



City of
Los Banos
At the Crossroads of California

REQUEST FOR PROPOSALS
for
LEASE OF PASTURE LAND LOCATED AT CITY OF LOS BANOS
WASTEWATER TREATMENT PLANT

Date Released: April 16, 2025

**Questions with regard to submissions, process, or proposals
can be emailed to:**

Charles Bergson, P.E.
Public Works Director/City Engineer
charles.bergson@losbanos.org
cc: jelene.demelo@losbanos.org

**Proposals must be received prior to 4:00 P.M. May 1, 2025
at the office of City Clerk**

**City of Los Banos
520 J Street
Los Banos, CA 93635
www.losbanos.org**

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NOTICE
Request for Proposals
For
Lease of Pasture Land located at the
City of Los Banos Wastewater Treatment Plant

NOTICE IS HEREBY GIVEN that the City of Los Banos is seeking proposals from qualified farming operations and/or operators ("Operator") for the lease of approximately 465 acres (gross) Pasture Land located at the City of Los Banos Wastewater Treatment Plant ("WWTP") as described in the Request for Proposal (RFP).

The use of the pasture land is regulated by the Regional Water Quality Control Board and its occupancy is limited to beef cattle.

All qualified contractors interested in providing these services are invited to submit their proposals. The proposals will be evaluated and ranked according to the criteria provided in "Proposal Evaluation," of this Request for Proposal.

It shall be the Operator's responsibility to check the City of Los Banos' website (www.losbanos.org) to obtain any addenda that may be issued.

The Operator's attention is directed to Exhibit A, "Submittal Requirements."

Submit one (1) hard copy of the Operator's proposal. The hard copy shall be mailed or submitted in person to the City of Los Banos, 520 J Street, Los Banos, CA 93635, prior to **4:00 P.M. PDST on May 1, 2025**. Proposals shall be submitted in a sealed package clearly marked "**RFP for Lease of Pasture Land located at WWTP**" and addressed as follows:

City of Los Banos
Attention: City Clerk
520 J Street
Los Banos, CA 93635

No late submittals will be accepted. The City may conduct interviews of the top ranking operators in order to make a final selection. The successful operator will be recommended to the City Council for authorization to enter into a Professional Services Agreement for Lease of Pasture Land located at WWTP with the City of Los Banos.

Failure to comply with the requirements set forth in this Request for Proposal may result in disqualification. Proposals and/or modifications received subsequent to the hour and date specified above will not be considered. Submitted proposals may be withdrawn at any time prior to the submission time specified in this Request for Proposal, provided notification is received in writing before the submittal deadline. Proposals cannot be changed or withdrawn after the submittal deadline. No handwritten notations or corrections will be allowed. The responding Operator is solely responsible for all costs related to the preparation of the proposal.

The City of Los Banos reserves the right to reject all proposals and to waive any minor informalities or irregularities contained in this proposal. Acceptance of any proposal submitted

pursuant to this Request for Proposal shall not constitute any implied intent to enter into a contract.

The contract award, if any, will be made to the operator who, in the City's sole discretion, is best able to perform the required services in a manner most beneficial to the City.

The City intends to follow, but will not be bound by, the following selection timeline:

Release of Advertisement of RFP		April 16, 2025
Deadline to Submit Questions/Clarifications	5:00 P.M.	April 23, 2025
Addendum/Questions/Clarifications Posted	5:00 P.M.	April 25, 2025
Deadline for Proposal Submittal	4:00 P.M.	May 01, 2025
City Council Award Date	6:00 P.M.	May 21, 2025 (TBD)

Any questions with regard to submissions, process, or proposals can be emailed to Charles Bergson, Public Works Director/City Engineer at charles.bergson@losbanos.org with cc to jelene.demelo@losbanos.org. Questions shall be submitted before 5:00 P.M. PDST on April 23, 2025. Any response to a request for clarification, questions and answers will be posted to the City's website at www.losbanos.org no later than 5:00 P.M. PDST on April 25, 2025 and if necessary, shall become a part of the proposal as an addendum.

The Request for Proposal can be viewed and/or obtained from the City of Los Banos website at www.losbanos.org.

No oral questions or inquiries about the RFP shall be accepted.

I. Background:

The City of Los Banos Public Works Department operates and maintains the Los Banos Wastewater Treatment Facility located at 17963 West Henry Miller Road. The Wastewater Treatment Facility owns and maintains approximately 465 acres (gross) of irrigated and non-irrigated pasture. These pastures are designated as treated effluent disposal fields. The use of the pasture land is regulated by the Regional Water Quality Control Board and its occupancy is limited to beef cattle. The Wastewater Treatment Plant Operators typically work with the Lessee to rotate pasture use and remove cattle from the pastures that will be irrigated with treated effluent. This practice has worked well and is acceptable to the Regional Water Quality Control Board.

