



PASADENA

Economic Development Division – City Manager's Office

Open Session – Item #8

Rose Bowl Riders Lease

4750 Oak Grove Drive

October 20, 2026





Hahamongna Watershed Park

Equestrian

- 1) Rose Bowl Riders (RBR)
(including Arenas)
- 2) Tom Sawyer Camps
- 3) Ride On/MACH-1

Non-Equestrian

- 4) A.S.F. – Nursery
- 5) Vacant US Forest Buildings (O.B.A.)*
- 6) LA County Fire





Previous RBR Lease Amendments

- **2005:** City purchased the HWP
- **2021:** 9th Amendment expired => Month-To-Month
 - » Eliminated the TSC sublease and reduced the RBR site
- **2023:** 10th Amendment expired => Month-To-Month
- **2024:** CM found insufficient Public Benefit => Explore an RFP for an operator license as a long-term alternative to a lease
- **2025 – 2026:** Two Unsuccessful RFPs



10th Amendment => M-T-M

- Required RBR to provide lessons for spring/summer/fall
- All 3rd-party independent operators (specifically including MHF) were required to provide separate proportional public benefit based on their use
- Prohibited public use of the clubhouse until it was modified and upgraded to be functional and ADA-compliant
- Expired in 2023 and became month-to-month with 30-day termination notice without cause
- Required all terms to remain the same after expiration in 2023, including the Public Benefit requirement



Recommendation

- Find that the proposed action is categorically exempt from CEQA under “Existing Facilities” exemption (per Title 14, Chapter 3, Article 19, Class 1, Section 15301);
- Rescind the September 21, 2026, notice of termination of the Rose Bowl Riders lease; and
- Authorize the City Manager to issue a minimum 30-day notice of lease termination to Rose Bowl Riders with a deadline to vacate by January 31, 2027.



End of Presentation



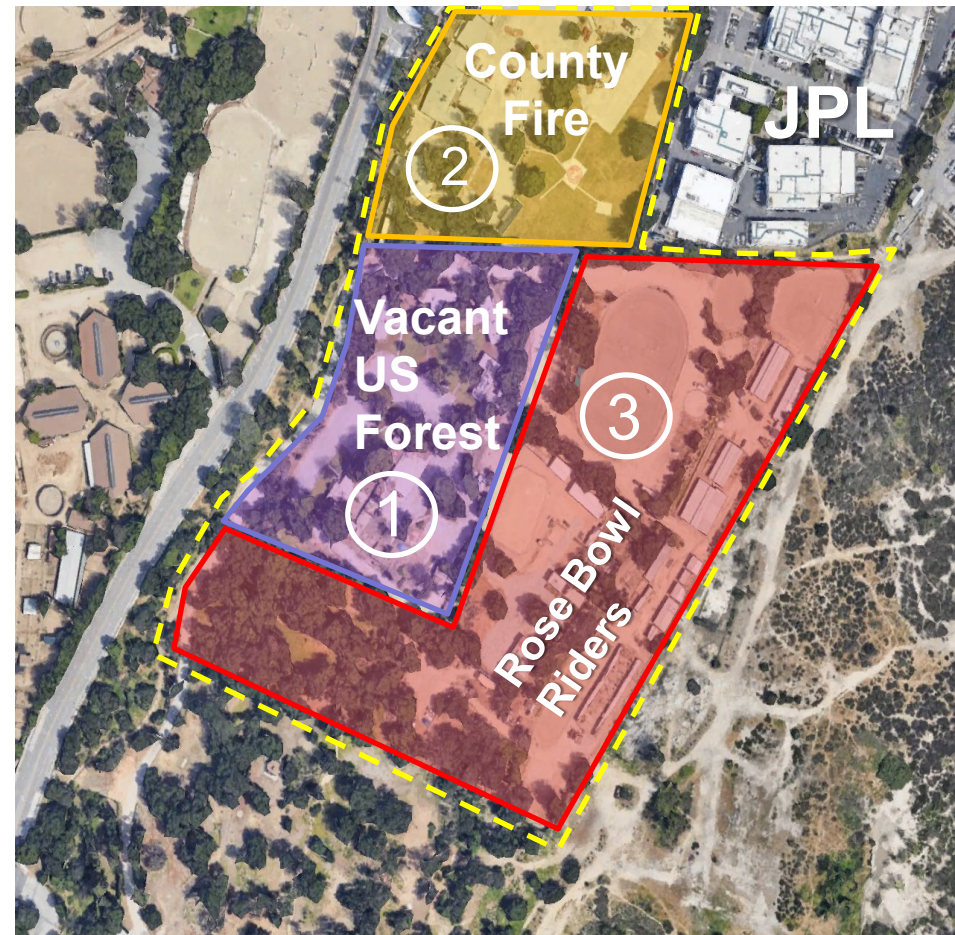
Rose Bowl Riders - Background

- **1944:** RBR was founded
- **1952:** RBR horse shows at the current site
- **1970:** MWD entered into the current net Lease
 - > RBR's property grew to 12 acres
 - > Required Tenant to provide all maintenance and repairs
- **1994:** MWD's 4th Lease Amend.
 - > All structures and improvements became personal property of RBR



