

# University of California Cooperative Extension Alameda County: 100 Years & Counting!



**Problem-solvers, catalysts, collaborators, stewards and educators.**  
**Since 1914, University of California Cooperative Extension**  
**scientists and academics, campus and community partners,**  
**have been helping make California**  
**the nation's leading agricultural state.**

# Urban Agriculture Legal Basics



**Rob Bennaton, Bay Area Urban Ag Advisor,  
University of California Cooperative Extension  
5/18/2017**

# **UC Cooperative Extension**

## **Alameda County: 100 Years & Counting!**

**In 2014, UC Agriculture & Natural Resources is celebrated the centennial of the Smith-Lever Act & the beginning of County Cooperative Extension in California; Alameda Among the 1st**

### **Local Programs**

- **Food Systems/Urban Ag.**
- **4-H/Youth Development**
- **Nutrition Education**
- **IPM & Weed Science**
- **Livestock & Natural Resources Management**
- **Commercial Farm TA**
- **Master Gardener Program**

## UCANR Strategic Initiatives



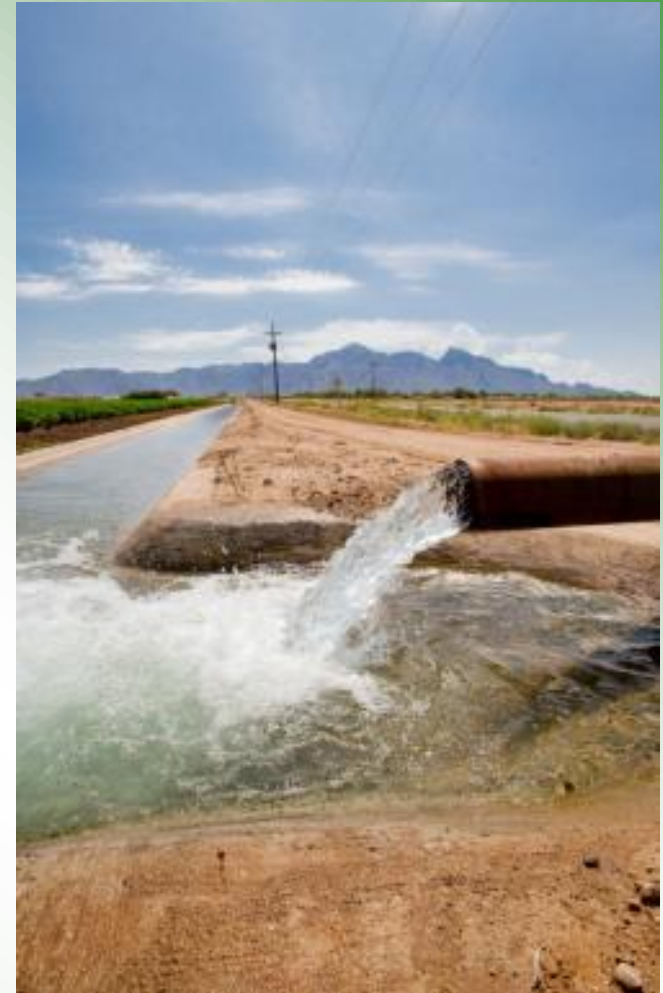
## Endemic and Invasive Pests and Diseases



## Healthy Families and Communities



## **Sustainable Food Systems**



## **Water Quality, Quantity and Security**



## **Sustainable Natural Ecosystems**



# Our Approach to Outreach, And Program Development

## 1. Identify Issue

The food on your plate may come from the next county or from the other side of the world.

## 2. Conduct Research

To help growers produce better quality at low-cost; to increase access to low income consumers.

