

AN ORDINANCE OF THE COUNTY OF PLUMAS, STATE OF CALIFORNIA,
AMENDING PLUMAS COUNTY CODE TITLE 9 (PLANNING AND ZONING), CHAPTER 2, ARTICLE 2 TO ADD DEFINITIONS OF
"COMMERCIAL SOCIAL EVENT, LIMITED" AND "COMMERCIAL SOCIAL EVENT" AND ARTICLES 30 (AGRICULTURAL PRESERVE)
AND 31 (GENERAL AGRICULTURE) TO ADD "COMMERCIAL SOCIAL EVENT, LIMITED" AS A USE SUBJECT TO THE ISSUANCE OF AN
ADMINISTRATIVE USE PERMIT AND "COMMERCIAL SOCIAL EVENT" AS A USE SUBJECT TO THE ISSUANCE OF A SPECIAL USE
PERMIT AND TO ADD ARTICLES 6.3 (ADMINISTRATIVE USE PERMITS) AND 44 (COMMERCIAL SOCIAL EVENT, LIMITED)
ESTABLISHING PROCESSES, THRESHOLDS, AND STANDARDS FOR THE ESTABLISHMENT OF THE NEW USE(S)

The Board of Supervisors of the County of Plumas, State of California, ORDAINS as follows:

Section 1.

Sections 9-2.224.7 "Commercial social event", 9-2.224.9 "Commercial social event, limited" of Article 2 of Chapter 2 of Title 9 of the Plumas County Code are hereby amended and adopted as set forth in Exhibit "A".

Section 2.

Article 6.3 (Administrative use permits) of Chapter 2 of Title 9 of the Plumas County Code is hereby adopted as set forth in Exhibit "A".

Section 3.

Sections 9-2.3002. Uses (AP) of Article 30 of Chapter 2 of Title 9 and 9-2.3102. Uses (GA) and 9-2.3104. Area, width, and coverage (GA) of Article 31 of Chapter 2 of Title 9 of the Plumas County Code are hereby amended and adopted as set forth in Exhibit "A".

Section 4.

Article 44 (Commercial social event, limited) of Chapter 2 of Title 9 of the Plumas County Code is hereby adopted as set forth in Exhibit "A".

Section 5.

Exhibit "A" shall take effect thirty (30) days after adoption.

Section 6. Codification.

This ordinance shall be codified.

Section 7. Publication.

This ordinance shall become effective thirty (30) days after its date of final adoption. There is no newspaper of general circulation published in Plumas County. Accordingly, the clerk of the board of supervisors shall post this ordinance in a prominent location at the board of supervisors' chambers within 15-days after its adoption and it shall remain posted thereafter for at least one week. In addition, the clerk of the board of supervisors shall post a copy of the full text of the ordinance and the names of those supervisors voting for and against the ordinance on the county's Internet Web site. A certificate of the clerk of the board of supervisors shall be entered in the minutes of the board that the ordinance has been duly posted. Sections 1, 2, 3, 4, and 5 shall be codified; the remainder shall be uncodified.

The foregoing ordinance was introduced at a regular meeting of the Board of Supervisors on

the 13th day of May, 2020, and passed and adopted on the 19th
day of May, 2020 by the following vote:

AYES: Supervisors: SIMPSON, ENGEL, GOSS
NOES: Supervisors: THRALL
ABSENT: Supervisors: NONE


Chairman, Board of Supervisors

ATTEST:


Clerk of said Board of Supervisors

Plumas County Code Title 9, Chapter 2, Article 2

Article 2. Definitions

Sec. 9-2.224.7. Commercial social event.

