

# *Vezer Family Vineyard*

*2522 Mankas Corner Road  
(707) 421-club (2582) – www.vezer.com*

June 28, 2017

Solano County Board of Supervisors  
John Vasquez, Chairman  
Erin Hannigan, Vice-Chairwoman  
Monica Brown  
Jim Spering  
Skip Thomson  
675 Texas Street, Suite 6500  
Fairfield, CA 94533-6352

RE: An Application for an OUTDOOR FESTIVAL LICENSE  
(Pursuant to Solano County Code Section 3-3)

Dear Chairman Vasquez and Supervisors Hannigan, Brown, Spering and Thomson:

Please consider this correspondence an application for an Outdoor Festival License (Pursuant to Solano County Code Section 3-3).

In Compliance with County Code Section 3-3 we address each requirement below.

- a. Vezer Family Vineyard, LLC, ("Vezer") through its Manager Frank Vezer and General Manager and Vice President of Operations, Laura Brasfield, proposes to continue their upscale concert series. Vezer Family Vineyards has been the leader in promoting Suisun Valley as an appellation producing premium and luxury class wines. The goal of the concert series is to draw the "premium crowd" to Suisun Valley in general and to Vezer's wineries in particular for an enjoyable afternoon of wine and music. The concerts have been successful in selling wine to the attendees for consumption at the concert and some to take home, while the attendees experience the beauty of Suisun Valley such that they return and bring their friends. These events are in compliance with the Suisun Valley Plan and bring in a crowd that appreciates premium wine. The concerts generally feature "tribute bands" playing music that was popular in the 60's, 70's and into the 80's. These concerts have been extremely successful in drawing to Suisun Valley a crowd with the disposable income to appreciate the best Suisun Valley has to offer.

Feedback from other Suisun Valley wineries is that people drawn to the Valley to visit Vezer often stop at other wineries and purchase additional wine, finding the other still premium wines of the Valley to be extremely good values for the quality.

Vezer is committed to following the Suisun Plan, and all County and State regulations, and promptly agreed to comply with County Staff's request to apply for this permit when the legality of these concerts was questioned. Vezer continues to contend that these concerts, with their draw to the Valley, are the Suisun Valley Plan in action.

**Vezer Address and Mailing Address:**

2526 Mankas Corner Rd. Fairfield, CA 94534

b. **Location Physical Address for the Events:**

Vezer Family Vineyard Mankas Corner Tasting Room Gardens at 2522 Mankas Corner Rd. Fairfield, CA 94534 A "Layout" plan for the gardens is attached as Exhibit b1, and "Google Satellite" photograph of the concert/garden area are attached as Exhibit b2.

**Legal Description of the Premises:**

**(Attached as exhibit b3)**

- c. **Dates:** The series Concert series generally runs mid-May through Mid-October with a maximum of two concerts per month on Saturdays.

**Times:** The events begin at 3:00 p.m. and run to 9:00 p.m.; the music normally begins at 4:30 p.m. and ends no later than 8:30 p.m. All guests will be off the property by 9:30 p.m.

- d. We estimate the number of people to be about 200 to 300 and not to exceed 400 people at one time.
- e. **Concert Program:** Vezer Family Vineyard provides security to monitor parking and access to roadways. Vezer will supply all employees and employees of Mankas Steakhouse to ensure the safety of the guests during all events by monitoring the property, looking for problems that may arise, ensuring no one is intoxicated and disrupting the event.

**Food and Water Supply:** We supply food for sale and unlimited water for guests. The food is supplied through a vendor, normally Mankas Steakhouse. We do not allow any outside beverages and food to be consumed on our

property during these special events. The food table service, and unlimited supply of cold water, adds to the safety and the well being of our guests. This allows us to monitor responsible consumption of alcohol and well being of the guests.

**Sanitary Facilities:** During the concert and event season Vezer utilized a temporary restroom trailer. On the women's side there are 3 separate stalls & 2 sinks, on the men's side there is a 1 stall and 1 urinal. We also provide a separate restroom designated as ADA which can be used as overflow, in the building.