II. Property Description:

The northwest pasture, APN 082-020-038, of approximately 86 acres (gross) has no irrigation water supply. A cattle trough watering system is available to this pasture. However, existing cattle troughs in the area have deteriorated and may be in need of replacement. The water supply is an existing eight-inch, three horsepower, and submersible pump well, with an existing 1,000-gallon pressure tank, and is located north of the northern pastures. The operation, repair, maintenance, and replacement of this supply well will be the responsibility of Lessee for the duration of the Lease Agreement.

The northeast pasture, APN 073-210-001, of approximately 142 acres (gross) is served by a permanent piped effluent irrigation system. A cattle trough watering system is available to this pasture. However, existing cattle troughs in the area have deteriorated and may be in need of replacement. The water supply is an existing eight-inch, three horsepower, submersible pump well, with an existing 1,000-gallon pressure tank, and is located north of the northern pastures. The operation, repair, maintenance, and replacement of this supply well will be the responsibility of the Lessee for the duration of the Lease Agreement.

The eastern pasture, APN'S 073-220-005 and 073-220-006, is approximately 237 acres (gross). The only irrigation available to this pasture is excess treated effluent from adjacent City of Los Banos Wastewater Treatment Facility. Treated effluent may be provided to the Lessee at no charge, however, Lessee agrees and understands that the City is under no obligation to supply treated wastewater in quantities sufficient to all or any specified portion of Lessee's irrigation needs. There is an existing cattle trough watering system, supplied by a well, to serve the east pasture. The water troughs for the eastern pastures are in operable condition. The water supply well is shared with other areas of the Los Banos Wastewater Treatment Facility. Operation and maintenance of the supply well shall be by the City of Los Banos. However, the cattle trough water delivery system operation, repair, maintenance, and replacement shall be the responsibility of the Lessee.

III. City Requirements:

- The property is limited to beef cattle only.
- Fencing and irrigation to be maintained by lessee.
- The irrigation water consists of treated effluent wastewater and is subject to regulations by the California Regional Water Control Board. The selected operator must be prepared to abide by said regulations.
- It is necessary that the fields be available for irrigation consistently. Any interruption of irrigation must be planned with City of Los Banos Public Works Supervisor in advance of any change(s) in operations.
- The selected operator must be able to demonstrate adequate resources and experience in farming operations and must be able to assume operations immediately upon execution of the lease.
- The operator must have in place insurance coverage including, but not limited to, the types and amounts of the current lease, and must keep insurance in force throughout the course of the lease.
- The term of the lease should be for a minimum of five (5) years, with an option to extend the lease by mutual agreement of both parties every year, for an additional two years.
- All terms and conditions of this solicitation and the proposed lease are tentative until approved by the City of Los Banos City Council.
- A copy of the current lease of the property is available from the City of Los Banos Public Works Department by sending request to jelene.demelo@losbanos.org.

IV. Submittal Requirements:

The guidelines are provided for standardizing the preparation and submission of the proposal by all operators. The intent of these guidelines is to assist operators in preparation of their qualifications, to simplify the review process, and to help assure consistency in format and contents.

Proposals shall contain the following information in the order listed:

1. Introductory Letter

The letter shall be addressed to:

Charles Bergson, P.E., Public Works Director/City Engineer
520 J Street
Los Banos, CA 93635

Said statement and proposed cost proposal for rental (paragraph B, below) shall be submitted to the above.

- Statement of qualifications should list the following:
- Names of principals of proposed operating firm, partnership, or proprietorship
- A brief statement of experience for all principals
- A list of equipment owned or leased by the proposed operator to be used in operations
- Any possible exceptions to the lease terms

2. Cost Proposal

In a separate envelope, proposed operators shall provide a written statement of the annual rental amount they are willing to pay to commence the lease.

- Lessee shall pay to Lessor, a yearly amount of \$_____, payable ½ on or before June 1st, and ½ on or before December 1st of each year of the proposed lease. In addition, a cost-of-living adjustment of 2% per year shall be applied after the first full year of the least and every year thereafter.

V. Selection Process:

Proposals shall be evaluated by City of Los Banos staff and a recommendation made to the City of Los Banos City Council for approval. Selection will be made on the basis of which proposal and qualifications are in the best interest of the City to accept. Such factors as reliability and continuity of operations shall be considered in addition to cost proposal in determining a recommended operator. If deemed necessary, the City may request interviews with the top candidates.

