

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*

If you fail to plan,
then you plan to fail.



**KEEP
CALM
AND
MAKE A
PLAN**

Regulatory Agencies

Federal, state, regional and local regulations

- *Fed: USD Ag, Food & Drug Admin, Enviro Protection Agency*
- *State: CD Food & 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*



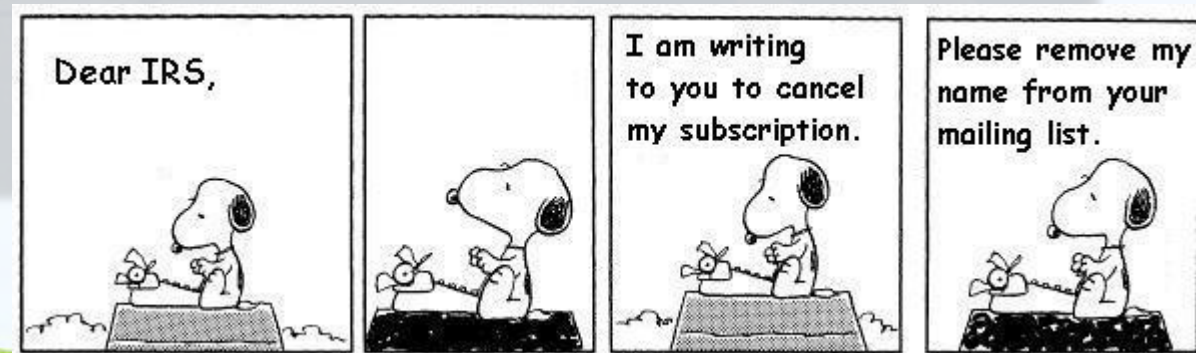
Water & Septic

- *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 [AgOmbudsman Fact Sheets](#)

UCANR Free Publications:

Agritourism Enterprises on your Farm or Ranch:

- [Where to start](#)
- [Understanding Regulations](#)



Thank you!

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