The Rules:
Navigating Permits and Regulations

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What I will cover

• Business Plan
• Zoning
• Building
• Water & Septic
• Accessibility
• Food Safety
• Special Events
• Where to Start
Regulations

Part of doing business

Reduces risk of liability
Business Plan

Include:

- Activities and products
- Anticipated # of visitors & months of operation
- Existing water & sewer systems
- Surrounding land uses
- Map: activity area(s), road access & parking
- Status of Williamson Act
Regulatory Agencies

Federal, state, regional and local regulations

- Fed: USD Ag, Food & Drug Admin, Enviro Protection Agency
- State: CDFood & Ag, CD Public Health
- Regional: Air Quality Control Boards, Water Districts
- Local: Counties and cities

Local usually enforce federal, state & local regulations
Zoning

• County/Municipal planning department
• General Plan
• Zoning Code
• Allowed/Permitted by Right Activities
• Permitted Activities

Submit complete & thorough applications
Buildings

- State Building Code
- County/Municipal building department
- Activities that probably require a permit:
  - New or remodeled building
  - Repurpose of a building
  - Removal of a building
  - Adding on to a building
Accessibility

- Federal: Americans with Disabilities Act
- California Building Code: enhanced CA accessibility provisions
- Sites with access to public or employees
- Limited Liability for Agritourism would help
Water & Septic

- Adequate water and septic systems
- Plumbing and septic work require permits
- Well water used by public/employees
Taxes & Business Law

- IRS – issues TIN
- County Tax Collector – business license, tax collection
  - Transit Occupancy Tax – overnight guests
- County Recorder – Fictitious Business Name Statement
- Employees:
  - Workers Comp, withholding
  - US Dept of Labor – labor laws
Other Agencies

- Public Works/CALTRANS – traffic and road signs
- Fire Agency – fire prevention codes
- Ag Commissioner/Weights & Measures
  - Sale by weight
  - Organic
  - Pesticides
  - Certified Producer Certificate
Food Safety: Sale of Food

- California Retail Food Code
- County/municipal environmental health department
- Sale of produce grown on site
- Tasting/sampling produce grown on site
- Sale of produce not grown on site
- Sale of food prepared for consumption
- Serving and/or selling alcohol
- Sale of non-farm products
Food Safety: Food Handling

- Retail food facility
- Processed Food Registration
- Food Safety Certification
- Food Handlers Card
- Labeling requirements
Special Events

- County planning department
- Parcel zoning
- Permit may be required
- Serving food and drinks and alcohol
- Disruption to traffic/parking
- Disruption to neighbors
Where to Start

- Write a Business Plan
- Know your zoning
- Meet with your neighbors
- Meet with planning department
- Meet with health department
Additional Resources

Websites:

• UC Small Farm Program Agritourism
• FarmsReach California Agritourism Group
• UCCE Sonoma County AgOmbsman Fact Sheets

UCANR Free Publications:

Agritourism Enterprises on your Farm or Ranch:

• Where to start
• Understanding Regulations
Thank you!

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