## 3. Measure Potential Impact

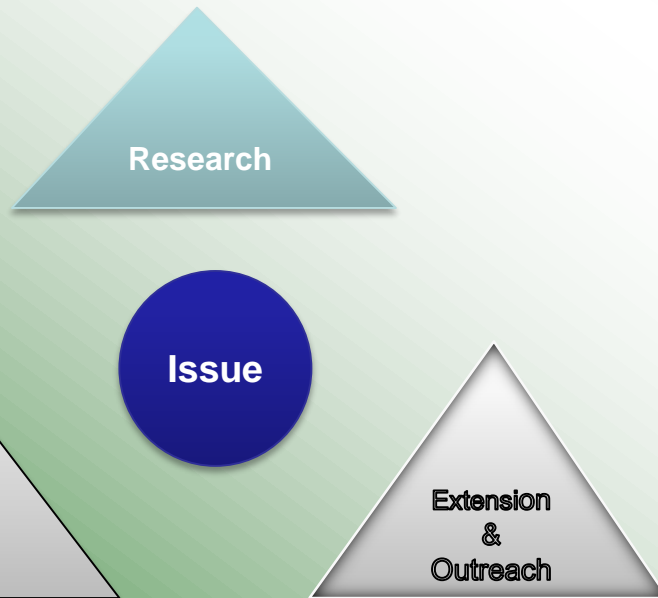
Identify issues associated with high cost or no availability of produce.

## 4. Select Education/Policy Approach

Measure outcomes and impacts

## 5. Conduct Outreach & Program

Assess & Evaluate; ID Needs



**Today, the University of California Cooperative Extension  
is Still Here Working with  
Community & Government Partners  
to Develop a Healthy California!**



**100 Years and Counting!**

**Happy Birthday UC Cooperative Extension!**

**&**

**Thank You to All Who Work With Us and  
Support Our Work!**

# Meeting Objectives

## Review of Specific Urban Ag

### Legal Basics to Manage Risk:

- Understand Tools Available To Use

- Realize Regulatory Requirements

- Undertake Plans for Next Steps

For You to Do in Your

Urban Farming Operations



# Urban Ag Comes in All Shapes and Sizes

- For Profit
- Non-Profit
- Community Based
- School Based
- Hybrid Models

## **STACKED Benefits**

### **WITH KEY IMPACTS:**

- **Social/Community Impacts**
- **Health Impacts**
- **Economic Impacts**
- **Environmental Impacts**



# **Land Use Policies**

- **Private Property Land Use Policies/Restrictions**
- **Community Gardens vs. Residential Landscapes**
- **AB 1061, Lieu 2009:**
  - ↑ **Low H2O-Using Plants**

# **AB 2561: Neighborhood Food Act**

**Context: City & County Zoning Laws:  
Restrictive per “Home Occupations”**

**Land Agreements/Leases/HOA Contracts**

**→ ~Conflict w/Urban Food Production Goals**

**1. Veg./Fruit/Herb Gardens Sometimes Illegal**

**2. Against Micro-Enterprise Production**

**3. Restricts Produce Neighborly Barter/Trade**

# **AB 2561: Neighborhood Food Act**

**Impact:** Permits Residential Cultivation,  
even with HOA Limits

- Ensures Right to Grow on 1 Fam/Duplexes  
if Non-Hazardous Conditions, generally
- Allowed to Sell Produce Sometimes
- CHECK Your Lease!!!

# **UAg Incentive Criteria for AB 551 (POTS)**

## **Contracts Include (Not Limited To):**

- **5 Year Term**
- **Property Size = 0.3 - 3.0 Acres**
- **Commercial or Non-Profit Agricultural Uses Only**
- **No Built Structures (Ag/Horticultural Structures=Ok)**
- **Minimum Population →250,000+ County/City Residents.**
- **Land Value: ~Average Acre Value of Irrigated CA Cropland  
(National Agric. Statistics Service of USDA; \$12,500/Acre)**

# **UAg Incentive Criteria for AB 465 (POTS)**

## **Contracts Include (Not Limited To):**

- 5 Year Term, but, **Now Extended to 2029**
- Property Size = 0.3 - 3.0 Acres, **now 0.1 - 3.0 acres**
- **Now Contiguous Properties/One Contract Application**
- **Commercial or Non-Profit Agricultural Uses Only**
- **No Built Structures (Ag/Horticultural Structures=Ok)**
- **Minimum Population → 250,000+, Now 50,000+.**
- **Land Value: ~Average Acre Value of Irrigated CA Cropland (National Agric. Statistics Service of USDA; \$12,500/Acre)**

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**Rob Bennaton, Bay Area Urban Ag Advisor,  
University of California Cooperative Extension**

**Alameda County 510-670-5621**

**[rbennaton@ucanr.edu](mailto:rbennaton@ucanr.edu)**

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