“Commercial social event” shall mean the temporary use of land and/or facilities, for which a fee is charged, for meetings, gatherings, weddings and other celebrations, events, and similar uses where a group of people congregate on public or private property. “Commercial social event” is defined as an event that is proposed to exceed or has been shown to exceed any of the processes, thresholds, and standards imposed by the County for operation of the Commercial social event, limited. These may be processes, thresholds, and standards either listed in Section 9-2.224.9, Article 6.3 of Chapter 2 of this title (Administrative use permits) or in Article 44 of Chapter 2 of this title (Commercial social event, limited).

Sec. 9-2.224.9. Commercial social event, limited.

“Commercial social event, limited” shall mean the temporary use of land and/or facilities, for which a fee is charged, for meetings, gatherings, weddings and other celebrations, events, and similar uses where a group of people congregate on public or private property. A single limited commercial social event may not exceed three (3) consecutive days in length. A maximum of nineteen (19) events of limited commercial social events per calendar year may be conducted on a parcel or group of parcels owned by the same person(s) or business.

Plumas County Code Title 9, Chapter 2, Article 6.3

(This is a proposed new Article in its entirety.)

Article 6.3.-Administrative use permits

Section 9-2.631. Purpose.

The purpose of the administrative use permit is to allow the proper integration of uses into the community, only if such uses are designed and arranged on the site in accordance with established development standards of this title and policies of the General Plan.

Section 9-2.632. Issuance.

(a) *Applications.* Application for an administrative use permit shall be made in writing by the owners of the property or by the proposed operator with the consent of the owners, on a form prescribed by the County and shall be submitted to the Department of Planning and Building Services.

(1) *Fee.* The application shall be accompanied by a fee, as set by the Board of Supervisors.

(2) *Contents.* The application shall contain plans showing the details of the proposed use. Additional information is required for specific uses as set forth in this Chapter.

(3) *Submittal.* The application shall be submitted to the Department at least ninety (90) days prior to the first event of the calendar year.

(b) *Processing.* The application shall be reviewed by County departments and State agencies as to compliance with applicable laws, policies, codes, and regulations. The Planning Director shall review for compliance with this title and with applicable General Plan goals, policies, and implementation measures.

(c) *Decision.* The Planning Director may approve, deny, or conditionally approve an application for an administrative use permit.

(1) *Conditions.* The Planning Director may impose such conditions as deemed necessary to secure compliance with the requirements of this title, the General Plan, or other regulations, and may impose such requirements and conditions with respect to location, construction, maintenance, operation, site

planning, and traffic control, as are deemed necessary, for the protection of property owners and the public interest.

(2) *Notice of Decision.* Notice of the decision of the Planning Director to issue the administrative use permit shall be provided as in Section 9-2.635 of this article.

(d) *Annual issuance.* Administrative use permits may be issued annually, as provided in this Chapter, for any of the uses or purposes for which such permits are required or permitted by the terms of this Title, upon conditions designated by the Planning Director.

(1) *Term.* The term of the administrative use permit shall be no longer than twelve (12) months from the date of issuance.

(2) *Review.* Annual issuance shall be based on a review of compliance with the administrative use permit as issued. The Planning Director may require an annual report or facility compliance form to be submitted. The annual report or facility compliance form shall include a report on the status of and compliance with all conditions of the administrative use permit.

(3) *Submittal.* Annual renewals of the administrative use permit shall be submitted to the Department at least sixty (60) days prior to the expiration of the administrative use permit.

(4) *Revisions.* The Planning Director may approve one or more revisions to an approved administrative use permit provided such revision does not result in a cumulative expansion of more than ten (10%) percent of the original site or use area and provided such revision is consistent with all applicable General Plan policies, County Code standards and other applicable codes and regulations.

(5) *Notice of Decision.* Notice of the decision of the Planning Director to approve the annual issuance or revision of the administrative use permit shall be provided as in Section 9-2.635 of this article.

(e) *Revocation.* The Board may revoke the administrative use permit for failure to comply with any of the conditions imposed or upon evidence of misrepresentation in the issuance of the administrative use permit. The abatement or removal of facilities, if required by such revocation, shall be at the expense of the permittee.

