

CONDITIONS OF APPROVAL FOR 2522 MANKAS CORNER:

General

1. Vezer Family Vineyard is granted a non-transferable Outdoor Festival License to conduct a concert series for the 2017 season in accord with the application materials submitted for an Outdoor Festival License and as approved by the Solano County Board of Supervisors. This license is valid only through October of 2017. Any future concerts must first obtain all necessary land use approvals and fully comply with the Solano County Zoning Ordinance.
2. The licensee shall take such measures as may be necessary or as may be required by the County to prevent offensive noise, lighting, dust or other impacts, which constitute a hazard or nuisance to motorists, persons or property in the surrounding areas. Implement the following measures consistent with the acoustical analysis prepared by RGD Acoustics that includes: Install a noise monitoring system that provides sound level information in real time to help the sound mixer or performers adjust their equipment to an appropriate level and orient main loudspeakers between 5 and 15 degrees below horizontal.
3. No additional uses or new or expanded buildings shall be established or constructed.
4. The premises shall be maintained in a neat and orderly manner and kept free of accumulated debris and junk.
5. Failure to comply with any of the conditions or limitations set forth in the subject conditions of approval shall be cause for the revocation of this license.
6. This Outdoor Festival License is approved through November 2017 and may be revoked in accordance with Section 3-36. The licensee shall submit a schedule of the concert dates to the Department of Resource Management prior to commencement of the first scheduled concert. Any revisions to the schedule shall be provided to the Department at least three weeks in advance.
7. Indemnification. The licensee shall defend, indemnify, and hold harmless the County of Solano ("County") and its agents, officers, and employees from any claim, action, or proceeding seeking to set aside, void, annul, or modify this license. Further, the licensee shall defend, indemnify, and hold harmless the County and its agents, officers, and employees from and against any and all claims, losses, costs, damages, injuries, or expenses (including, but not limited to, attorney fees, expert witness and consultant fees, and other costs of litigation) arising out of or on in any way related to injury, death, or property damage that arises out of or relates to the outdoor music festival authorized by this license..

Building & Safety Division

8. No building shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Solano County Building Official has issued a certificate of occupancy. The licensee shall

provide monitoring at the entrance gate to the concert to ensure that the occupancy load of 200 (or as otherwise established by the Building and Safety Division) is not exceeded.

9. The site and all facilities shall meet all of the accessibility requirements found in Chapter 11B of the 2016 California Building Code. The designer is required to design for the most restrictive requirements between ADA Federal Law and the 2016 California Building Code. The Solano County Building Division will be reviewing the plans for the most restrictive requirements of the two. There shall be a complete site plan, drawn to scale and designed by a licensed architect reflecting all site accessibility.
10. All accessible paths of travel and parking areas shall be a hard-scaped surface and shall meet all of the worst case requirements between Chapter 11B of the 2016 California Building Code and the ADA Federal Law.
11. The Fire District will reassess the site for fire, life and safety requirements.

Environmental Health Division

12. Environmental Health may require a food permit depending upon where food preparation takes place. Contact Environmental Health prior to commencement of events.

Public Works Engineering

13. The licensee shall prepare a Traffic Control Plan for review and approval by Public Works Engineering. Review of plans and inspection of the construction is subject to fees to cover the cost to Public Works Engineering.
14. The licensee shall apply for, secure and abide by the conditions of an encroachment permit for any work that is proposed within the County right-of-way including any planned signage, message boards and cones.