

2950 PERALTA OAKS COURT P.O. BOX 5381 OAKLAND CALIFORNIA 94605-0381 T: 1-888-EBPARKS F: 510-569-4319 TRS RELAY: 711 WWW.EBPARKS.ORG

12:30 p.m. Item

TO: Board Operations Committee
FROM: Jeff Manley, Lakes Unit Manager
Mary Mattingly, Administrative Manager

DATE: December 15, 2016

**SUBJECT: Update Patterson Property Improvement Project:
Coyote Hills Regional Park**

Lakes Unit Manager Jeff Manley and Administrative Manager Mary Mattingly will present an overview of work being done to improve the Patterson Farm property at Coyote Hills to enable sustainable organic farming.

In 2014, the Patterson family donated 296.4 acres of former farm land at Coyote Hills Regional Park to the Park District. The historic Patterson Ranch once comprised nearly 6,000 acres of farmland along the East Bay shoreline in what is today portions of the cities of Fremont, Union City and Newark. While the original Patterson homestead is located in Ardenwood Historic Farm, most of the former ranch has been converted over time to residential and commercial uses. The descendants of the Patterson family generously donated the majority of what remains of this open landscape, which with a fair market appraisal in excess of \$10 million, it is the single most valuable land donation in the Park District's history.

While the farmland was previously allowed to go fallow in anticipation of its eventual conversion to residential development, at its February 4, 2014 meeting, the Board of Directors agreed to a condition of the donation which required an agricultural easement be placed over 102 acres of the property, in order to maintain the property's agricultural and open space values. At its November 18, 2014 meeting, the Board agreed to a special use agreement for Perry Farms to farm 60 acres of the property for five years with two additional five-year options. There are currently 50-60 acres available for farming due to the P-Line restoration, but additional acres may be added to the agreement in the future.

In order to develop and retain a sustainable organic farm into the future, there are a number of improvements that will need to be made including well repair, access development to the well, and fencing.

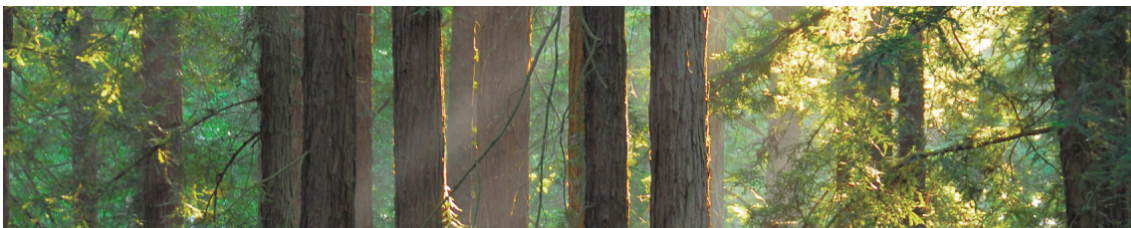
Currently, the well (#4S/2W-27L004) designated for farm use at the Coyote Hills Patterson Ranch site is not sufficiently functioning to allow for agriculture. For the first year the well was completely non-functional and staff undertook an investigation and minor repairs to get water running. In the past year, staff has been able to prove that while the well has the ability to charge with water sufficient for agriculture, the equipment is non-compatible. Staff also provided a non-sustainable temporary work-around for a limited amount of water sufficient for the production of a viable pumpkin crop. District staff who have water and pump expertise do not have large enough equipment to allow for the needed further investigations and repairs for a well of this size. Therefore staff is recommending that two separate contracts be developed, the first under \$50,000 to develop an engineering specification and provide support and technical inspection for a second contract which will include

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implementation of the engineering specification and restoration of the well through removal of incompatible equipment, installation of compatible equipment and any further repair required for the well to provide sufficient water for agriculture at the site. Staff is also recommending the project account be funded with an allocation from the available Coyote Hills Measure WW monies to pay back those already spent, which will fund the two contracts and pay for other project and staff costs.

Necessary work also pending review are development of a gravel road to provide necessary access to the well for use and maintenance, and fencing of the farm for deer control while maintaining the vital scenic qualities of the property.



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1:00 p.m. Item

TO: Board Operations Committee

FROM: Katy Hornbeck, Reservations Supervisor
Eri Suzuki, Reservations Support Technician

DATE: December 15, 2016

**SUBJECT: Update Reservations Department:
Business Services Unit**

Reservations Supervisor Katy Hornbeck and Reservations Support Technician Eri Suzuki will present information to the Board Operations Committee on picnic and camping reservation trends, special event permit activity, Point of Sale roll-out timeline, and other programs supported by the Reservations Department.