**Vehicle Parking, Access and on-site traffic control:** We will provide commercial parking places in front of the complex containing the Winery tasting room, adjacent restaurant, and commercial building, for our guests on a "first come first serve" basis in approximately 25 spaces. We will provide private security and staff to assist in on-site parking and traffic control.

Although the Suisun Valley Plan anticipates that on-site parking will eventually be provided, the current level of economic activity does not support the investment necessary to create additional on-site parking, and currently no land is available except possibly otherwise producing agricultural land. Therefore concert attendees also park on Mankas Corner road. Thus far, the only issue has been a very few guests parking in unauthorized places and leaving vehicles sticking out into the road. Vezer provides special parking attendants to assist in the traffic control and easy flow and accesses to the roads. We also provide special parking signs to ensure all guests are parking appropriately behind the white lines, and place cones in places where it is unsafe to park. Vezer has staff patrol the roads where concert attendees are parking on a bicycle. If unsafely parked vehicles are found Vezer staff announce on the public address system that the vehicle identified by color make model and license plate, is unsafely parked and must move or risk being towed. If problems do arise, we have adequate staff to resolve any problems by contacting California Highway Patrol ("CHP") and/or the Solano County Sheriff, to tow unsafely parked vehicles if necessary.

In conjunction with this application Vezer hired Robert Marin ("Marin") a retired police officer who specialized in traffic safety, and vehicle accident investigation and reconstruction, to assist and advise on parking and traffic safety issues. Marin has visited the Mankas Corner site on several occasions including attending the May 27<sup>th</sup> concert. Marin discussed vehicle and pedestrian safety at the Mankas Corner site County traffic engineer Nick Burton at the site on June 19<sup>th</sup>. Marin has several recommendations to increase safety of attendees parking on Mankas Corner Road, such as additionally coning off roads, bridges and

driveways, and the use of lighted temporary signs, advisory signs, and more prominent cones. Through messaging on the signage Marin recommends that motorists be advised to slow down, of pedestrians and the event parking, and that pedestrians be advised to stay out of the roadway, and to use crosswalks. Marin opines that eighty cars can be parked along both sides of Mankas Corner Road within 1,300 feet of the Concert venue, and that upon implementation of his recommendations, the concert attendees may park and walk to the concert venue with reasonable safety. Upon approval of continuing the concert series, Vezer will implement Marin's recommendations. Marin's report including recommendations is attached as Exhibit e1; a "Google Satellite" photo depicting the portion of Mankas Corner Road is attached as Exhibit e2.

**Sound travel:**

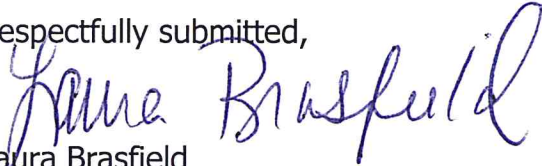
Vezer has attempted to minimize the travel of the concert sound to the neighboring area. The speakers and stage are set up so that buildings block the direct travel of the sound. Vezer utilizes a local vendor familiar with the venue and invested in the continuation of the concert series and therefore shares Vezer's goal of minimizing the sound travel. Vezer managers control the volume and set a level traditional and appropriate for the style of music and dancing, but controlled to allow for some conversation in the venue and minimize the intrusion into the neighborhood.

Vezer additionally retained the sound consultants RDG Acoustics ("RDG") to advise and assist with controlling sound travel. Vezer will adopt the recommendation of RDG for minimization of the sound travel, including purchasing a sound monitoring device and requiring the sound board operator to keep the concert volume at or below the volume experienced on May 27th. Vezer will also continue to hire and control the sound board and public address contractor, and make adherence to said limit a strict term of the agreement to provide the sound system.

