

Item #23
File # 17-613



Vezer Family Vineyard Application for Outdoor Festival License

Presented to Board of Supervisors
on August 22, 2017
Department of Resource Management



Applicant's Project Description

- Applicant requests approval of an outdoor concert festival consisting of "Tribute Bands"
- Concerts began Mid-May and continue twice per month through Mid-October
- Concerts begin at 4:30 pm and end at 8:30 pm.
- Estimated average attendance between 200 and 300; requesting a maximum of 400 at any one time
- Parking provided in front of site (25 stalls) and to the west along Mankas Corner Road (est. 80 spaces)
- Food, water and wine served



Applicant's Project Description (Con't)

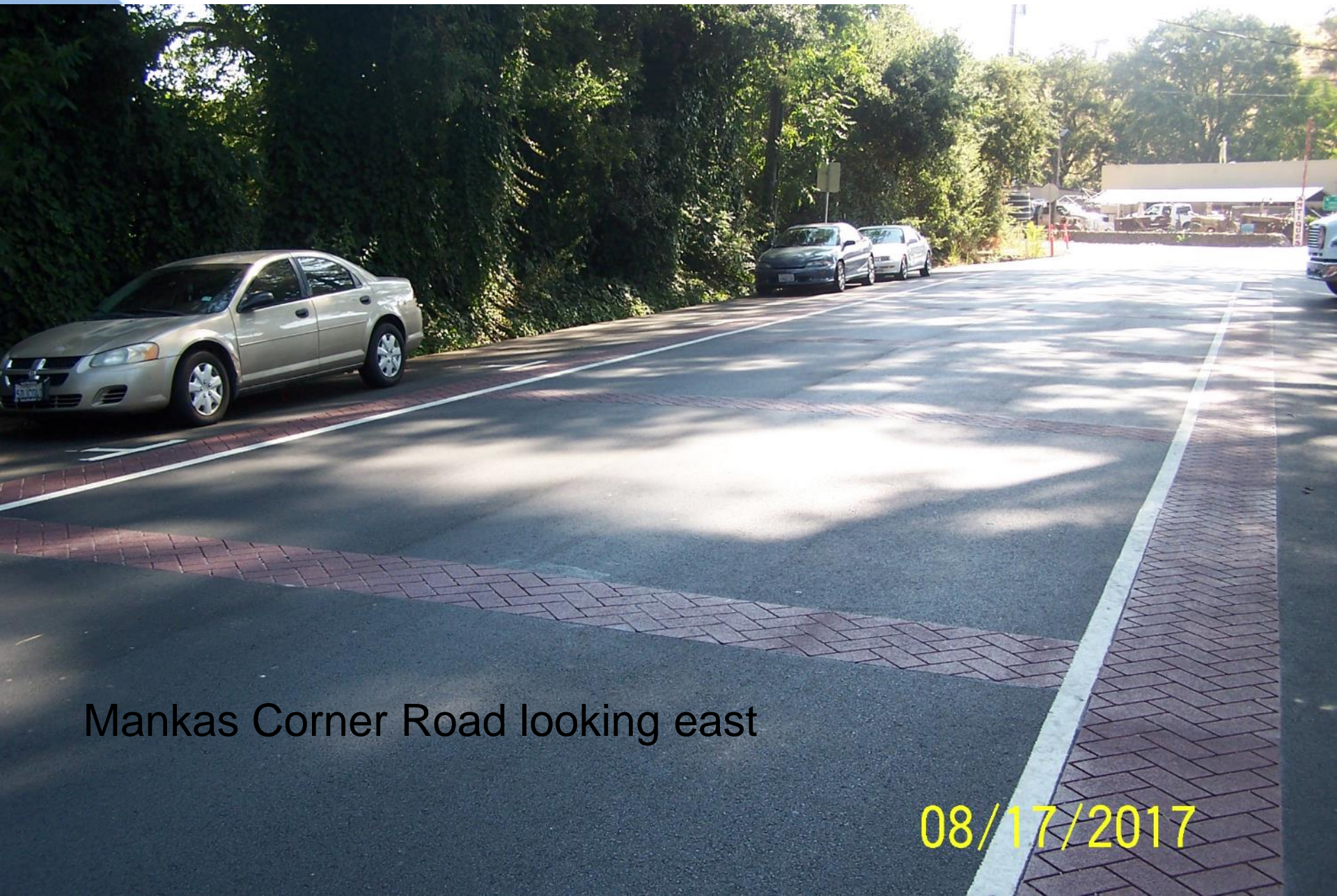
- Vehicle Pedestrian and Safety analysis submitted with recommendations to reduce vehicle and pedestrian conflicts
- Acoustic report prepared recommending measures regarding loudspeaker orientation and control of maximum sound level