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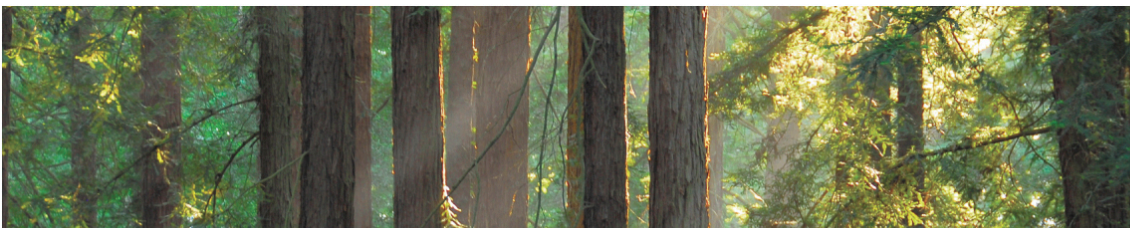
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1:30 p.m. Item

TO: Board Operations Committee

FROM: Alicia Gonzales, Management Analyst

DATE: December 15, 2016

SUBJECT: 2016 Committee Work Plan Year-End Review

The Board Operations Committee Year-End Work Plan outlines the Committee’s progress on specific projects as summarized below. During 2016, the Committee convened at eleven of its twelve scheduled meetings.

Staff wishes to express many thanks to the Committee members for their superior guidance, support and consideration on the variety of matters discussed and reviewed in 2016.

Item	Description	Staff
January:		
2016 Board Operations Committee Draft Work Plan Review		(Gonzales)
Del Valle Regional Park Special Events Proposal Two Day Town		(Waluch)
Interpretive and Recreation Services Southeast Region Update:		(Garcia/Bletz)
Monarch Butterflies Presentation		
February:		
Concession Cost Study 1 st Review: District-wide		(Gonzales)
Big Break Care Taker		(Dort)
Lake Chabot Redwood Canyon Public Golf Course Concession RFP		(Waluch)
Tilden Regional Park Vollmer Peak (5) Communication Site Agreements:		(Patterson)
State of CA and CA Highway Patrol		
Del Valle Regional Park Newfoundland Club of Northern CA Use Agreement		(Patterson)
Lake Chabot: Bay Area Quality Management District Communication Site Agreement		(Patterson)
March:		
Ordinance 38		(Love)
Park Operations Lakes Unit Update: Lake Del Valle Projects		(Manley/Miller)
Del Valle Regional Park Marina, Camp Store, and Food Concession RFP		(Waluch)
Del Valle Regional Park Watersports Concession Update		(Patterson)
Golden Gate Live Steamers, Inc., 2 nd Term Approval: Tilden Regional Park		(Patterson)

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April: Equestrian Tour

May:

California Park and Recreation Society 2015 Creating Community Award of Excellence: Teen Eco Action (Zuckermann)
Review Caretaker Contract for Services: Vasco Caves Regional Preserve (Dort)
Update Maintenance Contracts & Encroachment Services: (Luna)
Sunol Regional Wilderness Bat Exclusion Project
Review of Interpretive Pavilion: Shadow Cliffs Regional Recreation Area (Bletz/ Kassebaum)
Review of Cajun-Zydeco Music Festival: Ardenwood Historic Farm (Bletz)

June: Cancelled

July:

Review North Peak Equestrian License Agreement: Diablo Foothills Regional Park (Patterson)
Update Disc Golf: Oyster Bay Regional Shoreline (Waluch/Fisher)
Review Little Hills Concession Agreement: Las Trampas Regional Park (Waluch)

August:

Review of Approved Caterers List: District's Reservable Facilities (Waluch)
Update Save the Redwoods League Collaboration: Interpretive & Recreation Northwest Region (Zuckermann)
Review Skyline Ranch Equestrian Concession RFP: Anthony Chabot Regional Park (Patterson)

Review Piedmont Stable and Redwood Arena Concession RFP: Redwood Regional Park (Patterson)

September:

Update of Park Operations Parkland Unit: Tilden Regional Park Botanic Garden (Sykes/Uhler)
Review of the Results of the Concession RFP: Shadow Cliffs Regional Recreation Area (Patterson)
Review of the Results of the Concession RFP: Ardenwood Historic Farm (Waluch)
Review of the Results of the Concession RFP: Del Valle Regional Park (Patterson)
Update Audubon Certification and Driving Range Project: Tilden Regional Park (Waluch)

October:

Update of Park Operations Recreation Areas Unit: District-wide (Stoneham)
Review of Results of Concession RFP: Contra Loma Regional Park (Patterson)

Review of the 2017 Consolidated Fee Schedule: District-wide (Dort)
Review of Results of Concession RFP: Lake Anza, Tilden Regional Park (Patterson)
Review of new Proposal Buoy Line California (Waluch)
Rowing Club: Martin Luther King Jr. Regional Shoreline
Review of Results of Concession RFP: Crown Beach Memorial State Park (Patterson)