Section 9-2.633. Public hearing not required.

A public hearing shall not be required on any application for an administrative use permit prior to a decision by the Planning Director to approve, deny, or conditionally approve the application.

Section 9-2.634. Findings of approval.

The Planning Director shall make all the following findings upon granting the administrative use permit:

(a) That the proposed use is consistent with the policies and development standards of the general plan, the zoning ordinance, other county codes, any applicable area plan and any other applicable code and regulations; and

(b) That there is no substantial evidence that the project is approved will have a significant adverse effect on the environment, and will not be detrimental to the public health, safety and welfare.

(c) The Planning Director shall impose any conditions and/or requirements necessary to guarantee compliance with the findings in this Section.

Section 9-2.635. Notice of decision.

All decisions, including decisions to approve, conditionally approve or deny administrative use permits; annual issuance of administrative use permits and revisions of administrative use permits shall be posted in the Plumas County Courthouse or any other locations as designated by the Plumas County Board of Supervisors, on the County's website and on the site of the event until the end of the appeal period. There shall be a ten (10) day appeal period beginning on the day the notice is published and posted.

Section 9-2.636. Appeal of decision.

The Planning Director's decision to approve the administrative use permit is subject to appeal. All appeals shall follow procedures as set forth in Chapter 2, Article 10 of this title (Appeals).

Plumas County Code Title 9, Chapter 2, Article 30

Article 30. Agricultural Preserve Zone (AP)

Sec. 9-2.3002. Uses (AP).

- (a) The following uses shall be permitted in the Agricultural Preserve Zone (AP):
 - (1) Agriculture, timber management, agricultural product sales, animal breeding and boarding, and employee housing;
 - (2) One dwelling unit; and
 - (3) Child day care homes and limited child day care homes.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
 - (1) Mining, limited electric generation, public utility facilities, public service facilities, wildlife management, transport stations, agricultural auction yards, agricultural processing, outdoor shooting ranges, hunting clubs, ~~and~~ bed and breakfast inns, and commercial social events; and
 - (2) Recreational uses, but not limited to walking, hiking, picnicking, camping, swimming, boating, fishing, hunting, or other outdoor games or sports for which facilities are provided for public participation.
- (c) The following use shall be permitted subject to the issuance of an administrative use permit:
 - (1) Commercial social events, limited.

Plumas County Code Title 9, Chapter 2, Article 31

Article 31. General Agriculture Zone (GA)

Sec. 9-2.3102. Uses (GA).

- (a) The following uses shall be permitted in the General Agriculture Zone (GA):
 - (1) Agriculture, timber management, wildlife management, agricultural product sales, animal breeding and boarding, and employee housing;
 - (2) One dwelling unit and, on any parcel of eighty (80) acres or more, one additional dwelling unit; and
 - (3) Child day care homes, limited child day care homes, and home businesses.
- (b) The following uses shall be permitted subject to the issuance of a special use permit:
 - (1) Mining, limited electric generation, home industry, public utility facilities, public service facilities, agricultural auction yards, agricultural processing, transport stations, veterinary services, outdoor shooting ranges, ~~and~~ hunting clubs, and commercial social events; and
 - (2) On land of a soil type not suitable for identification as an important agricultural area, non-commercial campgrounds, recreation facilities, and resorts.
- (c) The following uses shall be permitted subject to the issuance of a planned development permit:
 - (1) Dwelling units at the ratio of up to one per forty (40) acres of lot area.
- (d) The following use shall be permitted subject to the issuance of an administrative use permit:
 - (1) Commercial social events, limited.

Sec. 9-2.3104. Area, ~~and width~~, and coverage (GA).

- (a) The minimum gross lot area in the General Agriculture Zone (GA) shall be forty (40) acres.
- (b) The minimum width shall be 300 feet.

