




**EAST BAY REGIONAL PARK DISTRICT  
BOARD OPERATIONS COMMITTEE  
AGENDA STAFF REPORT**

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| <b>DATE</b>     | November 20, 2024  |
| <b>TITLE</b>    | Recommendation to Authorize Agricultural License with Herman's Maintenance and Landscaping at Coyote Hills Regional Park |
| <b>DIVISION</b> | Operations   |
| <b>FROM</b>     | Tiffany Margulici, Business Services Manager<br>Lisa Goorjian, Assistant General Manager of Operations                   |
| <b>APPROVED</b> | Sabrina Landreth, General Manager      |

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**RECOMMENDATION**

Staff recommend that the Board Operations Committee approve and recommend to the full Board of Directors the authorization of a license agreement with Herman's Maintenance and Landscaping for the 45-acre Agricultural Lease in Coyote Hills Regional Park, with a three-year term beginning January 1, 2025, and a possible two-year term by mutual agreement with revenue of \$500 per month.

**BACKGROUND**

The 45-acre agricultural property south of Patterson Ranch Road is known as the Patterson Ranch area of Coyote Hills Regional Park. The land was donated to the Park District by the Patterson Family with an agricultural deed restriction to preserve agricultural values. Recent past uses have included crops and grazing by cows and sheep. Approximately 20 acres of land was farmed in 2016 and were certified organic. The land was fallow between 2017 and 2019 because the well that provided water was out of service. Beginning in 2020, an agriculture technology company performed tractor-based tilling and disking as well as broadcast seeding and cover-crop with tillage for organic matter on the land. In 2023-2024, a hay crop was planted with limited tillage. The construction of a new well has been completed and is ready for use; however, no irrigation has been, or will be, set up by the Park District. The well will be a shared use with the Park District.

The Park District has solicited proposals for this 45-acre area that includes two modern metal storage buildings to be utilized by services and/or operations that align with agricultural values, which include sustainable land management, food production or other agricultural related use through a Request for Proposals (RFP) advertised three times in the last two years, most recently on September 19, 2024. Certification by the California Certified Organic Farmers (CCOF) or other registered California certifiers (see CDFA Organic) and/or registration with the California Department of Food and Agriculture as an organic grower (CDFA Organic) and/or inclusion of regenerative agriculture practices, and facilitation of land access and connection to nature for communities identified as "low income", "disproportionally affected" or "environmentally vulnerable" via state or federal policy and legislation were highlighted as goals of the RFP.

**ANALYSIS**

On September 19, 2024, an RFP was posted on the Park District's website and social media, a government agency RFP advertisement website, and sent directly to 26 entities resulting in three entities attending the mandatory site visit and one submittal from Herman's Maintenance & Landscaping. Staff reviewed the proposal and have interviewed the principal of the company, Herman Degadillo. Herman's Maintenance and Landscaping has over 20 years of experience in farming through another public agency agricultural lease in the Tri-Cities area. Additionally, Mr. Degadillo has successfully completed contract work harvesting corn at Ardenwood Historic Farm, and more recently harvesting and baling hay at Coyote Hills Regional Park. Mr. Degadillo plans to cultivate and plant hay and alfalfa at Coyote Hills. Staff recommend moving forward with an agricultural license with Herman's Maintenance & Landscaping.

**FISCAL IMPACT**

The Park District can expect a monthly fee of \$500. There will be no cost to the Park District for this action except for any future costs of maintenance or repairs to the well, which is shared by the Park District.

**ATTACHMENTS**

None.