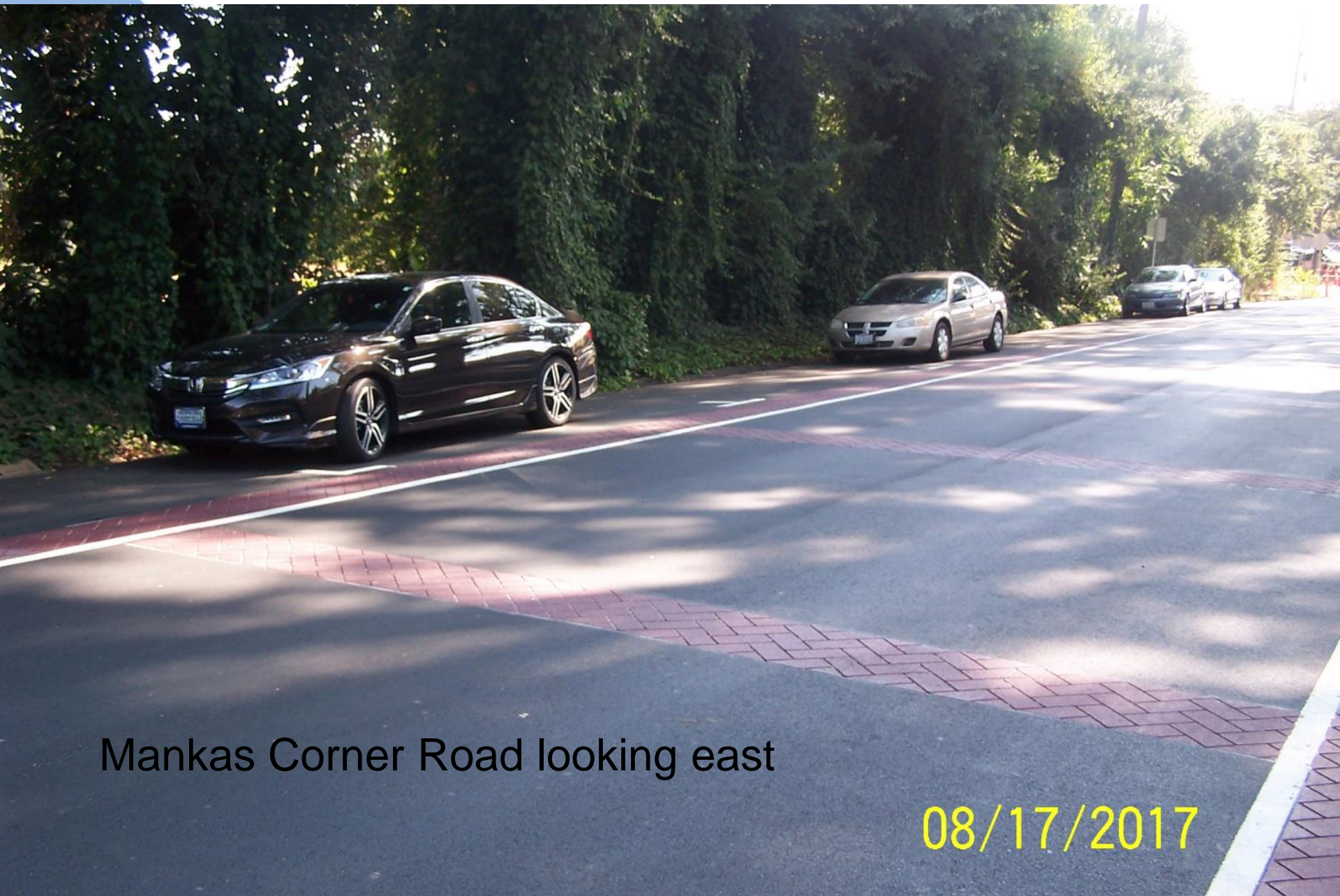
View of Westbound Mankas
Corner Road

08/17/2017



Mankas Corner Road looking east

08/17/2017



Mankas Corner Road looking east

08/17/2017



Looking North at Clayton Valley Road

08/17/2017



Additional Parking along Mankas
Corner Road

08/17/2017



Project Review and Analysis

- **Building Division and Fire.** Applicant must submit floor plan with measurements to establish occupant load and be compliant with ADA requirements.
- Building conducted a site visit and estimated the occupant load at a maximum of 260. Staff recommends this load figure for Condition of Approval (COA) No. 8
- **Public Works Engineering.** Submit a traffic control plan for review and approval and obtain an encroachment permit for improvements in road right-of-way.



Project Review and Analysis (Con't)

- **Environmental Health.** Food permit may be required dependent upon where food is prepared.
- **Sheriff Department.** No comments



County Code and Analysis

- County Code (Chapter 3, Article III) authorizes Board to issue a festival license in any zoning district if it determines the festival would not have adverse impacts to surrounding area or the County as a whole
- Based on nature of comments, recommended conditions of approval, and applicant's project description for the limited number of events determine the outdoor festival will not have adverse impacts



Recommendation

Department of Resource Management recommends the Board determine that the outdoor concerts can take place for specific dates for the 2017 calendar year subject to conditions of approval.

Approval is through October 2017. Any future concerts must be processed through the land use application process with the County.