- (c) When a parcel resulting from a lot line adjustment contains an area zoned General Agriculture Zone (GA), that area shall be of at least the minimum area required by subsection (a) of this section, or the lot line adjustment shall be denied.
- (d) Each dwelling unit and accessory buildings shall cover no more than one (1) acre. Miscellaneous permitted compatible uses shall cover no more than one (1) acre.

Plumas County Code Title 9, Chapter 2, Article 44

(This is a proposed new Article in its entirety.)

Article 44.-Commercial social event, limited

Sec. 9-2.4401. Purpose.

The purpose of this article is to define standards that regulate the operation of a limited commercial social event while protecting the health, safety, and welfare of the community.

Sec. 9-2.4402. Applicability.

This article applies to administrative use permits issued for the operation of a Commercial social event, limited and special use permits for the operation of a Commercial social event in the Agricultural Preserve (AP) zone and the General Agriculture (GA) zone.

Sec. 9-2.4403. Definitions

- (a) *“Commercial social event”* shall be as defined in Section 9-2.224.7 of this Chapter.
- (b) *“Commercial social event, limited”* shall be as defined in Section 9-2.224.9 of this Chapter.

Sec. 9-2.4404. Administrative use permit required for commercial social event, limited.

(a) An administrative use permit, meeting the requirements of Title 9, Chapter 2, Article 6.3, is required to be issued by the Planning Director to allow up to nineteen (19) limited commercial social events to be held per calendar year for up to 250 guests on a parcel zoned AP (Agricultural Preserve) and GA (General Agriculture). No event shall exceed three (3) consecutive days in length. The term of the administrative use permit shall be no longer than twelve (12) months from the date of issuance.

Application for the administrative use permit shall be submitted to the Department of Planning and Building Services at least ninety (90) days prior to the first event of the calendar year.

(b) The administrative use permit, once issued, may be renewed on an annual basis as provided in Article 6.3 of Chapter 2 of this title. Application for renewal shall be submitted to the Department of Planning and Building Services at least sixty (60) days prior to the first event of the calendar year.

(c) The primary use of the parcel on which the limited commercial social event is located shall be commercial agricultural production. All uses proposed on Williamson Act contracted property must be compatible with the Williamson Act. The portion of the property used for the limited commercial social event shall be no more than ten (10%) percent of the total acreage or five (5) acres of land, whichever is less. The event must be designed to be compatible with on-site agricultural operations as well as any adjoining agricultural operations and single family residences, including appropriate setbacks, and parking. Areas seasonally used for agricultural production may be temporarily used for event activities (e.g., parking) provided that no permanent damage occurs to the resource and that there is no demonstrable loss of agricultural productivity.

(d) A facility compliance form shall be required to be submitted annually to the Department of Planning and Building Services to report on each year's event operation. The facility compliance form shall include a report on

the status of and compliance with all conditions of the administrative use permit issued for the limited commercial social event.

Sec. 9-2.4405. Administrative use permit standards for commercial social event, limited.

Application for an administrative use permit shall be made in writing by the owners of the property or by the proposed operator with the consent of the owners, on a form prescribed by the Planning Director and shall be submitted to the Department of Planning and Building Services.

County staff will forward application materials to the appropriate local and state agencies for review and will coordinate any responses received.

The following list may not be all inclusive.

(a) Access.

(1) Capacity of road providing access.

The event venue shall have access from a road/roads which has/have adequate capacity for existing traffic and traffic proposed by the Commercial social event, limited. Any and all road improvements (public and private) must be made only as allowed by the provisions of a recorded access easement.

(2) Onsite access to meet code requirements.

The event venue shall be located on a parcel that complies with the driveway and turnaround road standards specified in Sections 9-4.503 and 9-4.604(l) of this Code.

(3) Access from private road(s).

