


9. Authorization to Execute Agricultural License with Herman's Maintenance and Landscaping at Coyote Hills Regional Park
CEQA Determination: Exempt per 14 Cal Code Regs §15301, §15302, §15304, §15061(b)(3)



**EAST BAY REGIONAL PARK DISTRICT
BOARD OF DIRECTORS MEETING
AGENDA STAFF REPORT**

DATE	December 17, 2024
TITLE	Authorization to Execute Agricultural License with Herman's Maintenance and Landscaping at Coyote Hills Regional Park
DIVISION	Operations
FROM	Tiffany Margulici, Business Services Manager Lisa Goorjian, Assistant General Manager of Operations
APPROVED	Sabrina Landreth, General Manager 

RECOMMENDATION

The General Manager recommends that the Board of Directors authorize execution of an agricultural license 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 extension 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 East Bay Regional Park District (Park District) by the Patterson Family with an agricultural deed restriction to preserve agricultural values. Recent past uses have included crops and also grazing by cows and sheep. Approximately 20 acres of land was farmed in 2016 and were certified organic. The land was fallowed between 2017 and 2019 because the well 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 but there was 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 solicited a request for 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 released use. A Request for Proposals (RFP) was 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.

On November 20, 2024, the Board Operations Committee reviewed and voted unanimously to forward a recommend to the Board of Directors to execute an agricultural license with Herman's Maintenance and Landscaping

ANALYSIS

On September 19, 2024, an RFP was posted on the Park District's website and social media, a government agency RFP website, and sent directly to 26 entities resulting in three attendees of the mandatory site visit. The Park District received one submittal from Herman's Maintenance and 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 hay and alfalfa at Coyote Hills. Staff recommend executing 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.



**EAST BAY REGIONAL PARK DISTRICT
RESOLUTION NO. 2024 – 12 -
DECEMBER 17, 2024**

**AUTHORIZATION TO EXECUTE AGRICULTURAL LICENSE WITH HERMAN'S
MAINTENANCE AND LANDSCAPING AT COYOTE HILLS REGIONAL PARK**

WHEREAS, the East Bay Regional Park District (Park District) has designated a 45-acre area at Coyote Hills Regional Park for preserving agricultural values; and

WHEREAS, A Request for Proposals (RFP) has been advertised three times in the last two years, most recently on September 19, 2024.

WHEREAS, the September 19, 2024 RFP was posted on the Park District's website and social media, a government agency RFP website, and sent directly to 26 entities resulting in three attendees of the mandatory site visit and one submittal from Herman's Maintenance and Landscaping; and

WHEREAS, whereas Herman's Maintenance and Landscaping has over 20 years of experience in farming in the Tri-Cities area and meets the qualifications as set forth in the RFP; and

WHEREAS, on November 20, 2024, the Board Operations Committee reviewed and unanimously recommended approval of staff's recommendation to execute an agricultural license with Herman's Maintenance and Landscaping; and

NOW, THEREFORE BE IT RESOLVED, that the Board of Directors of the East Bay Regional Park District hereby authorize execution of an agricultural license 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 extension by mutual agreement with revenue of \$500 per month as presented to the Board on December 17, 2024; and

BE IT FURTHER RESOLVED, that the General Manager is hereby authorized and directed, on behalf of the Park District and in its name, to execute and deliver such documents and to do such acts as may be deemed necessary or appropriate to accomplish the intentions of this resolution.

Moved by Director _____, and seconded by Director _____, and
adopted December 17, 2024, by the following vote:

FOR:

AGAINST:

ABSTAIN:

ABSENT: