

A dark blue silhouette of the Sacramento skyline is positioned across the middle of the page. It includes various building shapes and two prominent bridge towers on the right side. The background is a solid light blue.

Urban Agriculture Incentive Zone (UAIZ) Program

Informational Packet

Updated September 2025

Overview

1. What is Urban Ag
2. What is a UAIZ Agreement?
3. What if I Don't Own Land?
4. Eligibility Criteria
5. Application Process
6. How to Prepare an Application
7. Agreement Requirements
8. Strategies for Success
9. Q&A



“Urban Agriculture is the production of food in a form and scale that is **appropriate for the urban context** and includes market garden; community garden, public; community garden, private; private garden; aquaculture; and urban beekeeping”

- Sacramento City Code 17.108.220 (emphasis added)

Types of Urban Ag

- **Community Garden, Public:** public land divided into multiple plots that are available to the public for growing and harvesting of fruits, vegetables, flowers, fiber, nuts, seeds, or culinary herbs primarily for the personal use of the growers, and that is established, operated, and maintained by the city.
- **Community Garden, Private:** an otherwise undeveloped lot divided into multiple plots for the growing and harvesting of fruits, vegetables, flowers, fiber, nuts, seeds, and culinary herbs primarily for the personal use of the growers, and that is established, operated, and maintained by a group of persons, other than the city.

Types of Urban Ag (cont.)

- **Market Garden:** the use of a site for cultivation of fruits, vegetables, flowers, fiber, nuts, seeds, or culinary herbs for sale or donation of its produce to the public which is in a zone other than an A or A-OS.
- **Private Garden:** a private food-producing garden that is accessory to the primary use of the site and which is located in the front yard, side yard, rear yard, rooftop, courtyard, balcony, fence, wall, window sill or basement.

Types of Urban Ag (cont.)

- **Urban Beekeeping:** having or ranching no more than two beehives on a single parcel of property.
- **Aquaculture:** the cultivation of marine or freshwater fish, shellfish, or plants under controlled conditions. Aquaculture includes aquaponics which integrates aquaculture with hydroponics by recycling the waste products from fish to fertilize hydroponically growing plants.

Urban Ag-Related Uses

- **Urban Agriculture Stand:** a temporary produce stand that is accessory to an urban agriculture use.
- **Community Market:** a temporary outdoor market, covering an area 500 square feet or less, that sells agricultural products, including flowers.

ZONE CATEGORY	ALLOW BY RIGHT	ZA CONDITIONAL USE PERMIT	ACCESSORY USES
RESIDENTIAL ZONES <i>(RE, R-1, R-1A, R-1B, R-2, R-2A, R-2B, R-3, R-3A, R-4, R-4A, R-5, RMX, AND RO)</i>	<u>MARKET GARDEN AND COMMUNITY GARDEN, PRIVATE UP TO 1 ACRE</u> <u>AQUACULTURE</u>	<u>MARKET GARDEN AND COMMUNITY GARDEN, PRIVATE EXCEEDING 1 ACRE</u>	<u>PRIVATE GARDEN, URBAN BEEKEEPING, AQUACULTURE</u>
COMMERCIAL ZONES <i>(C-1, C-2, C-3, C-4, OB, OB-2, OB-3, SC)</i>	<u>MARKET GARDEN AND COMMUNITY GARDEN, PRIVATE UP TO 3 ACRES;</u> <u>AQUACULTURE</u>	<u>MARKET GARDEN AND COMMUNITY GARDEN, PRIVATE EXCEEDING 3 ACRES</u>	<u>PRIVATE GARDEN AND URBAN BEEKEEPING</u>
INDUSTRIAL/MANUFACTURING <i>(M-1, M-1(S), MIP, MRD, H, SPX, HC)</i>	<u>MARKET GARDEN AND COMMUNITY GARDEN, PRIVATE</u> HAVE NO UPPER SIZE LIMIT.	NA	<u>PRIVATE GARDEN AND URBAN BEEKEEPING</u>

Zoning and Allowed Uses

- Urban ag definitions & development standards on Urban Agriculture Regulations page→
<https://www.cityofsacramento.gov/community-development/planning/long-range/urban-agriculture/urban-agriculture-regulations>
- Email planning@cityofsacramento.org for property zoning

What is an UAIZ Agreement?

