

MINUTES OF THE PROPERTY MANAGEMENT COMMITTEE MEETING  
WITH BOARD OF DIRECTORS  
ORANGE COUNTY WATER DISTRICT  
July 25, 2025 @ 12:00 p.m.

Director Sheldon 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  
Natalie Meeks  
Fred Jung  
Roger Yoh  
Cathy Green

OCWD Staff

John Kennedy, General Manager  
Daniel Park, Property Manager  
Jeremy Jungreis, General Counsel  
Christina Fuller, District Secretary

Alternates

Dina Nguyen  
Valerie Amezcua  
Van Tran (absent)  
Erik Weigand  
Denis Bilodeau

**CONSENT CALENDAR (ITEMS NO. 1-2)**

The Consent Calendar was approved upon motion by Director Green, seconded by Director Sheldon, and carried [5-0] as follows:

***Ayes: Sheldon, Meeks, Jung, Yoh, Green***

1. Meeting Minutes

**The Minutes of the Property Management Committee meeting held June 27, 2025 were approved as presented.**

2. Approval of License Agreement with Spectrum Pacific West, LLC (Charter Communications) for Installation and Maintenance of Underground Fiber Optic Facilities

**Recommended for approval at August 6 Board meeting: Approve the License Agreement between OCWD and Spectrum Pacific West, LLC (Charter Communications) for the non-exclusive use of OCWD property adjacent to South Tustin Avenue in Anaheim for the installation, maintenance, and operation of underground fiber optic facilities for a 10-year term and one-time fee of \$6,514.**

**MATTER FOR CONSIDERATION**

3. Orange County Transit Authority Temporary Construction Easement Request for State Route 91 Improvements

Property Director Daniel Park recalled that the Orange County Transportation Authority (OCTA), in partnership with the California Department of Transportation (Caltrans), is working to improve State Route 91 (SR-91) between SR-57 and SR-55. He advised that OCTA has requested temporary construction easements (TCEs) over portions of OCWD property located at the Tustin Avenue Bridge, Santa Ana River Bridge, and the Tustin Avenue eastbound off-ramp for approximately five years to facilitate construction activities. He noted that OCTA has submitted an offer package to OCWD that

includes an appraisal prepared by CBRE, a draft Right-of-Way Contract, and supporting documentation for the TCEs. Mr. Park reported that at OCWD's request, CBRE assessed the value of the areas where the temporary easements are proposed and advised that since this land is part of the river channel and is zoned for open space and water use and cannot be developed, it was evaluated based on its limited use as part of the broader river corridor. He reported that based on this analysis, CBRE concluded the fair market value of the temporary easements is \$60,400. He stated that OCTA is also offering a 20% incentive payment of \$12,080, contingent on OCWD's timely acceptance of the offer, bringing the total proposed compensation to \$72,480. He stated that staff recommends approval of the compensation amount while both parties continue to finalize the Right-of-Way Contract and easement documents.

**Upon motion by Director Green, seconded by Director Sheldon and carried [5-0], the Committee recommended for approval at the August 6 Board meeting: Approve the compensation offer from the Orange County Transportation Authority in the amount of \$72,480, which includes \$60,400 in compensation for Temporary Construction Easements and a \$12,080 incentive payment.**

**Ayes: Sheldon, Meeks, Jung, Yoh, Green**

#### **INFORMATIONAL ITEMS**

4. Status Update Regarding District Lessee, The Adventure Lagoon (Aquapark)

David Wabiszewski, President of the Aquapark, provided the Committee with a status update on current operations noting permitting and zoning issues he has been experiencing with the City of Anaheim.

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

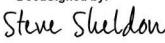
Mr. Park advised that Dudek was contracted to provide traffic engineering services focusing on the segment of Imperial Highway between the Santa Ana River and the intersection with the SR-91 eastbound ramps. He stated that the Dudek-Wood Rodgers team is developing conceptual site access plans. He noted that Wood Rodgers will design access options to Imperial Highway following Caltrans standards, while Dudek will use Synchro software to analyze vehicle intersection delays. He stated that he will keep the Committee updated.

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

Mr. Park advised staff recently submitted a draft of the Initial Study / Mitigated Negative Declaration (IS/MND), as required by the California Environmental Quality Act (CEQA), and the Remedial Action Plan (RAP) to DTSC for review and comment. He noted that once DTSC's comments have been adequately resolved, it is anticipated that the IS/MND and RAP will be circulated for public review later this year.

#### **ADJOURNMENT**

There being no further business to come before the Committee, the meeting was adjourned at 1:05 p.m.

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9/9/2025  
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Steve Sheldon, Chair