If primary access is not from a county maintained road or a State highway, the applicant or operator shall participate in any existing active road maintenance organization for all privately maintained access road(s). If no road maintenance organization exists, the applicant or operator shall record a road maintenance agreement which provides for maintenance of drainage and erosion control devices, fuel modification, and upkeep of road surfaces from at least the owner's property to the nearest county maintained road or State highway. The road maintenance agreement shall be in effect for the life of the project unless maintenance for the roadway is assumed by the County, a special district, other governmental entity, or a private road maintenance organization.

(4) Air quality/emissions of air pollutants.

The District rules of the Northern Sierra Air Quality Management District apply to the regulation of dust suppression measures created by the use of any access road(s) to serve the limited commercial social event venue. District Rule 205 prohibits the discharge of air contaminants or other materials from any source which cause injury, detriment, nuisance, or annoyance to any considerable number of persons, or to the public, or which endangers the comfort, repose, health, or safety of any such persons, or the public or which cause to have a natural tendency to cause injury or damage to business or property. Appropriate dust suppression measures to prevent dust emission and/or airborne transmission of fugitive dust from the roadway(s) serving the venue shall be utilized by the property owner and/or operator of the limited commercial social event.

(b) Fire Safety/Fire Prevention Plan.

A plan for fire safety and fire prevention, as well as for emergency response services, shall be approved by the appropriate structural fire protection agency. If the parcel proposed for use for the limited commercial social event is not located within the boundaries of a structural fire protection district, a contract obtained from the nearest district, which includes conditions of service, can be used to satisfy the requirement for the fire safety and fire prevention plan.

(c) Parking.

- (1) The limited commercial social event venue, excluding parking areas, shall be located at least 200 feet from the boundary of the nearest parcel zoned Single-Family Residential (2-R, 3-R, 7-R), Multiple-Family Residential (M-R), Suburban (S-1), Secondary Suburban (S-3), or Rural (R-10 or R-20).
- (2) The limited commercial social event parking areas shall be located at least 20 feet from the boundary of any parcel zoned Single-Family Residential (2-R, 3-R, 7-R), Multiple-Family Residential (M-R), Suburban (S-1), Secondary Suburban (S-3), or Rural (R-10, or R-20).
- (3) All parking for the event shall be located on the site of the event. No parking shall be permitted within any County or State rights-of-way. At least one off-street parking space shall be provided for each two guests in attendance at the limited commercial social event. Parking areas shall be surfaced with gravel, asphalt or asphaltic concrete to reduce dust and be reasonably maintained free of vegetation. Alternatively, areas covered with grass or pasture may be used for parking provided the grass is trimmed to a height of no more than three inches or as needed to reduce risk of fire. Compacted dirt, decomposed granite, gravel or other permeable surface may be utilized only if the area is sufficiently treated with dust suppression measures to prevent dust emission and/or airborne transmission of fugitive dust from the site. The District Rules of the Northern Sierra Air Quality Management District shall apply to regulation of dust suppression measures for on-site event parking areas.

(d) Traffic Management Plan.

Prior to the issuance of the administrative use permit, a traffic management plan shall be submitted to and approved by the Department of Public Works for events exceeding one-hundred (100) guests that utilize County roads for direct access to the event site. The traffic management plan shall include appropriate techniques to provide safe ingress and egress from event facilities without resulting in substantial congestion of roadways, or otherwise cause traffic-related hazards. Such techniques may include, but may not be limited to:

- (1) Temporary caution and directional signage;
- (2) Clearly defined points of ingress/egress;
- (3) Cones or other clear markers placed to help direct vehicle flow, define parking areas and driveways; and
- (4) Flag persons to help direct vehicle flow and minimize congestion.

If any of the implementation techniques proposed in the Traffic Management Plan are to occur within State highway right-of-way, the Traffic Management Plan shall be submitted to and approved by the California Department of Transportation (CALTRANS) and an encroachment permit will be required for the traffic control measures. Any proposed traffic control devices and methods shall conform to CALTRANS standards.

(e) Event Hours/Noise.