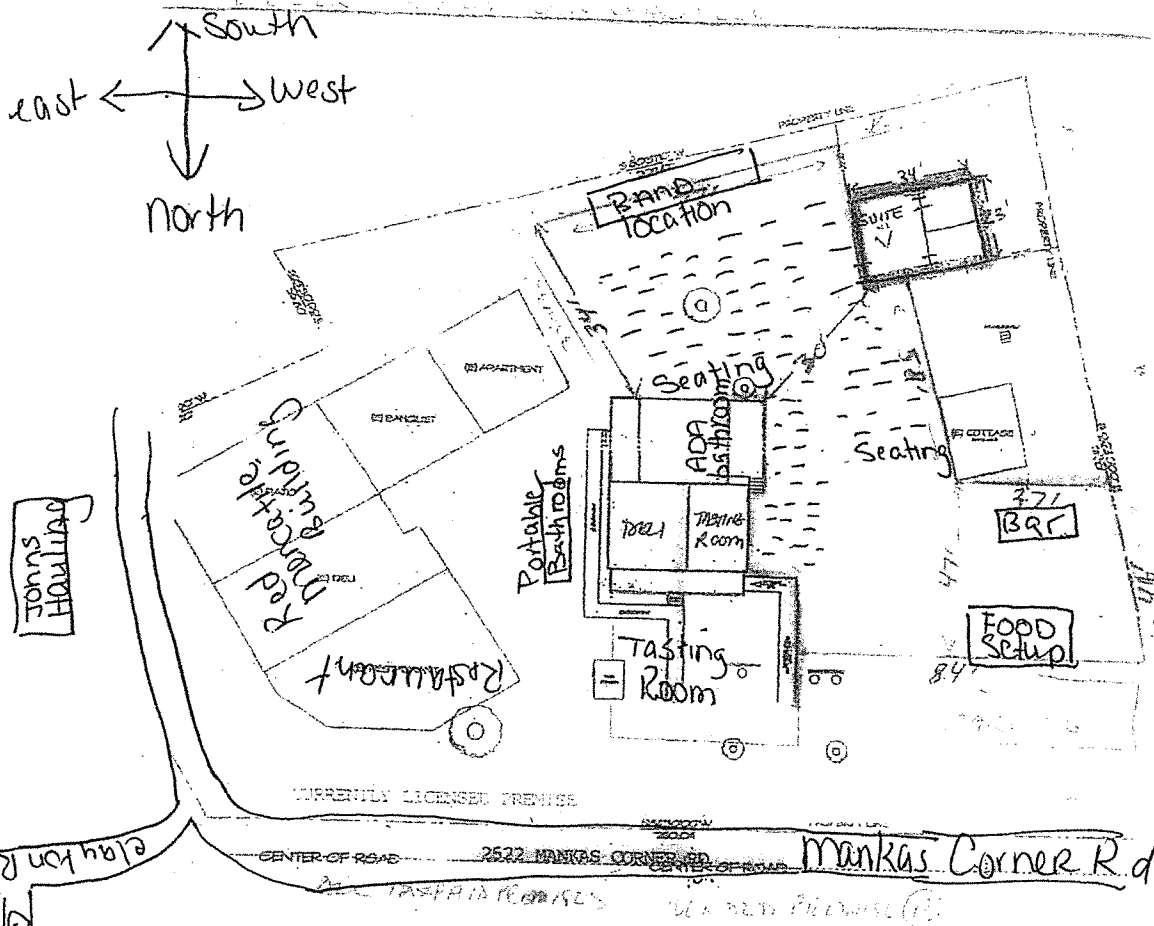
At the concert of May 27th, RDG observed an average level of 90 dBA ( $L_{eq}$ ) and a maximum of 95 dBA ( $L_{max}$ ) in the venue, finding this low to middle range of what has been observed with this general style of music. On May 27th RDG observed less than a mile away from the venue, at the Vezer Chateau, at 5070 Clayton Road, (see attached marked Google Map) although the music was audible during lulls in the breeze, it barely audible and immeasurable over traffic and the rustling the trees. (RDG's detailed report including recommendations is attached as Exhibit e3). The location of the Vezer Chateau is depicted on Exhibit e4.

- f. **Policing Activity:** Vezer does not allow any outside beverages and food to be consumed on the property during these special events. These events are staffed by approximately 20 people including table service. The staff is winery employees, and the food vendor wait staff, the vast majority of which, are trained in the recognition of persons who might be in danger of "overindulging" in the wine. The staff includes two or three management level Vezer staff. Additionally, the "upscale" and mature nature of the attendees has kept incidents to a bare minimum by design.

