

Permitting & Regulatory Considerations for Agritourism Operations

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In this Presentation

- Permits and the permit process
- Specific permit areas
- Where to start



**Keep in mind that UCCE is
here to help YOU succeed**

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Why All These Regulations?

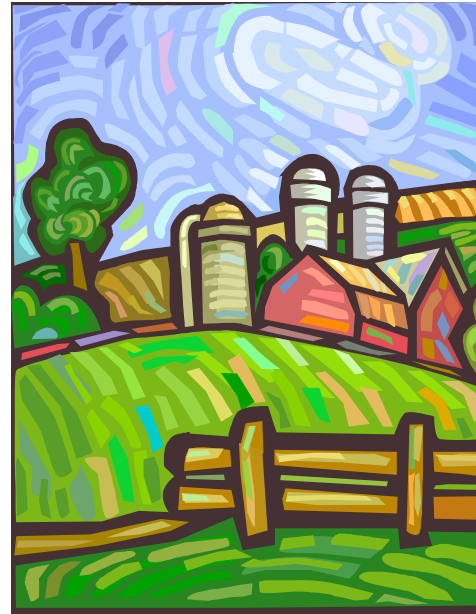
Agricultural zoning regulations are in place to *protect farm and ranch lands* from uses detrimental to agriculture

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What is the Permit Process?

- Identifies potential land use or resource conflicts
- Identifies applicable procedures, permits and/or special procedures required

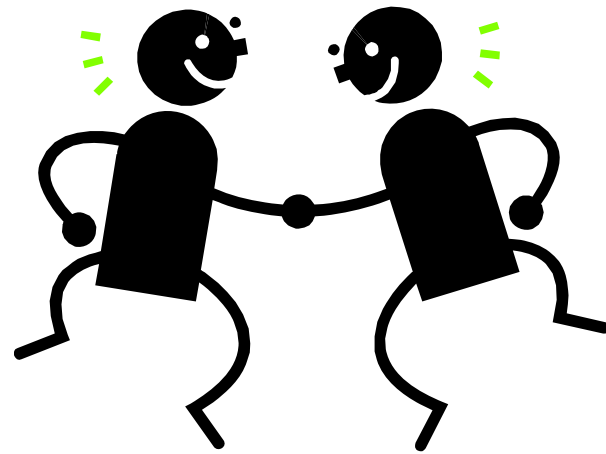


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What About the Permit Process?

- Achieves common understanding between agencies and applicant about proposed uses
- Clarifies timeframes, limitations and responsibilities of all parties



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Who is Involved?



There are many County and State agencies involved in the permitting process

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Permits for Agritourism Operations



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Use Permit

Issued by
Sonoma County Permit and Resource
Management Department

Know your Zone!

- Land use allowances are based on Zoning
- Use Permit is required when activity is not listed as a Permitted Use for that zone



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Permitted or Not?

“Permitted by Right” are land uses allowed without special approval... *as long as it meets zoning and other requirements*

“Permitted Uses” are land uses allowed *with* a Use permit



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Building Permit

Issued by
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Activities that may require a building permit:

- New or remodeled building
- Repurpose use of a building
- Removal of building
- Add on to a building



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ADA Compliance

Americans with Disabilities Act

Regulated by
Sonoma County Permit and Resource
Management Department

- Sites with access to the public or employees should be ADA compliant
- Use and Building Permit conditions will include ADA compliance



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Water

Requirements issued by Sonoma County Permit and Resource Management Department

Permits are required to:

- Drill a well
- Create/make changes to septic system

**Well water used by
public/employees may
require a regulated
public water system**



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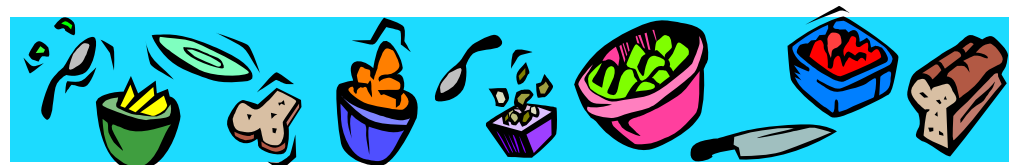
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Health & Food Safety

Regulated by
Sonoma County
Environmental Health Department

Food Facilities Permit is required when:

- Sale of produce not grown on site
- Preparing food for sale or consumption by public
 - Licensed caterers have this permit
 - Food must be prepared in a licensed kitchen



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Special Events

Regulated by
Sonoma County PRMD &
Environmental Health Department

Permit is required when:

- Parking along the road/blocking traffic
- Live amplified music
- More than 1 day and/or beyond 7a-11p
- Overnight sleeping accommodations

Continued...



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Special Events

Continued...

Permit is required when:

- Sale of food and/or beverages
- Occurs more than 1x in 30 days
- Advertised to public at large
- Admission Fee is charged



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*Where
Do
I
Start?*



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Start at the Very Beginning



- Know your Zone and learn about permitted and allowed uses
- Create a business plan and outline everything you want to do
- Meet with the **Agriculture Ombudsman** to determine a course of action

Continued...

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A Very Good Place to Start

Continued...

- Create a good working relationship with all regulatory departments
- Let your neighbors know
- Take good notes, ask many questions

UCCE is here to help!



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