- (1) If a limited commercial social event venue is located within three-hundred (300) feet of a parcel zoned Single-Family Residential (2-R, 3-R, 7-R), Multiple-Family Residential (M-R), Suburban (S-1), Secondary Suburban (S-3), or Rural (R-10 or R-20), or of any personal residence located on adjacent property, the commercial social event shall occur between the hours of 10:00 a.m. and 10:00 p.m. excluding set up and clean up time.

(2) If a limited commercial social event venue is not located adjacent to a parcel zoned Single-Family Residential (2-R, 3-R, 7-R), Multiple-Family Residential (M-R), Suburban (S-1), Secondary Suburban (S-3), Rural (R-10 or R-20) or is located over 300 feet from a parcel zoned Single-Family Residential (2-R, 3-R, 7-R), Multiple-Family Residential (M-R), Suburban (S-1), Secondary Suburban (S-3), Rural (R-10 or R-20) or is held entirely within an enclosed building, the event hours are not restricted by the County.

(3) At no time during the event, shall the noise generated by the limited commercial social event exceed the outdoor Community Noise Exposure level of 70 L_{dn} or CNEL (dB) as measured at any property line.

(f) *Water.*

(1) *Water system permit, required.*

The event venue shall be permitted as a local small drinking water system or other County regulated water system in accordance with Title 6 Chapter 9 of Plumas County Code, unless otherwise approved by Environmental Health.

(2) *Drinking water plan, required.*

Prior to the issuance of the administrative use permit, a drinking water plan specifying the provision of potable water service at the limited commercial social event shall be submitted to Environmental Health for review and approval. The drinking water plan shall specify that at least one drinking fountain or equivalent arrangement for potable water shall be provided at no cost for guests numbering from 1 to 250.

(3) *Water system, limitation on operation.*

The applicant or operator shall certify that not more than 25 people daily for more than 60 days of the year are being served by the drinking water system. This certification shall be included in the annual facility compliance form described in Sec. 9-2. 4404(d).

(g) *Wastewater.*

(1) *Sewage disposal, required.*

The limited commercial social event venue shall be provided with means for sewage disposal in accordance with Title 6 Chapter 6 of Plumas County Code.

(2) *New or existing onsite wastewater treatment and disposal system (OWTS).*

If new or existing onsite wastewater treatment and disposal system (OWTS) facilities are proposed, the applicant must demonstrate that they are designed, sited, and constructed to adequately and safely serve anticipated wastewater flows generated at the limited commercial social event venue.

(3) *Temporary vaults or portable toilets.*

If temporary vaults or portable toilets are proposed, they must be serviced by a sanitation vendor who has a current Plumas County permit to operate issued by Environmental Health.

(h) *Water Closets and Urinals.*

At least one (1) water closet and one (1) urinal shall be provided for the first one-hundred (100) males or portion thereof in attendance at the limited commercial social event, two (2) water closets and two (2) urinals for 101-200 males, with three (3) water closets and three (3) urinals from 201 to 250 males. One water closet shall be provided for the first twenty-five (25) females or portion thereof in attendance, two (2) water closets for 26-50 females, three (3) water closets for 51-100, four (4) water closets from 101 to 200 females and six (6) water closets from 201 to 250 females.

(i) Signage.

On-site signage shall not exceed that necessary to identify the venue and to direct traffic and shall be removed immediately following each event. On-site signage shall be in accordance with Section 9-2.416 of this Code. An encroachment permit shall be obtained prior to placing any signage within a County road right-of-way. Temporary roadside signs for the event placed within any State highway right-of-way shall conform to the CA-MUTCD and may require an encroachment permit. Advertising within any State highway right-of-way is prohibited (California Streets and Highways Code Section 720). Off-site advertising of any kind is prohibited by Plumas County Code.

(j) Encroachment Permit for Access.

