

MINUTES OF THE PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS
ORANGE COUNTY WATER DISTRICT
February 28, 2025 @ 12:00 p.m.

Director Weigand called the Property Management Committee meeting to order in Conference Room C-2. Members of the public also participated via Zoom. The Secretary called the roll and reported a quorum as follows:

Committee

Steve Sheldon (arrived 12:10 p.m.)
Natalie Meeks (absent)
Fred Jung (arrived 12:04 p.m.)
Roger Yoh
Cathy Green (absent)

OCWD Staff

John Kennedy, General Manager
Bruce Dosier, Director of IS/Property Management
Daniel Park, Property Manager
Kevin O'Toole, Principal Planner
Jeremy Jungreis, General Counsel
Christina Fuller, District Secretary

Alternates

Dina Nguyen (absent)
Valerie Amezcua
Van Tran (absent)
Erik Weigand
Denis Bilodeau (arrived 12:08 p.m.)

CONSENT CALENDAR (ITEMS NO. 1 - 2)

The Consent Calendar was approved upon motion by Director Yoh, seconded by Director Amezcua, and carried [3-0] as follows:

Ayes: Yoh, Amezcua, Weigand

1. Meeting Minutes

The Minutes of the Property Management Committee meeting held January 24, 2025 were approved as presented.

2. Execution of Reinstatement and First Amendment to Grant of Easement for Monitoring Well TIC-67

Recommended for approval at March 19 Board meeting: Authorize the General Manager to execute the Reinstatement and First Amendment to the Grant of Easement with The Irvine Company, at no cost, with automatic annual renewals, for continued access to monitoring well TIC-67.

INFORMATIONAL ITEMS

3. Status Update on California Department of Transportation (Caltrans) Property at Burriss Basin and NSM Golf, Inc. D.B.A. The Islands Golf Center

Director of Property Management Bruce Dosier recalled that the District had a long standing decertification application with Caltrans for land adjacent to the Burriss Basin and the Islands Golf Center. However, after Caltrans notified the District last summer that the area eligible for decertification had been significantly reduced, the District terminated the process. He recalled that in the meantime, the District has been renting that land from Caltrans and has been subleasing it to Islands Golf. Mr. Dosier stated that, with board approval, staff had been working to execute a new lease and sublease with Caltrans. However, due to changing leasing circumstances at Caltrans as a result of a fire underneath a freeway in Los Angeles, their leasing requirements changed from a three

year lease to a one year lease, and Caltrans rescinded any subleasing of properties, except by policy exception. He reported that with Board approval, staff applied for a policy exception to sublease to NSM Golf. He stated that the local Caltrans District has advised that they have not submitted the policy exception application to their main office in Sacramento because the District had terminated the decertification process. Mr. Dosier reported that staff, along with Director Sheldon, met with Caltrans staff on February 27 to discuss its decision regarding the District's Lease and the sublease application for NSM Golf. Mr. Dosier noted that the issue is not going to be resolved at a staff-to-staff level and may require involvement with OCWD's General Manager and Directors. He advised that this item is being agendized for the March 5 Board meeting closed session to discuss how to move forward with negotiations for the lease.

Director Sheldon arrived at this point in the meeting and assumed the role of Chair.

4. Status Update Regarding the District's Imperial Highway Property

Mr. Dosier reported that in preparation for a possible meeting with Caltrans to further discuss access from Imperial Highway, the Committee directed staff to investigate hiring a traffic engineering firm to review access options from Imperial Highway and evaluate impacts on traffic loads based on those options. He recalled that at the February 5 Board of Directors meeting, the Board authorized staff to hire a traffic engineering firm to study Imperial Highway. Mr. Dosier advised that he has reached out to traffic engineering firms to get proposals and quotes. He noted he would keep the Committee updated on the progress.

5. Status Update on Planning of In-Place Remediation for the Prado Lead Remediation Project

Senior Planner Kevin O'Toole recalled that staff provided results from the original round of vertical profile sampling which indicated that contamination at that site was deeper than originally anticipated. He advised that a team went back out to do a second round of sampling, to get a better understanding of the volume of soil needed to be remediated. He stated that the second round of sampling has been completed and contamination appears to be on average about one foot in depth which is six inches deeper than originally anticipated. He reported that there are some localized deeper spots up to 5 feet deep, most likely a result of some legacy earthwork that occurred since the site was closed. He noted that these findings are anticipated to require a larger volume of soil needing remediation and ultimately placed into a corrective action management unit (CAMU). He advised that OCWD's consultant is working on calculating new total soil volumes which will be incorporated in CAMU sizing and designs. He advised that OCWD is starting to receive some of the draft CEQA technical reports and staff is reviewing and providing comments.

ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned at 12:30 p.m.

DocuSigned by:

Christina Fuller, District Secretary