

SAN JOSE
PARKS, RECREATION &
NEIGHBORHOOD SERVICES
Building Community Through Fun



RAGING WATERS LEASE ASSIGNMENT, AMENDMENT AND LONG-TERM REQUEST FOR PROPOSAL DEVELOPMENT

City Council
February 27, 2024

Jon Cicirelli, Director of Parks, Recreation and Neighborhood Services

Avi Yotam, Deputy Director

Shannon Heimer, Division Manager

Dominique Pacolba Parks Manager

HISTORY

Located in Lake Cunningham
Regional Park

Opened: Summer 1985

Closed: September 2023 -
Lease terminated early



LEASE ASSIGNMENT PROCESS & SELECTION

October 2023

Staff issued Lease
Assignment
Opportunity Letter to
interested parties

November 2023

Proposers submitted
qualifications and
proposals and toured
the facility

December 2023

Staff interviewed
qualified proposers

January 2024

California Dreamin'
Entertainment, Inc.
selected as Assignee



LEASE AMENDMENT TERMS

- 6-month extension to September 5, 2025
 - City option for a second 6-month extension
- Rent increased to 6% of gross receipts
- Reimbursement of capital repairs and start-up costs
 - Up to \$3,450,000
 - Subject to City staff approval
 - Long-term operator to reimburse

GUIDING PRINCIPLES

FOR RAGING WATERS AND LAKE CUNNINGHAM LONGTERM OPERATION REQUEST FOR PROPOSAL

Stewardship:

Capital investment and maintenance

Stewardship:

Lease income with no operating risk or cost to City

Nature:

Water quality improvement for future lake recreation

Equity & Access and Public Life:

High-quality, safe, affordable experiences

Identity:

A destination that draws residents and visitors

SAN JOSE
PARKS, RECREATION &
NEIGHBORHOOD SERVICES
Building Community Through Fun



RAGING WATERS LEASE ASSIGNMENT, AMENDMENT AND LONG-TERM REQUEST FOR PROPOSAL DEVELOPMENT

City Council
February 27, 2024

Jon Cicirelli, Director of Parks, Recreation and Neighborhood Services

Avi Yotam, Deputy Director

Shannon Heimer, Division Manager

Dominique Pacolba Parks Manager