

MINUTES OF THE PROPERTY MANAGEMENT COMMITTEE MEETING  
WITH BOARD OF DIRECTORS  
ORANGE COUNTY WATER DISTRICT  
August 22, 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 (member of the public)  
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 (arrived 12:10 p.m.)  
Valerie Amezcua (absent)  
Van Tran (arrived 12:05 p.m.)  
Erik Weigand  
Denis Bilodeau

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

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

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

1. Meeting Minutes

**The Minutes of the Property Management Committee meeting held July 25, 2025 were approved as presented.**

2. Amendment to Pheasant Lease to Elaine Raahauge D.B.A. Mike Raahauge’s Shooting Enterprises at Prado Basin for One-Year Extension

**Recommended for approval at September 3 Board meeting: Approve and authorize execution of Amendment Twenty-One to Pheasant Lease to Elaine Raahauge DBA Mike Raahauge’s Shooting Enterprises that provides for a one-year extension of the lease through September 30, 2026, with all other terms and conditions remaining the same.**

**MATTERS FOR CONSIDERATION**

3. License Agreement with OCVIBE and Easement to the City of Anaheim for Water Utility Relocation at Burris Basin

Property Manager Daniel Park reported that as part of the Platinum Triangle development, OC Vibe has proposed to relocate City of Anaheim Utilities on the corner of Phoenix Club Drive and Ball Road Basin. He advised that OC Vibe is widening the Phoenix Club Drive and renaming it to River Road. He stated that that OC Vibe is proposing to take these existing city utilities and relocate those to the proposed easement location on OCWD property. Mr. Park noted that in order to do so, OC Vibe has requested a license agreement to relocate the city's facilities and an easement to the city for the ongoing operation and maintenance of those facilities. He stated that staff recommends authorizing

the General Manager to finalize and execute a short-term License Agreement with OCVIBE for the temporary use of OCWD property to relocate the facilities, and to approve the Easement Deed to the City for its ongoing operation and maintenance.

**Upon motion by Director Green, seconded by Director Yoh and carried [5-0], the Committee recommended for approval at the September 3 Board meeting: 1) Approve and authorize the General Manager to finalize and execute a short-term License Agreement with Anaheim Real Estate Partners, LLC (OCVIBE) for temporary use of OCWD property to relocate City of Anaheim water utility facilities, with a License Fee of \$1,148, subject to General Counsel review and 2) Approve a non-exclusive Easement to the City of Anaheim for its ongoing operation and maintenance.**

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

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

Mr. Park stated that engineering consultant Dudek is still currently working on the design plans for the access options and the traffic studies. He advised that staff should have more information in the next week. He reported that the property is currently vacant and requires frequent security visits to prevent trespassing, camping, illegal dumping, as well as ongoing vegetation maintenance by District staff. Mr. Park noted the estimated cost for these activities is approximately \$94,500 annually.

Director of Recharge and Wetland Operations Ben Smith provided an overview of Imperial Property upkeep and recurring issues. He reported on project expenses and short-term tenant advantages. Staff was directed to return to the Committee with potential options for future leases.

**INFORMATIONAL ITEM**

5. Status Update on the City of Anaheim's Proposed OC River Walk Project

Mr. Park reported that the public review period for the draft EIR was from July 24 to September 8, 2025 and advised that the City informed District staff they would receive a draft MOU by mid-September.

**ADJOURNMENT**

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

DocuSigned by:  
*Christina Fuller* 9/26/2025  
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Christina Fuller, District Secretary