MINUTES OF THE
PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS
ORANGE COUNTY WATER DISTRICT
January 27, 2017 @ 12:00 p.m.

Committee member Jan Flory called the Property Management Committee meeting to order at 12:00 p.m. in Conference Room C-2. The Secretary called the roll and reported a quorum as follows.

Committee		OCWD Staff
Steve Sheldon	(not present)	Mike Markus - General Manager
Jan Flory		Bruce Dosier - Director IS/Property
Vicente Sarmiento		Janice Durant - District Secretary
Dina Nguyen	(not present)	John Kennedy, Cindy Leinart, Greg Woodside
Roger Yoh	(not present)	
Alternates		Others
Phil Anthony		Pamela Galera, Jonathan Borrego – City of Anaheim
Denis Bilodeau		Jennifer Chan, Lara Khaleghi – Parsons
Shawn Dewane	(not present)	Joe Toolson, Kendall Zirkel – Caltrans
Cathy Green		
James Vanderbilt	(not officially appointed yet)	

ITEM RECEIVED TOO LATE TO BE AGEDNIZED

Director of IS/Property Bruce Dosier stated that staff was just advised that due to the heavy rains last week, Mike Raahauge Shooting Enterprises sustained damage to its existing phone line and phone service is inoperable. He suggested the Board add this item to today's Agenda to allow the Board to consider authorizing a Consent Agreement to allow Raahauge to repair its phone line. The following action was taken.

Upon motion by Director Anthony, seconded by Director Green and carried, addition of Consent to Trench for New Phone Line with Mike Raahauge Shooting Enterprises is hereby authorized. The item was considered late in today's meeting

CONSENT CALENDAR

The Consent Calendar was approved upon motion by Director Anthony, seconded by Director Green and carried [5-0].
Ayes: Flory, Sarmiento, Anthony, Bilodeau, Green/ Noes-0

1. Minutes of the Meeting

The Minutes of the Property Management Committee meeting held December 9, 2016 were approved as presented.

2. Approval of Lease to Anaheim for Recreational Improvements at Five Coves Property

Mr. Dosier recalled that on April 3, 2013 the Board of Directors approved a Memorandum of Understanding (MOU) with the City of Anaheim (City) for the potential development of recreational improvements along a portion of the Five Coves Basin Property. He presented staff's recommendation for approval of a lease which will allow for development and operation by the City of a passive recreation area on the premises; and requested the Board adopt the City's IS/MND prepared for the project. Mr. Dosier also reported that earlier this week, City staff submitted a letter

with regard to the pending Ball Road Basin zone change in which they have offered certain considerations and agreed to forgo future fees for staff time involved with processing OCWD's zone change in exchange for OCWD granting the Five Coves Property Lease. The Board requested that the letter be approved by the City Council and Anaheim staff advised that its Council should approve the letter at its upcoming meeting. A discussion took place regarding potential OCWD Board oversight of the construction plans, and the Board requested the Five Coves lease be agendized for discussion in Closed Session at the February 1 Board meeting. The following action was then taken.

Upon motion by Director Anthony, seconded by Director Sarmiento and carried [4-1], the Committee recommended that the Board at its February 15 Board meeting:
Ayes: Flory, Sarmiento, Anthony, Bilodeau/ Noes: Green

1) **Acting in the capacity of Responsible Agency under California Environmental Quality Act (CEQA) consider the potential environmental effects of the Project as shown on the Mitigated Negative Declaration No. 2016121079 on the Project prepared by the City of Anaheim; and**

2) **Approve and authorize execution of a Lease with the City of Anaheim for a period of 25 years (with a 25-year renewal provision), for the development, operation and maintenance of a public park and recreational uses; and**

3) **Authorize and direct District staff to file a Notice of Determination with respect to the District's approval of the Project as a responsible agency under CEQA.**

ITEM RECEIVED TOO LATE TO BE AGENDIZED

Approval of Consent to Trench for New Phone Line with Mike Raahauge's Shooting Enterprises

Mr. Dosier explained that the heavy rains during the last week disabled the phone lines at Mike Raahauge Shooting Enterprises. He stated they have requested to repair the phone lines by trenching for the installation of a new phone line and are seeking consent from the District in this regard. The Committee took the following action.

Upon motion by Director Anthony, seconded by Director Sarmiento and carried [5-0], the Committee recommended that the Board at its February 15 Board meeting: Approve and authorize execution of Consent Agreement to Mike Raahauge Shooting Enterprises to trench for the installation of a phone line.
Ayes: Flory, Sarmiento, Anthony, Bilodeau, Green/ Noes-0

INFORMATIONAL ITEMS

3. OCTA Relocation of Utility Facilities to Accommodate the I-405 Improvement Project

Mr. Dosier stated that OCTA in cooperation with Caltrans is widening the San Diego Freeway (I-405) between State Route 73 (SR-73) and interstate 605 (I-605). He stated a portion of the I-405 Improvement Project impacts OCWD barrier pipeline, electrical and communication between injection wells I-26 and I-1, and also a pipeline between Deep Well-4 and Deep Well-5, requiring an agreement with the Orange County Transportation Authority (OCTA). The Utility Agreement gives OCTA the authority to relocate OCWD-owned utility facilities as necessitated by the Project at OCTA's expense. OCTA representative Kendall Zirkel provided an overview of the project and a timeline for construction. Mr. Dosier indicated the Agreements with Caltrans would be brought before the Board during the next two months.

4. Status Update on the General Plan and Zone Change for the Ball Road Basin Property

Mr. Dosier stated that the second Draft Environmental Impact Report (EIR) incorporating data from the recently updated Traffic Study is currently at the City. He anticipates the final draft EIR in March.

5. Quarterly Report on Leases and Permits/Licenses for Period Ending December 31, 2016

Mr. Dosier reviewed the Quarterly Report on Leases and Permits. He noted that Montoya Nursery is now current with its rent and that Sandbagger and Harvest Landscape are seeking to renew their leases.

CHAIR DIRECTION AS TO ITEMS TO AGENDIZE ON THE CONSENT CALENDAR AT THE FEBRUARY 1 5 BOARD MEETING

The *Item Received Too Late to be Agendized* with Raahauge will be placed on the Consent Calendar. The Five Coves Basin Lease will be placed on Matters for Consideration.

ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned at 1:12 p.m.

Jan Flory

Director Jan Flory, Vice Chair