Historical - Hahamongna Watershed Park ("HWP")

- **Before 1970** – City-owned
- **1970** – The City sold HWP to the Metropolitan Water District of Southern California ("MWD")
- **2005** - The City re-acquired HWP (~30 Acres)
 1. U.S. Forest Ranger Vacant Bldgs (Vacated in 2004)
 2. L.A. County Fire Camp (2004 MWD Leased until 2054)
 1. Rose Bowl Riders (1970 MWD Lease)



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Current Equestrian Area Users

- 1) Rose Bowl Riders (M-T-M after 10th Lease Amendment Expired Dec. 2023)
 - > Equestrian boarding, large arena, and riding lessons (~6 Acres)
- 2) Tom Sawyer Camps (M-T-M after Lease Expired Dec. 2023 - previous subtenant of RBR)
 - > Youth day camp and equestrian stables (~2.5 Acres), also obtains summer permits for additional parkland
- 3) Ride On(MACH-1) (Current Lease Expires 2035)
 - > Therapeutic equestrian programs for riders with disabilities, small arena, and equestrian stables (~1 Acre)
- 4) Arroyo Seco Foundation (ASF) (Y-T-Y)
 - > Native Plant Nursery



Current RBR Lease = M-T-M

- **2023:** 10th Lease Amendment expired => Month-To-Month term (30-day termination)
 - > Required both RBR & MHF to independently provide additional public benefit/use/scholarships; riding lessons for Pasadena's summer camp (PRCS). Subject to Council redefining future use/operations/mgmt. of Public Equestrian Riding Arena.



RBR Public Benefit for PRCS

- **2022 Fall** = 5 teens provided 6-8 lessons (FREE)
- **2023 Spring** = 5 teens provided 6-8 lessons (FREE)
- **2023 Summer** = 45 children provided 2 lessons
(City paid RBR \$3,150)
- **2024 Summer** = 45 children provided 2 lessons
(City paid RBR \$3,150)
- **2025 Summer** = None
- **2026 Summer** = None



Deferred Maintenance

- Clubhouse
 - > 10th Amendment - Prohibited public use of the clubhouse until it was modified and upgraded to be functional and ADA-compliant
 - > RBR's RFP Submittal (2025) identified about \$105K for repairs to the clubhouse
 - > MFH's RFP Submittal (2025) identified about \$150K for repairs to the clubhouse



RBR's Estimate of Repairs = \$105K



RBR's response to 2025 RFP

Equestrian Center Arena Operations and Programming at the
Pasadena Equestrian Center
Project ID: 2021-RFP-0676

1st Year

\$11K - Build ADA Access Path and Ramp

\$ 9K – Improve Stalls

\$? K – Upgrade Bathroom to ADA

2nd Year

\$10K – Repair Clubhouse Ceiling

\$10K – Repair Clubhouse Roof

3rd Year

\$21K – Repair Clubhouse Siding

4th Year

\$22K Repair Clubhouse Flooring

5th Year

\$22K Replace Clubhouse Windows

5.0 Facility Improvements

Rose Bowl Riders proposes the following facility improvements for the first 18 months after award of this contract, assumed in FY2025-FY2026 for the description below. This includes the capital improvements shown in Section 3.3.1, as well as additional facility modifications:

- FY2025
 - Available improvements budget: **\$20,000**
 - Project 1: Build ADA-compliant access paths and ramp to the Clubhouse
 - Expected cost of project: **\$10,000**
 - Description: This project includes three modifications:
 - Construction of an ADA-compliant walkway from the RBR parking area to the rear sliding door of the clubhouse (see Fig. 4). This project may be completed with the aid of volunteers to reduce cost.



Figure 4: Proposed path of walkway

- ADA-compliant modification of the thresholds of the front and rear sliding glass door (see Fig. 5 and 6).



Figure 5: Front sliding door threshold



Figure 6: Rear sliding door threshold

- It is unlikely that the front door steps and hallway can be successfully brought into compliance, however, access to the main clubhouse room and kitchen, coupled with the ADA-compliant portable bathroom on the front clubhouse patio should be sufficient to allow for adequate use of the structure.
- Rationale: Providing adequate access to the Clubhouse is our first priority for improvements, to allow full use for RBR-provided events
- Timeline: This can be accomplished within the first six months after award of contract.