Respectfully submitted,



Laura Brasfield  
Vice President of Operations  
Vezer Family Vineyard



**Event Location**

- Bar + Food are setup on the west side of the property
- The Band is set up in the back "south side" on the upper concrete deck.
- chairs + tables are ~~set~~ setup in the South side in front of the band, + back porch + under the balcony



June 27, 2017

**Robert Marin**  
1307 Freeport Court, Fairfield, Ca 94534  
707-816-6267  
[R1marin@sbcglobal.net](mailto:R1marin@sbcglobal.net)

To Vezer Family Vineyard C/O Charles Wood at Mattice Law Offices:

I was commissioned to conduct an analysis for best safe practices for pedestrian and vehicle traffic between the center of the intersection of Mankas Corner Road and Clayton Road and the prolongation of the west roadway edge of Suisun Valley Road in the County of Solano. Please note, this analysis and recommendation does not guarantee absolute safety for pedestrian and vehicle traffic.

Mankas Corner Road is constructed of standard asphalt material which was smooth and crowned and in good condition at the time of my observation. Mankas Corner Road is a two lane highway, one lane eastbound and one lane westbound divided by a single yellow delineated line. Mankas Corner Road has an average width of 37' which includes a 5' paved shoulder on both north and south side. Both eastbound and westbound lanes have an average lane width of 13.5'. This roadway has posted speed limit of 25MPH (Per 235 CVC, 22352(b)(1)) up until 675' west of the center of the intersection of Mankas Corner Road and Clayton Road and subsequently reverts to 55MPH (per 22349(b)CVC) up until it T-intersects with Suisun Valley Road. On the southwest end of Mankas Corner Road, it is bordered by commercial business and one house for approximately 440', after which the highway is then bordered by farmland until it T-intersects with Suisun Valley Road. The northwest side of Mankas Corner Road is bordered by trees and heavy vegetation for approximately 940' until it opens up to farmland. At approximately 575' prior to the prolongation of the west roadway edge of Suisun Valley Road, Lambert Road T-intersects with Mankas Corner Road from the north. It should be noted that Lambert Road is outside of the scope of area of my analysis. It also should be noted that there is a bridge approximately 906' west of the intersection of Mankas Corner Road and Clayton Road.

Regarding the north side of the roadway, I believe there is adequate amount of room to park a vehicle inside the white fog line (shoulder), knowing that the average width of vehicle range is from 68"-78". Most areas along the north side of the shoulder provide room for pedestrians to walk with relative safety if they do not walk upon the highway.

**Mankas Corner Road Vehicle Pedestrian Safety Recommendation (continued)**  
**June 26, 2017**

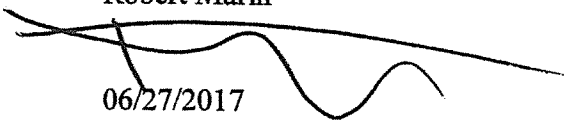
To aid pedestrians, caution signs directing pedestrians not to walk on the highway and to utilize marked cross walks should be posted at locations indicated on the attached *Sketch A*. For vehicles traveling in the westbound direction, I recommend that a lighted message board be posted at or near the entry of the Mankas Corner Road (refer to *Sketch A*) advising motorists to, "Watch For Peds", Peds Use Shoulder", Peds Use X-Walk". I also recommend that areas proceeding and following driveways should be coned off approximately 20' with the use of 28" reflective cones at approximately 5'- 8' spacing between cones (see *Appendix I*) so that vehicles entering and exiting driveways do not have any visual obstructions (refer to *Sketch A*). This also allows pedestrian unobstructed views for vehicles entering and exiting driveways as well. In addition, I recommend that cones should be placed on the north and south side of the highway at the Ledgewood Creek bridge preventing vehicles from parking (refer to *Sketch A*) in the bridge area. Finally, at the end of the requested parking area I recommend a sign be posted indicating "No Parking Past This Point" (refer to *Sketch A*).