- Voluntary contractual agreement between City and landowner
- Commits eligible parcels to urban ag use for 5 years
- Reduces property tax for duration of contract
- Property owners who sign an agreement this round will see a reduction in their property tax on their bill beginning in Quarter 3 of the following year

Property Tax Reduction

- Replaces assessed value of property with average value of irrigated cropland in CA
- Value of irrigated cropland published every year by CA Board of Equalization
 - 2025 per acre value of California irrigated cropland: \$20,200
- Tax savings: more recent landowners will see bigger reductions
- For estimates, contact **Sacramento County Assessor's Office**
ASR-AgriculturalTeam@saccounty.net

What if I Don't Own Land?

- You can still apply as “applicant”
- Property owner must sign:
 - Letter of Agency
 - Contract Agreement (requires notarization)

Eligibility Criteria

- Parcel size: 0.10 – 3 acres (4,356 – 130,680 sqft)
- Vacant, unimproved
- No development; accessory uses related to urban ag allowed (toolsheds, urban ag stands)
- Entire property used for urban ag
- No land use approvals needed (won't apply in most cases)
- Required: Metered water service connection or approved well

Application Process

- Find the right parcel & reach agreement with property owner
- Complete application (available at www.cityofsacramento.gov/uaiz)
- Email application to planning@cityofsacramento.org
- Staff will conduct preliminary determination of eligibility & notify applicant
- Staff will create a file number for your application
- Staff will review the application, visit site, and confirm it meets eligibility criteria

Application Process (cont.)

- Staff will prepare draft Agreement and send to the property owner
- Schedule appointment to deliver signed and notarized Contract
- Staff will route Agreement for signatures and City Clerk attestation
- Staff will record Agreement with Sacramento County Recorder before December 31
- Original recorded Agreement returned to Clerk's Office;
owner/applicant will receive copy

How to Prepare an Application

- Fill and sign Letter of Agency (property owner)
- Prepare simple Urban Agriculture Plan
- Sign Watering Schedule and Conservation Regulations Acknowledgement and Water Quality Best Management Practices Acknowledgement
- Take photos of site and attach to application
- Attach legal description of site



**Submit
these**

(no need to fill out Agreement template in packet)

Letter of Agency

City of Sacramento
Letter of Agency

If the applicant is not the owner of record of the subject site, a Letter of Authorization from the owner must be submitted with the application which gives the applicant permission to submit an application for an Urban Agriculture Incentive Zone Act Contract.

Date: _____

To: City of Sacramento
Community Development Department
300 Richards Boulevard, Third Floor
Sacramento, CA 95811

I, _____, the undersigned legal owner of record of the parcel located at _____ understand that an Urban Agriculture Incentive Zone Act Contract, if approved, would be attached to my property, and that I would be bound by the terms and conditions of the Contract and obligated to comply with the terms identified in the Contract.

I, the undersigned legal owner of record, hereby grant permission to: _____
(the Applicant) to apply for an Urban Agriculture Incentive Zone Act Contract with the City of Sacramento on my behalf.

Urban Agriculture Plan

Urban Agriculture Plan

Does the applicant and/or managing party intend to use the property for a minimum of five years for urban agriculture purposes? ☐ Yes ☐ No

Proposed urban agriculture uses (e.g., market garden, private community garden, aquaculture):

Are there existing urban agricultural uses already onsite? ☐ Yes ☐ No

If not, what is your plan for commencing urban agricultural operations within 30 days of signing the contract?

Describe the planned or existing urban agriculture operations.

List any structures (greenhouses, toolsheds, aquaculture systems, fences etc.) proposed for the site including proposed dimensions.

