

CITY FARM–SAN LUIS OBISPO – GROUND LEASE REQUEST FOR PROPOSALS

Please read and complete all portions of this application.

Central Coast Grown (CCG) would like to announce **four (4) acres** of the City Farm–San Luis Obispo available for ground lease beginning immediately. This **irrigated Class One and Class Two farmland** is located within the city of San Luis Obispo, California (See Appendix A). This farm is intended for row crops with the possibility for perennial plantings and animal husbandry. The property has been cover cropped and farmed without chemical additives for the last four years. The amount of acreage and length of the lease are negotiable.

This property is part of the Calle Joaquin Agricultural Reserve Open Space owned by the City of San Luis Obispo. CCG has secured the master lease agreement for this site and manages all relations with the city. Consequently, the lease agreement for this farmland will exist solely between the farmer and CCG.

The Reserve is intended for both agricultural production and education and therefore the public will occasionally be on portions of the Reserve adjacent to this farmland. One acre of the Agricultural Preserve is now being leased to Green Gold Organic Farms. One acre is leased to Dacite Farms, Michael Huggins, owner, and five acres are leased to Red Barn Farms owned by Javier Magana. Two additional acres of the preserve are managed by Central Coast Grown for educational programs and small scale crop production.

Central Coast Grown has permission and expects to build a farm stand on site for retail sales of produce grown on the land by late Fall 2016.

Benefits to leasing farmland within the City Farm–San Luis Obispo include:

- Prime farmland cover-cropped and row-cropped for the last four years
- Reliable water supply, agricultural well and pump with 300 GPM, 80 PSI capacity, and new high flow and low flow irrigation systems
- Easy access from Highway 101
- Flexible lease length
- Public recognition through CCG's outreach, marketing and programming efforts

SUBMITTING PROPOSALS

Proposals must be submitted by email or mail, become the property of CCG and will not be returned.

Proposals and questions can be submitted to CCG at the following addresses:

P.O. Box 3736, San Luis Obispo, CA, 93403 Attn: Steven Marx

Email: info@centralcoastgrown.org

PROPOSAL EVALUATION FACTORS

Listed in order of priority:

- Farm products: Fruit and vegetable production will be given priority. Animal husbandry will be accepted as part of a holistic farming approach and/or educational program.

- Farming practices. While we will not require organic certification, the site must be managed in such a way so as to not preclude future tenants from acquiring certification.
- Experience and Financial solvency. Farming know-how, plausible business plan and demonstrated ability to pay rent in a timely manner.
- Public engagement. Comfort with or interest in the public's engagement with educational programming organized by CCG.

Please complete and submit this portion of the application, along with the supplemental paperwork to CCG as soon as possible.

If any section is unanswered please note reason for exception.

Please provide full identification of the person(s) responsible for the proposal submitted:

Contact Information

Name(s) _____

Address(es) _____

Telephone number(s) _____ Fax number(s) _____

E-mail address(es) _____

Provide a list of licenses or certifications pertaining to this proposal.

_____	_____
_____	_____
_____	_____

Personal References

1. Name _____

Address or email _____

Phone number _____

2. Name _____

Address or email _____

Phone number _____

Professional References

1. Name _____

Address or email _____

Phone number _____

2. Name _____

Address or email _____

Phone number _____

Leasing Options:

I'm interested in leasing (1-4 acres):

Lease Term: 1-5 years with option to renew

I am interested in an initial lease length of ____ years (minimum lease length is one (1) year).

Lease Price:

I am interested in offering \$_____/acre per year. Bid offers must reflect local market values.

Please answer the following. Each answer is not to exceed two (2) paragraphs.

1. Describe your ability to carry out the proposed farming endeavor in regard to maintaining both agricultural production and financial solvency. Please include farming experience and training and resources you've relied upon
2. Describe your agricultural practices, such as soil amendment, irrigation, weed management, crop rotation, pest management, seed incubation or purchase of starts.
3. If any, describe any improvements, semi-permanent structures, or perennial plantings you envision for the property
4. Describe your interest in agricultural education of public an/or students, if any
5. Describe your sales and marketing plans.
6. If appropriate, provide any other information that you think is relevant.

TERMS OF PROPOSAL PROCESS

SUBMITTING PROPOSALS

Late proposals, modifications, and withdraws

Proposals may be withdrawn by written notice, signed by the bidder or an authorized representative. In the event that it becomes necessary to clarify or revise this RFP, changes will be done by addendum. Addenda will be posted on the front page of CCG's website (www.centralcoastgrown.org), and distributed by mail or email upon request. If you wish to be added to the notification list please submit your contact information by email or mail. Any addendum to this RFP shall become part of this RFP.

PROPOSAL DETAILS

Acreage Options

The minimum amount available through this proposal process is one acre and the maximum amount is four (4) acres.

Lease Price

Bid offers must reflect local market values.

Lease Length

The minimum lease term is one (1) year. The maximum lease length is five (5) years. All lease agreements may have the option to renew. CCG has secured the property for twenty (20) years.

Basis for Selection

Factors may include, but are not necessarily limited to: the crops to be grown, cultivation methods, length of lease term, bid value and compatibility with CCG's plans for education. CCG's decision to lease any portion of the property shall not be subject to legal challenge or appeal in any form.

Cost Liability

CCG assumes no responsibility and bears no liability for costs incurred by bidders in the preparation and submission of bid proposals in response to this RFP. Furthermore, CCG does not warrant or guarantee any current or future revenues that may be generated from leasing the premises.

Joint Venture

If a joint venture is submitting a bid, the agreement between the parties relating to said joint venture should be submitted with the joint venture's proposal. Authorized signatories from each party comprising the joint venture must sign the bid proposal.

Proposal acceptance

CCG reserves the right to reject any or all proposals. Final acceptance of any proposal will be conditional upon satisfactory negotiation and execution of a lease.

Acceptance of a proposal will not create any rights on the proposer's part including, and without limitation, rights of enforcement, equity, or reimbursement.