For vehicles traveling in the eastbound direction, my recommendation is that a lighted message board be posted at approximately 280' west of the requested area where parking is to begin; this will allow a vehicle sufficient time to brake for speed of 55MPH (refer to *Sketch A*). The message board should advise motorists to, "Reduce Speed", Watch for Peds", Peds Use Shoulder", (refer to *Sketch A*). As in the westbound direction, I recommend signs be posted at locations indicated on the attached *Sketch A* to advise pedestrians to not walk on the highway and to utilize marked crosswalks. With the recommended distance of both the north and south side as indicated on *Sketch A* of Mankas Corner Road it will provide approximately 80+ parking spots at 20' per parking space (ave. length of vehicles including SUVs 161"-220").

My recommendations for the non-paved shoulder areas adjacent to paved shoulder is that all grassy areas should be maintained (cut) so that the vegetation does not make contact with undercarriage of vehicles. This lessens the chance of fires as a result of a vehicles hot undercarriage.

Lastly, I recommend that upcoming concert advertisements for Vezer Family Vineyard should include information advising their members/guests where they should park their vehicles, and that members/guests should utilize crosswalks and avoid walking on the highway for their safety.

Robert Marin



06/27/2017



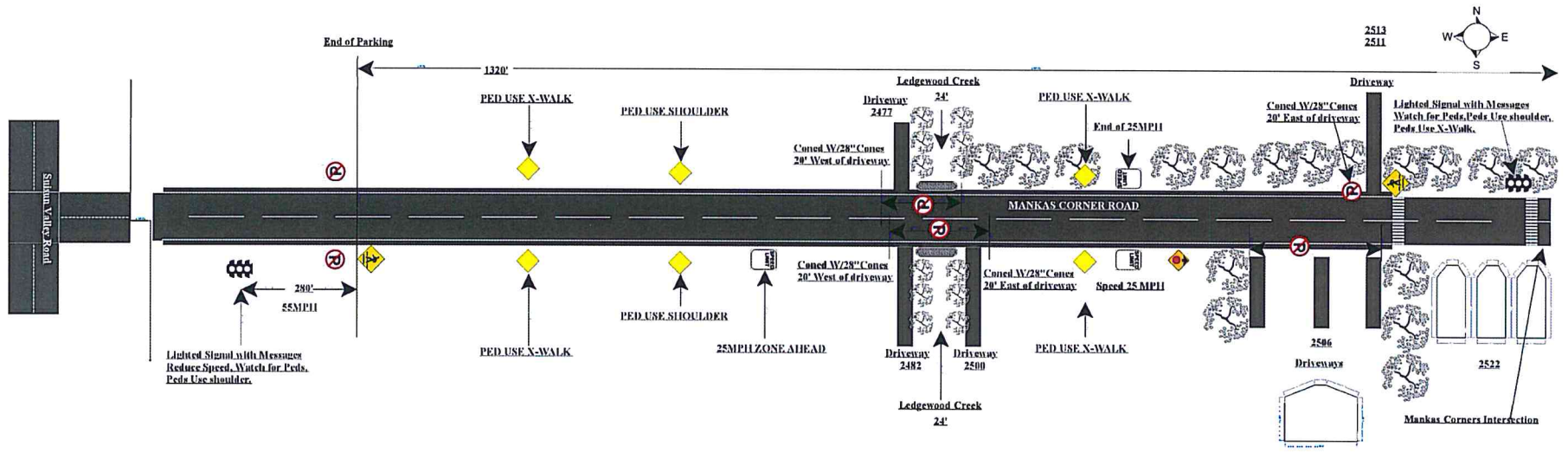
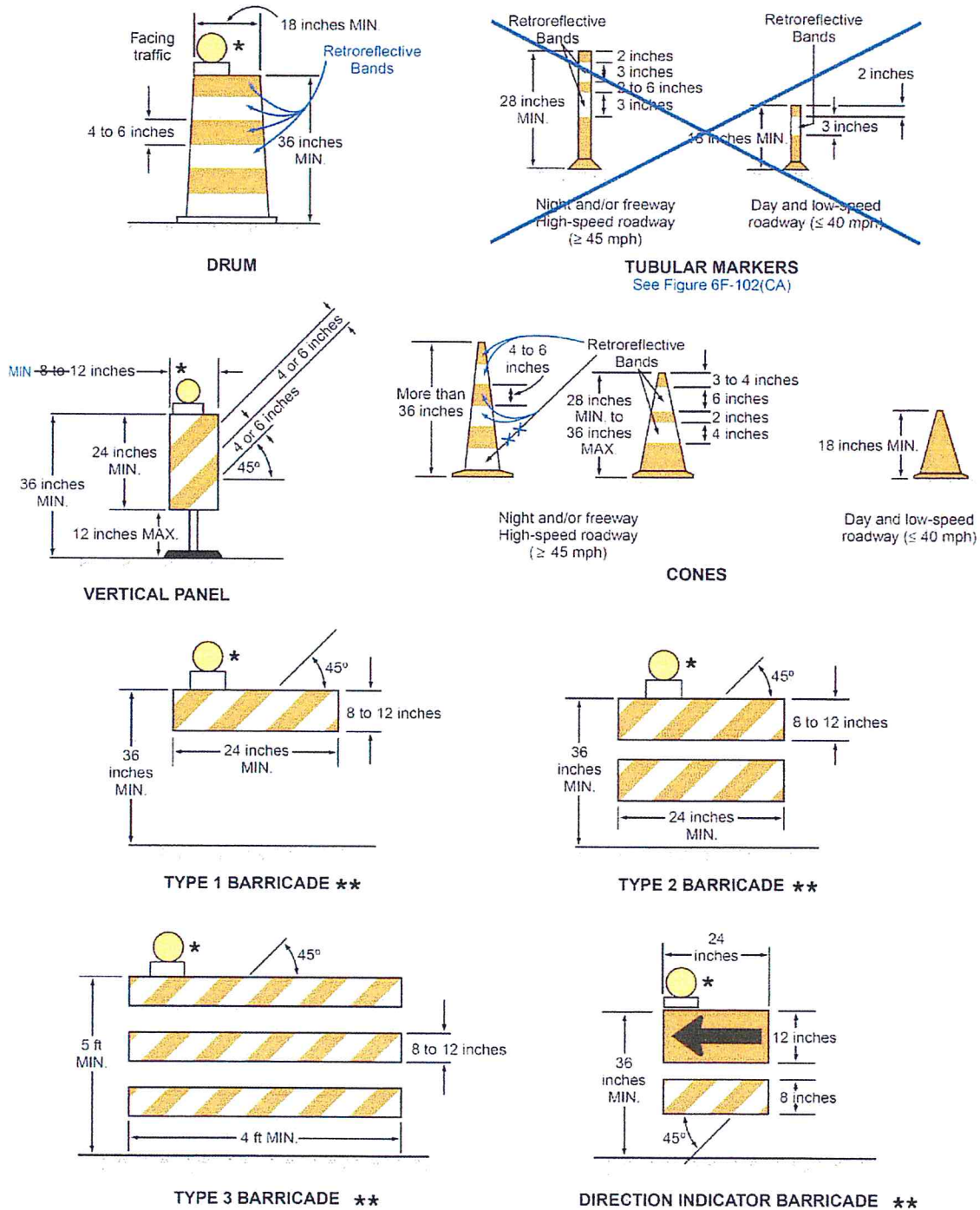


Figure 6F-7. Channelizing Devices



\* Warning lights (optional)

\*\* Rail stripe widths shall be 6 inches, except that 4-inch wide stripes may be used if rail lengths are less than 36 inches. The sides of barricades facing traffic shall have retroreflective rail faces.

www.statewidesafety.com



STATEWIDE FAIRFIELD  
 130 GROBRIC COURT  
 FAIRFIELD, CA 94534-1673

**Rental Quotation**

|          |          |
|----------|----------|
| QUOTE #  | 06003837 |
| LOCATION | 06       |
| DATE     | 06/23/17 |
| PAGE     | 1 of 1   |