EXHIBIT A LAND DESCRIPTION

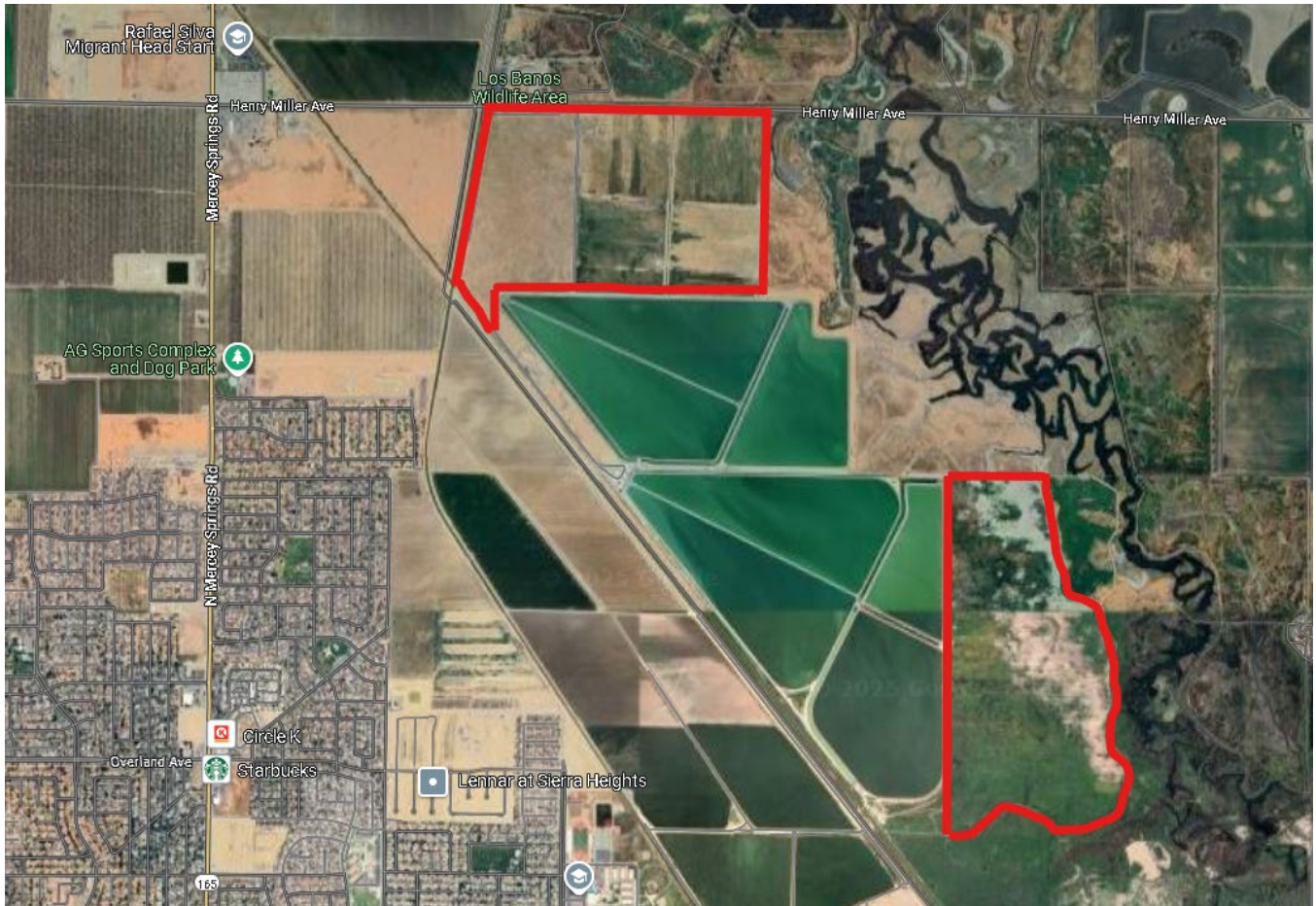
REAL PROPERTY

APN: 082-020-038; 073-210-001; 073-220-005; and 073-220-006

IMPROVEMENTS

- Wood Barn, approximately 1,000 square feet, northwest corner APN 073-210-001.
- Metal hay barn, approximately 360 square feet, northwest corner APN 073-210-001.
- Wooden corrals, northwest corner of APN 073-210-001.
- Metal corrals, southwest corner of APN 073-220-005.
- Eight-inch diameter domestic well with three horsepower submersible pump and 1,000-gallon pressure tank, serving cattle water system for APN 073-220-005 and APN 073-220-006, northwest corner of APN 073-210-001.
- Permanent tail water collection system serving all parcels except APN 082-020-038.
- Permanent irrigation distribution system, piped, serving all parcels except APN 082-020-038.

EXHIBIT B SITE MAP



*Areas in red are included in the pasture lease