If access to the venue is off a County road or State highway right-of-way, an encroachment permit shall be obtained. Improvement of the proposed roadway connection to CALTRANS standards may be a condition of the State encroachment permit.

(k) Lighting.

Lighting shall not exceed that necessary to provide for the safety of guests attending the event. All lighting shall be low level, low intensity and directed downward toward the area to be illuminated to reduce light pollution, glare and spillage. Lighting shall be so installed as to focus away from adjoining properties as per Plumas County Code Section 9-2.411.

(l) Power Cords.

Temporary power cords shall not be affixed to structures, extended through walls, or subjected to environmental or physical damage. Cords shall be secured to prevent tripping hazards. Large diameter cords shall be provided with cord bridges or ramps to facilitate the crossing of wheel chairs, strollers and similar wheeled equipment.

(m) Temporary Stages or other event structures.

A building permit issued by the Building Department shall be secured prior to erecting a temporary stage or any other structures constructed on the property for the limited commercial social event. Evidence shall be provided to show that building permits have been obtained for these structures prior to approval of the annual administrative use permit. All requirements for accessibility shall be satisfied.

(n) Tent or Membrane Structure.

If a commercial social event utilizes a tent or membrane structure, the placement, construction, and use of that structure shall adhere to all applicable provisions of the California Building Standards Code as adopted by Title 8 of this Code, including the California Fire Code. All requirements for accessibility shall be satisfied.

(o) Refuse Waste and Recyclables.

Receptacles for refuse and recyclable materials shall be provided for each limited commercial social event. Bins or containers must be serviced in a manner and frequency that prevents odors, leakage, overflow, or flies. Recycling is encouraged but sorting, storage and removal from the premises must be timely to prevent flies, odors, or other nuisance conditions. All refuse and recyclables shall be collected the day following the event and shall be removed from the parcel within seven days following conclusion of the event in conformance with Title 6, Chapter 10 of this Code. Environmental Health, by special order, may require more frequent removal in specific circumstances threatening public health and safety.

(p) Food.

If food will be served to attendees of the event, it must come from a facility permitted by Environmental Health in accordance with the California Retail Food Code as adopted by reference in Section 6-3.02 of Plumas County Code.

(q) Alcoholic Beverages.

If alcoholic beverages will be served, all requirements of the Alcoholic Beverage Control Act shall be followed during the event.

Sec. 9-2.4406. Special use permit for commercial social event, required.

A special use permit per Article 6 of Chapter 2 of this title shall be obtained prior to holding any commercial social event on a parcel zoned AP (Agricultural Preserve) and GA (General Agriculture) that exceeds the number of events and/or days or is otherwise not in compliance with the standards for limited commercial social events contained in Sections 9-2.4404 and 9-2.4405 of this article.

Sec. 9-2.4407 Outdoor festival, exemption.

“Outdoor festival” shall mean and include any outdoor gathering that is for the primary purpose of attending or participating in or observing a musical or theatrical performance to which the public is admitted, with or without the payment of admission charges. Outdoor festivals are regulated as per Title 5, Chapter 6 of this Code and are exempt from the provisions of this article.

Sec. 9-2.4408. Agricultural preserve (AP) zoned parcels subject to Williamson Act contracts.

Notwithstanding Section 9-2.4404(c) of this article, if an agriculturally zoned parcel is found to be subject to a Land Conservation Act Contract (Williamson Act) for which an administrative use permit or special use permit is obtained for the purpose of commercial social events, then a consultation with the County Assessor is required to determine if a tax re-assessment will be required. The applicant shall provide an annual report to the Assessor addressing compatibility with the Land Conservation Act (Williamson Act). All uses proposed on Williamson Act contracted property must be compatible with the Williamson Act. Any activity(ies) conducted on a property under Contract other than agricultural uses, or miscellaneous compatible uses as determined by the Board of Supervisors, may also result in penalties including, but not limited to, non-renewal of the Contract.