**BILL TO**

ROBERT MARIN

**SHIP TO**

ROBERT MARIN

|                              |                         |                         |                                |  |
|------------------------------|-------------------------|-------------------------|--------------------------------|--|
| QUOTE DATE<br>06/23/17       | EXPIRE DATE<br>07/23/17 | REQUIRED DATE           | REFERENCE NUMBER<br>7078166267 | PAYMENT TERMS<br>CASH DUE UPON RECEIPT |
| WRITTEN BY<br>Shelby Gregory |                         | CONTACT<br>ROBERT MARIN |                                | SHIP VIA<br>OUR TRUCK                  |
| FREIGHT TERMS<br>PREPAID     |                         | JOB NUMBER              |                                | SALES REP<br>FAIRFIELD HOUSE           |

| PRODUCT/DESCRIPTION | QUANTITY | PRICE | U/M | EXTENSION |
|---------------------|----------|-------|-----|-----------|
|---------------------|----------|-------|-----|-----------|

|   |   |         |     |        |
|---|---|---------|-----|--------|
| RT20050<br>MESSAGE BOARD<br>DAY: 200.000 WK: 500.000 MO: 1200.000 | 2 | 200.000 | DAY | 400.00 |
|---|---|---------|-----|--------|

DELIVERY - \$25.00  
 PICK UP - \$25.00

| MERCHANDISE TOTAL | HANDLING | MISC CHARGE | TAX  | FREIGHT | QUOTE TOTAL |
|-------------------|----------|-------------|------|---------|-------------|
| 400.00            | 0.00     | 0.00        | 0.00 | 50.00   | 450.00      |

Accepted:

By: \_\_\_\_\_  
 Date: \_\_\_\_\_



28 June 2017

Charles Wood  
Mattice Law Offices  
547 Jefferson Street, Suite A  
Fairfield, CA 94533

Subject: Outdoor Concerts with Amplified Sound  
Project: Vezer Family Vineyard  
RGD #: 17-024

Dear Mr. Wood:

The following letter summarizes the observations we made during a recent concert at the Vezer Family Vineyard and discusses measures that can be implemented to control transfer of amplified sound to neighboring properties.

On Saturday May 27, 2017 we visited the project to observe an event with amplified sound. A band called Boston Rocks, a "70s and "80s cover band, played two sets of amplified rock and roll music between 4:30 p.m. and 7:30 p.m.

The band was located on an elevated patio at the southern property line behind the existing tasting room. The band was facing north toward Mankas Corner Rd. The amplified sound system was provided by a third party rental house and consisted of two main loudspeakers and a subwoofer for the main listening area and one "satellite" loudspeaker to provide coverage for an additional seating area west of the stage. There was a technician that controlled the sound utilizing a mixing board that was located at the rear of the main listening area.

During the concert, we listened to the music and made noise measurements in the venue and at the Vezer Chateau which is at 5070 Clayton Road, about  $\frac{3}{4}$  of a mile from the venue. In general, the weather was warm with light to gusty winds.

Noise measurements were made at the venue's main outdoor listening/dancing area between the tasting room and stage, about 55 feet from the stage. This is the approximate setback of the mix position. The average sound level during songs was 90 dBA ( $L_{eq}^1$ ) with typical maximum sound levels of 95 dBA ( $L_{max}^2$ ). We would consider these sound levels in the low to middle range of what we have observed during other amplified rock and roll performances.

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<sup>1</sup>  $L_{eq}$  is the equivalent continuous sound level which, in a stated time period and stated locations, has the same sound energy as the time varying sound.  $L_{eq}$  is often called the average sound level.

<sup>2</sup>  $L_{max}$  is the highest sound level measured during a designated time interval or event.

For comparison, during our work with the San Francisco Recreation and Parks department, a policy for amplified sound in Golden Gate Park's Sharon Meadows was used. The policy had a number of provisions including a limit on noise levels to an average of 96 dBA ( $L_{eq}$ ) and maximum of 102 dBA ( $L_{max}$ ) at the mix position.