November:

Update Innovative Programs with High Schools: Interpretive & Recreation Southeast Region (Bletz/Moran)
Review Stanford Avenue Curfew Hours Pilot Program: Mission Peak Regional (Gonzales)

Preserve

Update Oakland Strokes Community Outreach Program: Martin Luther King Jr. (Zuckermann)

Regional Shoreline

Update Concession Cost Study: District-wide (Gonzales)

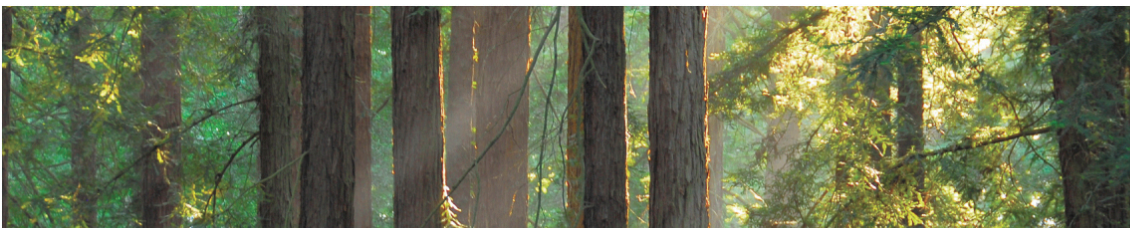
December:

Update Patterson Property Improvement Project (Manley/Mattingly)

Reservations Department Update District-wide (Hornbeck/Suzuki)

2016 Committee Final Work Plan Review (Gonzales)

2017 Draft Committee Work Plan Review (Gonzales)



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1:45 p.m. Item

TO: Board Operations Committee
FROM: Alicia Gonzales, Management Analyst
DATE: December 15, 2016
SUBJECT: 2017 Committee Draft Work Plan Review

Staff has developed and made available the first draft of the 2017 Board Operations Committee Work Plan for review and comment at the Committee’s last meeting of 2016. Staff will incorporate the Committee’s suggested changes into the Draft Work Plan for review and approval of the incoming 2017 Board Operations Committee members at their January 19, 2017 Committee meeting.

Item	Description	Staff
Policy Reviews and Recommendations		
1.	2018 Consolidated Fee Schedule	(Dort)
2.	Request For Proposal Policy	(Gonzales)
Concessionaire and Special Use Agreement Reviews and Recommendations		
1.	Ardenwood Historic Farm Blacksmith Concession RFP	(Waluch)
2.	Briones Regional Park Girl Scouts Campground Use Agreement	(Patterson)
3.	Briones Regional Park Telecommunications License Agreement	(Patterson)
4.	Brooks Island Caretaker Agreement	(Dort)
5.	Del Valle Regional Park Astronomy Connection Special Use Agreement	(Patterson)
6.	District-wide Vending Machine Concession RFP	(Waluch)
7.	District-wide US Department of Interior Geological Survey License Agreement	(Patterson)
8.	Dumbarton Quarry Regional Recreation Area Campground Concession RFP	(Waluch)
9.	Las Trampas Regional Wilderness Equestrian Stables Concession RFP	(Patterson)
10.	Martinez Regional Shoreline Racing Pigeon Club Special Use Agreement	(Patterson)
11.	Martinez Regional Shoreline Sportsman Club Special Use Agreement	(Patterson)
12.	Sunol Regional Wilderness Trail Riding Service	(Patterson)
13.	Tilden Regional Park Vollmer Peak (3) Communication Site Agreements: Contra Costa County, EBMUD, BART	(Waluch)

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Informational Reports and Discussion Topics

1. 2017 Board Operations Committee Work Plan Year-end Final (Gonzales)
2. 2018 Board Operations Committee Draft Work Plan Review (Gonzales)
3. District-wide Reservable Facilities Update (Lamborn)
4. District-wide Residence Program Update (Dort)
5. Interpretive and Recreation Services Northwest Region Update (Zuckermann)
6. Maintenance Contracts & Encroachment Permits Update (Brawner)
7. Mission Peak Regional Preserve Stanford Avenue Curfew Pilot Program Update (Gonzales)
8. Park Operations Delta Unit Update (Cunning)
9. Park Operations Interpretive Parklands Unit Update (Noonan)
10. Park Operations Shoreline Unit Update (Takei)
11. Annual Review of Concession and Special Use Revenues – Districtwide (Gonzales)
12. _____ (Staff)
13. _____ (Staff)
14. _____ (Staff)
15. _____ (Staff)
16. _____ (Staff)