Water Conservation and Quality Acknowledgements

Watering Schedule and Conservation Regulations Acknowledgement

WATERING SCHEDULE

The watering schedule applies to all properties receiving water from the City of Sacramento's Department of Utilities, and is subject to change, depending upon whether City Council declares a water shortage and the severity of the water shortage declaration by City Council, as noted in City Code Section 13.04.910.

The watering schedule is as follows:

- **2 days per week: March 1 – October 31**
 - Water yard before 10 a.m. or after 7 p.m. with short watering times
 - ODD number addresses (1, 3, 5, 7, 9) may water on Tuesday and Saturday
 - EVEN number addresses (0, 2, 4, 6, 8) may water on Wednesdays and Sundays
- **1 day per week: November 1 – February 28/29**
 - 1 day per week watering, either on Saturday or Sunday if there are extended dry periods
 - Watering times do not apply

RUNOFF FROM WATERING IS PROHIBITED

As noted in City Code section 13.04.860: "No person shall knowingly or willingly cause or allow any city water applied to any landscaping, including new landscaping, or used for any other irrigation purposes, to flow away as water waste runoff from property owned or occupied by that person."

Water Quality Best Management Practices Acknowledgement

The City of Sacramento complies with the Clean Water Act by regulating activities that could negatively impact urban runoff water quality within the City's municipal stormwater system. Gardens and urban farms can be sources of pesticides, fertilizers, sediment, and other pollutants. Best management practices (BMPs) prevent or reduce the amount of pollution that reaches the drainage system. Best Management Practices - A Water Quality Field Guide for Nurseries by Darren Haver is a detailed guide of BMPs for nurseries and other urban agriculture and is available for free on the UCANR website.

General BMPs for Urban Gardeners

- Prevent pollutants such as fertilizer, pesticides, or organic materials from flowing to storm drains by knowing where your nearest storm drainage connections are located.
- Cover and contain sources of sediment, like stockpiles of soil.
- Do not over-water lawns and gardens. Over-watering can flush large quantities of pesticides and fertilizer directly into storm drains.
- Utilize Integrated Pest Management to reduce the use of chemical pesticides.
 - UC ANR IPM Website: <http://ipm.ucanr.edu/>
- Do not apply pesticides when rain is forecasted in the near future.
- Store pesticides and herbicides in a secure, covered area in clearly labeled containers.
- Apply all garden products sparingly and be sure to follow label directions carefully.
- Dispose unused or left-over garden chemicals at your local hazardous waste center
 - City of Sacramento Household Hazardous Waste Drop Off Location: <http://www.cityofsacramento.org/Public-Works/RSW/Collection-Services/Household-Hazardous-Waste/HHW-Drop-Off-Facilities>
- Sweep up paved surfaces rather than hosing debris which can end up in gutters.
- Clean up after your pets or farmyard animals! Rain or outdoor water can carry the bacteria from animal waste into local storm drains which flows to creeks and rivers.

More local information and resources are available at the Sacramento Stormwater Partnership webpage: <https://www.benverfriendly.net>

Sample Legal Description of Property

Property Description

1925 3rd Street
APN 009-0052-025-0000

THE EAST 1 ACRE OF THE SOUTH 4 ACRES OF THE WEST 10 ACRES OF THE SOUTH 20 ACRES OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 8 NORTH, RANGE 5 EAST, M.D.B.&M. AND THAT PORTION OF THE EAST 10 ACRES OF THE SOUTH 20 ACRES OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 8 NORTH, RANGE 5 EAST, M.D.B.&M, LYING WEST OF THE WEST LINE OF THAT CERTAIN STRIP OF LAND CONVEYED BY LEE CHERRY AND INEZ CHERRY TO THE COUNTY OF SACRAMENTO BY DEED DATED JULY 28, 1950 AND RECORDED AUGUST 8, 1950 IN BOOK 1886, PAGE 441, OFFICIAL RECORDS.

