

## Arroyo Seco MWD Property Timeline

<b>July 7, 1970</b>	Pasadena concludes the sale of 29.48 acres of dedicated Oak Grove Park property in the Arroyo Seco to MWD for \$430,000. The site is to be used for a water treatment plant, which will be of great benefit to Pasadena and neighboring water agencies, and except for the Los Angeles County Fire Camp, would displace the current users. The property zoning is changed to R-1. The City wide zoning system is changed in 1985 and the property zoning is changed to Open Space.
<b>September and October 1997</b>	With two public hearings on Hahamongna Watershed Park planning, the City initiates a planning process to develop a master plan for a 300 acre park adjacent to the MWD property.
<b>June 26, 1998</b>	Director of Parks and Natural Resources, Robert Baderian sends a letter to MWD to initiate discussions on the possible purchase of this 30 acre property in the Arroyo Seco.
<b>December, 1998</b>	The Pasadena City Council, with the recommendation of the Recreation and Parks Commission, approved a motion to pursue the purchase of the MWD property.
<b>February 25, 1999</b>	The MWD Manager of Real Estate Services, responds to Mr. Baderian's letter. They initiate a staff review to determine if there is a future need for the property.
<b>July 6, 1999</b>	MWD GM Ronald R. Gastelum sends a letter to Director Timothy F. Brick; "It has been determined that the subject property is not required for any present or future Metropolitan project."
<b>July 21, 1999</b>	There is a special meeting of the Pasadena City Council with County Supervisor Michael Antonovich to discuss Hahamongna Watershed Park planning and the purchase of the MWD property.
<b>July 21, 1999</b>	Director Jim Edwards of Foothill MWD, responds to the July 6 <sup>th</sup> letter; opposing any sale and requesting the opportunity to lease/use the land or purchase it for "enhanced public use."
<b>August 20, 1999</b>	A draft appraisal is prepared by James K. O'Donnell of La Canada Flintridge for MWD valuing the property at \$7.81/square foot for an estimated value of \$9,000,000 using zoning R-1.
<b>September 14, 1999</b>	MWD Director Brick, in a private meeting with Gastelum points out the incorrect zoning and use assumptions. He noted that the valuation is considerably above (50% more) than the price recently paid by Fox for Dodger Stadium. Gastelum tells Brick that he will <u>not</u> accept the draft appraisal and that MWD would not complete that process, if Pasadena would consider a long-term lease instead of a purchase of the property.
<b>October 1999</b>	Pasadena informs MWD a long-term lease would be an acceptable alternative, if it was not possible to purchase the property at this time.
<b>January 18, 2000</b>	Pasadena City Manager Cynthia Kurtz seeks City Council endorsement of the purchase of the MWD property, with a long term lease as an initial alternative.

<b>January 14, 2000</b>	MWD GM Gastelum, in a letter to Kurtz states that “Metropolitan would cooperate, within its statutory authority, with the City of Pasadena, if Metropolitan’s Member Agencies, including Foothill Municipal Water District, agree that such a purchase would not adversely affect their future operational needs.
<b>August 16, 2000</b>	City of La Canada Flintridge sends a letter to MWD expressing an interest to purchase the property.
<b>December 26, 2000</b>	The Deputy Director of Pasadena Public Works and Transportation Department sends a letter to MWD regarding the proposed master lease of the MWD property.
<b>January 30, 2001</b>	MWD Deputy General Counsel Harley A. Searcy provides a draft Master Lease to the City for consideration.
<b>August 30, 2001</b>	City staff visits the site and meets with USFS personnel to inspect their facilities and develop a plan for what would be useful to the City and what should be removed per their lease with MWD.
<b>December 6, 2001</b>	MWD Deputy General Counsel proposes revised language to the draft lease to meet Foothill Municipal Water District’s concerns for a future underground reservoir.
<b>March 14, 2002</b>	MWD GM Gastelum sends a letter informing the City of progress in finalization of the proposed master lease agreement; includes a copy of the proposed lease agreement requiring Pasadena to retain all existing tenants and forbidding changes to the terms of their leases and parcel configurations or land uses without MWD’s written consent. It also includes FMWD’s future use. “Please be advised that pursuant to the existing authority granted to the Chief Executive Officer under the MWD of California Administrative Code Section 8103(h), and 8230 (MWD Admin. Code), it is my intention to execute this lease agreement.”
<b>April 18, 2002</b>	City Manager Kurtz sends a letter to MWD GM Gastelum, indicating receipt of the March 14 <sup>th</sup> letter; informs MWD that Pasadena will complete an Initial Study to determine the levels of environmental approvals that are needed to finalize the lease; informs them that the Initial Study review period will take six weeks; submits a proposed lease dated March 25, 2002 requesting a meeting to discuss it.
<b>May 16, 2002</b>	Pasadena issues a Draft Arroyo Seco Master Plan and Master Environmental Impact Report, including as a component the Draft Hahamongna Watershed Park Master Plan.
<b>July 8, 2002</b>	Pasadena issues a Notice of Intent to Adopt a Negative Declaration for master lease with MWD; comment period to close July 29, 2002.
<b>August 30, 2002</b>	Pasadena withdraws the Negative Declaration on the master lease, intending to include the environmental considerations in the Arroyo Seco Master Environmental Impact Report under preparation.
<b>September 5, 2002</b>	City Manager Kurtz sends a letter to MWD GM Gastelum: Notes environmental documentation, “Based upon public comments that have been received and additional staff review it appears that a