At the Vezer Chateau, which is about 3/4 of a mile northeast of the venue, we measured noise levels for 15 minutes during the event when songs were being played. The noise measurements were made in the front yard of the Chateau, about 40 feet from the centerline of Clayton Road. In general, the noise from wind in trees tended to drown out the noise from the concert so that the sound of the concert was virtually inaudible except during lulls in the wind when it was barely audible. Between 5:14 pm and 5:29 pm we measured an  $L_{eq}$  of 54 dBA. The dominant noise sources were wind in trees and car passbys. The wind noise level ranged from 45 to 52 dBA. Automobile passbys generated maximum noise levels ( $L_{max}$ ) of 65 to 72 dBA. The lowest noise level we observed was 42 dBA and at that time the wind was calm and music from the venue was audible.

In general, there are four main areas in which one can make changes in an attempt to reduce transfer of amplified sound from an outdoor concert to neighbors:

- *Orientation of Stage*
- *Use of Noise Barriers*
- *Sound System Design*
- *Control of Maximum Sound Levels*

Most of the aforementioned measures have already been implemented by virtue of the layout of the venue and sound system that was used for this event. The following describes the measures that have already been implemented:

- *Orientation of Stage and Noise Barriers:* The main loudspeakers were located on the stage facing north, directly behind the existing tasting room building along Mankas Corner Rd. This configuration allows the existing building to act as a noise barrier to block some of the sound from travelling to the north. Re-orienting the stage toward another direction would reduce noise transfer to the north but in turn, it would increase noise in other directions.
- *Sound System Design:* A satellite loudspeaker was located near an additional seating area west of the main stage. The use of a satellite loudspeaker helps reduce sound transfer to the community since the main loudspeakers do not need to be turned up to cover the additional seating area.

The following measures can be implemented to further control sound transfer to the surrounding neighbors:

- *Control of Maximum Sound Levels:* Install a noise monitoring system that provides sound level information in real time to help the sound mixer or performers adjust their equipment to achieve an appropriate level. Such a system would consist of a microphone and sound level meter that has a visual output (red, yellow and green lights) to alert the sound mixer or performers when they are approaching or exceeding a pre-set sound level. There are a number of options such as SoundEar II noise warning sign (<https://www.noisemeters.com/product/se2ear/>) and SLARM (<http://www.acopacific.com/slarm.html>).

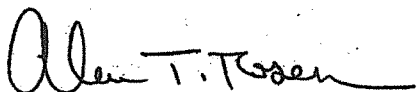
Initially, we would suggest that the pre-set sound level be comparable to what was observed during the recent Boston Rocks performance. However, these could be adjusted, as appropriate, based on user needs and community response. We will be happy to provide assistance with the implementation of such a system if needed.

- *Sound System Design:* Orient main loudspeakers between 5 and 15 degrees below horizontal. Implementing a slight downward orientation will help contain sound to the main listening area and reduce the likelihood of excess sound traveling over the tasting room building into the community.

This concludes our comments. Please do not hesitate to contact us if you have questions or need further assistance.

\* \* \*

Sincerely,



Alan Rosen  
Principal  
RGD Acoustics, Inc.

EXHIBIT A  
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF SOLANO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Being a portion of Section 17, Township 5 North, Range 2 West, M.D.B. & M., Portion of Lot 37, Suisun Rancho, Sampson Smith Tract in Solano County, California, as conveyed to George D. and Letha E. Warren recorded June 26, 1958 as Instrument No. 9941, Official Records of Solano County, more particularly described as follows:

BEGINNING at a point in the centerline of County Road No. 77, marked by a cross on a railroad spike that lies South 25° East, 83.50 feet more or less from the intersection of said County Road No. 77 and County Road No. 139, said POINT OF BEGINNING being also the Northeast corner of that certain parcel of land described in Deed of Trust executed by C.U. Reams, et ux., and recorded as Instrument No. 775 on January 17, 1950; thence along the Northerly line of said C.U. Reams parcel South 26° East, 29.85 feet; thence South 80°57'10" West 209.47 feet to a point in the Westerly line of said Warren parcel; thence North 6°30' West, 211.10 feet along the Westerly line of said Warren parcel to the Northwest corner thereof, said point being in the centerline of said County Road No. 77, South 84°30' East 225.04 feet to a cross on a railroad spike marking an angle point in said County Road No. 77; thence continuing along the centerline of said County No. 77 South 25° East, 103.34 feet to the POINT OF BEGINNING.

END OF  
DOCUMENT