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RBR's Estimate of Repairs



RBR's response to 2025 RFP

Equestrian Center Arena Operations and Programming at the
Pasadena Equestrian Center
Project ID: 2021-RFP-0676

Project 2: Build ADA-compliant mounting ramp

- Expected cost of project: **\$1,000**
- Description: A wooden mounting ramp compliant with ADA guidelines
 - RBR members will build this ramp per available plans (see Fig. 7 for sample mounting block)

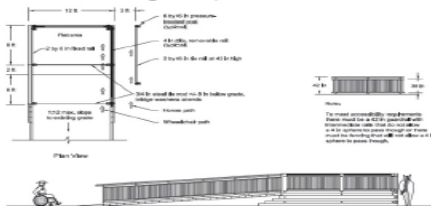


Figure 7: Sample plans for mounting ramp.

Source: <https://www.fs.usda.gov/t-d/pubs/htmlpubs/htm07232816/page13.htm>

- Rationale: Providing adequate access to horse riding is a priority of RBR
- Timeline: This can be accomplished within the first six months after award of contract.

Project 3: Moving horses from the Historic Barn

- Expected cost of project: **\$9,000**
- Description: Purchase six 24' stall dividers and six 24' double gates, to convert six existing lower 24'x24' stalls into 12'x24' stalls (see Fig. 8)



Figure 8: 12'x24' stall configuration

- Rationale: This will comply with RFP requirements to provide a minimum stall size of 12'x24'. This will also clear the historic barn for other planned use, including overnight visitor stalls, additional hay storage, and potential evacuee or quarantine stalls.
- Timeline: This can be accomplished within the first six months after award of contract.

- FY2026
 - Available improvements budget: **\$20,600**
 - Project 1: Repair clubhouse roof
 - Expected cost of project: **\$10,000**

- Description: The clubhouse roof has not been resurfaced in many years. The structure is in good shape but the roofing tiles need replacement.
- Rationale: Repairing the clubhouse roof of any damage or leaks will ensure the longevity and usability of the clubhouse.
- Timeline: This project may take three months to complete, depending upon the condition of the roof. Expected start date April 2026, weather permitting.

Project 2: Remove dropped ceiling in main clubhouse room

- Expected cost of project: **\$10,000**
- Description: Remove the drywall ceiling and clear out the crawlspace to the roof, leaving exposed rafters (see Fig. 9).



Figure 9: Remove ceiling drywall

- Rationale: The current dropped ceiling is unnecessary and unaesthetic, and its design is prone to sagging. Its removal to leave an open, vaulted ceiling will allow for a more open space, and reduce long term maintenance and risk of water or rodent incursion
- Timeline: This project may take three months to complete, depending on the condition of the ceiling and crawlspace. Expected start date April 2026, may be completed at the same time as roof repairs.

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MHF's Estimate of Repairs = \$150K



MHF's Response to 2025 RFP

Equestrian Center Arena Operations & Programming RFP 2024 | Project ID # 2024-RFP-0676

1. **Clubhouse Remodel: \$58,600**

- Kitchen Area
- Bathroom Remodel
- Flooring Update
- Exterior & Structural Updates

2. **Red Tack Barn: \$18,100**

- Exterior Repainting
- Tie Rails Conversion

3. **Arena Upgrades: \$10,100**

- Main Arena Lighting
- Oval Arena Lighting & Historic Barn
- Breezeway Barn

4. **Other Facility Enhancements: \$37,400**

- Wash Rack Cover:
- Trash and Recycling Enclosure:
- Stall Gutters:
- Landscaping and Irrigation:

5. **Deferred Maintenance: \$25,800**

- Laser level main arena
- Fresh sand installed in arenas
- Electrical repairs to Clubhouse
- Stall gutters leaking – to be repaired in-house



RBR Insurance Issues

Missing approved COI and endorsements

Obligation to provide proof of coverage: ¹	4/2023-4/2024	3/2024-3/2025	3/2025-3/2026	3/2026-3/2027
Worker's Comp.		Missing	Missing	
Worker's Waiver of Subrogation		Missing	Missing	
General Liability	Missing			
General Liability Waiver of Subrogation	Missing			
Additional Insured	Missing	Missing		
SAM	Missing	Missing	Missing	

1 – The 10th Amendment Section 4: “shall continue to provide proof of insurance and required endorsements.”



MHF Insurance Issues

Missing approved COI and endorsements

Obligation to provide proof of coverage: ¹	4/2023 - 4/2024	3/2024- 3/2025	3/2025 - 3/2026	4/2026 - 4/2027
Worker's Comp	Missing	Missing	Missing	Missing
Worker's Waiver of Subrogation	Missing	Missing	Missing	Missing
General Liability	Missing		Missing	Missing
General Liability Waiver of Subrogation	Missing	Missing	Missing	Missing
Additional Insured	Missing	Missing	Missing	Missing
SAM	Missing	Missing	Missing	Missing

1 – The 10th Amendment Section 4: “shall continue to provide proof of insurance and required endorsements.”



Estimate Costs of New Railing

- Cost to replace railing and other personal property that might be removed is dependent on the remaining railing not removed and the future needs of the stable operation.
- Cost to purchase new railing for the main and two smaller arenas: Approx. \$20K.
- Cost to purchase new railing for 25 stalls: Approx. \$75K