Sample Legal Description of Property

Property Description

1925 3rd Street
APN 009-0052-0000

- Can be found on most recent recorded deed
- If you don't have this, you can
 - Find on Sacramento County Parcel Viewer (online)
 - Request from County Clerk's Office

THE EAST 1 ACRE OF THE SOUTH 4 ACRES OF THE WEST 10 ACRES OF THE SOUTH 20 ACRES OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 8 NORTH, RANGE 5 EAST, M.D.B.&M. AND THAT PORTION OF THE EAST 10 ACRES OF THE SOUTH 20 ACRES OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 8 NORTH, RANGE 5 EAST, M.D.B.&M. LIES BETWEEN THE WEST LINE OF THAT CERTAIN STRIP OF LAND CONVEYED BY LEE CHERRY AND INEZ CHERRY TO THE COUNTY OF SACRAMENTO BY DEED DATED JULY 28, 1950 AND RECORDED AUGUST 8, 1950 IN BOOK 1886, PAGE 441, OFFICIAL RECORDS.

Agreement Requirements

- Commence urban ag activity within 30 days of signing
- Restrict land use to urban ag
- Entire property committed to urban ag for 5 years
- City reserves the right to conduct site visits throughout Agreement duration

Strategies for Success

- Prepare ahead of time (e.g., check your water connection and meter and obtain required permits if needed)
- Commence urban ag activity early, if possible
- Keep your plans simple and sustainable
- Submit a complete application by November 10, 2025

Timeline

- **Application Deadline: Monday, November 10, 2025, 4pm**
Submit to planning@cityofsacramento.org

Questions?

Contact information:

Amy Yang, Senior Planner

asyang@cityofsacramento.org

Property zoning questions:

planning@cityofsacramento.org

Property value questions:

ASR-AgriculturalTeam@saccounty.net

City of
SACRAMENTO



Additional Information

Estimated Water Hook-up Costs for FY 25/26

Lot Size (Acres)	Estimated Water Tap Size	Subtotal, City Fees*	Estimated Total Magnitude of Cost**
0.5	1"	\$11,500	\$16,500 - \$32,000
1	1.5"	\$20,550	\$25,500 - \$40,000
3	2"	\$33,300	\$38,500 – \$55,000

*Includes Water Development Fee, Water Meter & Service Installation Fee, and minimum encroachment permit deposit

**Estimated total magnitude of cost includes an estimated \$5,000-\$20,000 to cover private contractor costs for excavation, backfilling, and pavement restoration.

CA Board of Equalization

Per Acre Value of Irrigated Cropland

Urban Agriculture Incentive Zones Act

The Urban Agriculture Incentive Zones Act (Act) authorizes a city, county, or city and county and a landowner to enter into a contract to enforceably restrict the use of vacant, unimproved, or otherwise blighted lands for small-scale production of agricultural crops and animal husbandry. Any contract entered into on or before January 1, 2029 is valid and enforceable for the duration of the contract, and must be for a term of no less than five years and to enforceably restrict property that is at least 0.10 acres and no more than 3 acres in size. The BOE is required to post the published per-acre land values on its website within 30 days of publication by the USDA National Agricultural Statistics Service.

Per Acre Value of California Irrigated Cropland

- Lien Date 2014 – \$12,500
- Lien Date 2015 – \$12,100
- Lien Date 2016 – \$12,700
- Lien Date 2017 – \$12,900
- Lien Date 2018 – \$13,300
- Lien Date 2019 – \$13,800
- Lien Date 2020 – \$15,100
- Lien Date 2021 – \$15,200
- Lien Date 2022 – \$16,300
- Lien Date 2023 – \$18,100
- Lien Date 2024 – \$18,600
- Lien Date 2025 – \$20,200

<https://www.boe.ca.gov/proptaxes/uaincentivezone.htm>

UAIZ Ordinance History

- AB 551, 2013 – renewed in 2017
 - Promotes urban agriculture on vacant, unimproved lots
 - Gives local jurisdictions authority to create UAIZs and enter into contract with landowners
- City adopts UAIZ Ordinance August 6, 2015
 - Citywide Urban Agriculture Incentive Zone