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12:45 p.m. Item

TO: Board Operations Committee

FROM: Mimi Waluch, Revenue and Administration Manager
Mary Mattingly, Administrative Manager

DATE: October 23, 2014

**SUBJECT: Review Patterson Ranch Concession:
Coyote Hills Regional Park**

On June 3, 2014 East Bay Regional Park District accepted the generous donation of 296.40-acres from the Patterson Family (see Resolution No. 2014-06-141). The donation property borders much of the eastern boundary of Coyote Hills Regional Park, extending eastward all the way to Paseo Padre Parkway, a City of Fremont designated scenic route, including approximately 5,000 linear feet of frontage along this road. A deed restriction granted to the District earlier this year sets aside 102-acres of the northern end of the donation property to preserve its agricultural and open space values (see Resolution No. 2014-02-039).

Joe Perry of Perry Farms has expressed interest in farming a portion of the donated property as well as utilizing several of the storage buildings. Perry Farms has farmed the land surrounding Ardenwood Historic Farm since the mid-1980's and is currently under contract with the District through September 2030 for farming and operation of a produce stand at Ardenwood. Regarding Patterson Ranch, the first phase of farming the designated acreage would be to test the soil elements to determine if suitable for organic farming, evaluate conditions of the existing wells, and planting a cover crop in the winter of 2014.

Staff recommends entering into a Concession Agreement with Perry Farms for farming and use of several storage buildings on a designated portion of the Patterson Ranch donated property. The initial term of this Agreement would be five years with two additional five-year options commencing December 1, 2014. During the initial term the annual concession fee paid to the District by Perry Farms includes the average of 60 acres leased at the rate of \$100/acre.

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1:15 p.m. Item

TO: Board Operations Committee

FROM: Mimi Waluch, Revenue and Administration Manager

DATE: October 23, 2014

**SUBJECT: Review Willow Park Golf Course Concession:
Lake Chabot Regional Park**

Staff will present an update to the Board Operations Committee on the status of the Willow Park Golf Course concession request for proposal (RFP) process. Staff will present elements of the proposals received and the transition plan currently in process.

The Willow Park Golf Course is part of Lake Chabot Regional Park and is a condition of a master lease between East Bay Municipal Water District and East Bay Regional Park District. In September 1965, the Park District subleased 150 acres to the initial developers, Baldock Pacific Properties, for design, construction, operation and maintenance of an 18-hole, Par-71 golf course, golf practice range (using floating golf balls), clubhouse, event center, and other support facilities. The golf course lease expires on December 1, 2014.

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