

CATEGORICAL EXEMPTION, and HEALTH, EDUCATION, NEIGHBORHOODS, PARKS, ARTS, AND RIVER COMMITTEE REPORT relative to the proposed revised agreement with The Tavern at Rancho Park LLC for the redevelopment, operation and maintenance of the food and beverage concession at Rancho Park Golf Course.

Recommendations for Council action:

1. DETERMINE that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(1,14) of the City CEQA Guidelines and Article 19, Section 15301 of California CEQA Guidelines, not subject to any of the exceptions set forth at CEQA Guideline Section 15300.2, DIRECT Staff to file a Notice of Exemption concerning the Project, and SET ASIDE the prior CEQA determination of the Board of Recreation of Parks Commissioners in RAP Board Report 19-135 regarding the Project.
2. AUTHORIZE the President and Secretary of the Board of Recreation and Park Commissioners to execute the proposed Revised Agreement with The Tavern at Rancho Park LLC for the redevelopment, operation and maintenance of the food and beverage concession at Rancho Park Golf Course, for a term of ten years with one five-year renewal option, subject to review and approval by the City Attorney as to form.

Fiscal Impact Statement: The RAP reports that The Tavern at Rancho Park LLC will pay the City at least \$1,046,388 during the first ten-year term of the Revised Agreement based on the built-in escalation defined in the RFP. Revenues from the Concession Agreement will be deposited into the Department of Recreation and Parks' Golf Surcharge Account. In addition, the Tavern at Rancho Park LLC will invest \$4,285,184 in capital improvements as part of the Concession Redevelopment Project. There is no additional impact on the General Fund. To the extent applicable, the recommendation stated in this report complies with the City Financial Policies in that user charges and fees are set to support the full cost of operations for which the fees are charged.

Community Impact Statement: None submitted.

**TIME LIMIT FILE - OCTOBER 7, 2019**

**(LAST DAY FOR COUNCIL ACTION - OCTOBER 4, 2019)**

Summary:

On August 28, 2019, the Health, Education, Neighborhoods, Parks, Arts, and River Committee considered an August 8, 2019 report relative to the proposed revised agreement with The Tavern at Rancho Park LLC for the redevelopment, operation and maintenance of the food and beverage concession at Rancho Park Golf Course. The report attached to the Council file, includes some background on the matter. After an opportunity for public comment was held, the Committee moved to approve the recommendations, as detailed above. This matter is now forwarded to the City Council for its consideration.

Respectfully Submitted,

HEALTH, EDUCATION, NEIGHBORHOODS, PARKS, ARTS, AND RIVER COMMITTEE

**MEMBER**      **VOTE**

RYU:                YES

O'FARRELL:      YES

PRICE:            YES

EV

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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**