	recommendation to our City Council to enter into this lease will be submitted in December of 2002 or January of 2003.”
<b>November 12, 2002</b>	Pasadena, MWD and the USFS meet to discuss and agree on what facilities will stay and what will be removed, when the USFS moves out of their 7 acre facility, prior to June 30, 2004 termination of their 50 year lease. Pasadena initiated their 50 year lease August 16, 1954.
<b>January, 2003</b>	The USFS begins the process to vacate the property by transferring personnel to other locations. An Environmental Site Assessment (ESA) Phase II was initiated in April for <u>only</u> the eastern 2.5 acres, including the storage yard and adjacent buildings. All hazardous materials within the buildings and on the ground surface were abated per required hazardous waste management protocol. Subsequent testing completed in November, including below the ground surface, with an ESA Phase III, verified there are no materials or conditions in this area that pose a problem. Most of what was agreed to be removed of unwanted site facilities, were removed by Spring 2004.
<b>April 14, 2003</b>	The Pasadena City Council certifies the Arroyo Seco Master Environmental Impact Report which includes the MWD property.
<b>September 9, 2003</b>	Prior to the October 13, 2004 termination of the Los Angeles County’s lease of 7 acres, MWD executes a new 50 year lease, for their Fire Suppression Camp # 2.
<b>September 29, 2003</b>	The Pasadena City Council approves the Arroyo Seco Master Plans including the Hahamongna Watershed Park Master Plan.
<b>October 23, 2003</b>	MWD GM Gastelum, Chair Philip Pace, and Real Estate Committee Chair Glen Peterson come to Pasadena for a tour of the MWD property and a presentation on Pasadena’s plans for incorporating it into Hahamongna Watershed Park. Pace and Gastelum promise to bring the matter to the board in the beginning of 2004.
<b>February 10, 2004</b>	MWD staff provides report on Arroyo Seco Property to Real Estate and Asset Management Committee of the MWD board; indicates that the property is “on hold” pending completion of the Raymond Basin Conjunctive Use Study; reports minimal changes to USFS facilities.
<b>March 23, 2004</b>	MWD completes an Environmental Site Assessment (ESA) Phase I for the USFS portion of the property. Information in the ESA indicates that there may be environmental conditions on that portion of the property that merit further study. However, the report states that “no Recognized Environmental Conditions were identified.” MWD assumes in their Appraisal Report, that “this statement means the area evaluated is not currently affected by adverse environmental conditions that would affect its marketability or value.”
<b>June 30, 2004</b>	The 50 year USFS lease expires. MWD amends the lease to be on a month to month basis until the sale of the property or a long term lease to the City is finalized.
<b>December 16, 2004</b>	MWD prepares an Appraisal Report, which places a value of \$1,621,000 on the property. With existing ground leases considered;

	an analysis, predicated on the terms and conditions of the L.A. County ground lease, concludes that the fair market value of the property is \$1,236,000. After four years, and numerous drafts of a master lease, the final master lease is included for the Board of Directors consideration on January 11, 2005.
<b>January 11, 2005</b>	The Asset Management Committee recommends to the MWD Board to enter into a sale agreement, rather than a long term lease. Subsequently the MWD Board agrees to sell the property.
<b>April 25, 2005</b>	Santa Monica Mountains Conservancy passes a resolution in support of preservation of the 30 acre property zoned as Open Space in perpetuity, consistent with the stated plans of the City.
<b>April 26, 2005</b>	MWD Real Estate and Asset Management Committee recommends to consider the sale with a Conservation Easement and/or Reversion Clause to MWD or SMMC should the City deviate from the City's stated plans of retaining the property as Open Space. These terms were considered, but <u>not</u> added to the proposed sale agreement.
<b>August 9, 2005</b>	The Director of Public Works receives two copies of the escrow documents, including sale agreement, for signatures. Terms of the Sale Agreement include a Permanent Open-Space Easement "to retain the Property for use solely for open-space, park and recreational purposes." Agreed to purchase price is for \$1,236,000
<b>November 2, 2005</b>	The Purchase and Sale Agreement for the MWD property closes escrow. The USFS month to month lease is terminated with MWD. The existing leases to L.A. County Fire Camp and Rose Bowl Riders are transferred to the City of Pasadena as owner of the property.