaffar, Summit Engineering

mmp18

CONDITIONS OF APPROVAL
#96075-MOD (Markham)

1. The permit is limited to modifying Use Permit U-89-33 to install five (5) outdoor wine storage tanks (two 50,000 and three 25,000 gallon tanks) at the back of the existing winery with no increase in annual production.

Any further expansion or changes in use shall be by separate Use Permit submitted for Commission or Zoning Administrator consideration.

2. The applicant shall comply with all the previous use permit conditions not in conflict with these.
3. Compliance with all current applicable building codes, zoning standards; and requirements of various County departments and other agencies including the following:
The Building Division dated Aug 27, 1996.
4. Prior to issuing a building permit the winery Landscaping Plan shall be modified to include evergreen plant material as a visual screen along the southerly side of the parcel near the back of the winery within the existing unpaved area. Credit shall be given for any existing evergreen plants that would be an effective screen. In addition, the tanks shall be color coated to match the color of the winery behind them.
5. All staff costs associated with monitoring compliance with these conditions and any project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time.