

MINUTES OF THE PROPERTY MANAGEMENT COMMITTEE MEETING  
WITH BOARD OF DIRECTORS  
ORANGE COUNTY WATER DISTRICT  
February 27, 2026 @ 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 (arrived at 12:10 p.m.)  
Roger Yoh (arrived at 12:05 p.m.)  
Cathy Green (absent)

OCWD Staff

John Kennedy, General Manager  
Chris Olsen, Executive Director of Engineering  
Daniel Park, Property Manager  
Jess Sanders, General Counsel  
Christina Fuller, District Secretary

Alternates

Dina Nguyen  
Valerie Amezcua  
Van Tran  
Erik Weigand (participated as public)  
Denis Bilodeau (participated as public)

**CONSENT CALENDAR (ITEM NO. 1)**

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

***Ayes: Sheldon, Meeks, Nguyen, Amezcua, Tran***

1. Meeting Minutes

**The Minutes of the Property Management Committee meeting held January 23, 2026 were approved as presented.**

**MATTERS FOR CONSIDERATION**

2. Corona Recreation, Inc. Lease Renewal

Property Manager Daniel Park advised that the Lease is scheduled to expire on September 30, 2026, and Mr. Elliott has requested to renew the Lease for an additional five-year term with a five-year renewal option. He noted that Corona Recreation has been a long-standing tenant, and the concession has operated without material issues under the current Lease structure. Mr. Park reported that staff has finalized the terms of Amendment Eleven with the lessee, which extends the Lease term to September 30, 2031, includes a five-year renewal option, and keeps all other terms and conditions of the Lease unchanged. He stated that the lessee is also evaluating whether to re-lease the Anaheim Lake House for storage use and intends to complete a full home inspection of the property as part of that review.

**Upon motion duly made, seconded by Director Amezcua and carried [5-0], the Committee recommended for approval at the March 18 Board meeting: Approve Amendment Eleven to the Lease with Corona Recreation, Inc., extending the Lease expiration date to September 30, 2031, and providing a five-year renewal option, with all other terms and conditions of the Lease remaining the same.**

***Ayes: Sheldon, Meeks, Yoh, Nguyen, Amezcua***

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

Mr. Park advised that Dudek has submitted a proposal for Amendment No. 1, which outlines a sequential two-phase approach to further evaluate access feasibility. He stated that Phase 1 focuses on reconfiguring southbound Imperial Highway access through two underpass concepts: an underpass providing right turn in/out access from northbound Imperial Highway, and an underpass beneath the westbound SR91 onramp connecting the site to southbound Imperial Highway north of the freeway undercrossing. Mr. Park noted that if Phase 1 produces a concept that appears potentially acceptable to Caltrans, Dudek will prepare a technical memorandum, develop preliminary horizontal geometry for the access road options, and prepare a cost estimate. He reported that if Phase 1 concepts are not viable, the District has the option to proceed with Phase 2 which would evaluate whether a Diverging Diamond Interchange (DDI) configuration could provide feasible access on both northbound and southbound Imperial Highway. He advised that Phase 2 scope would determine whether sufficient Caltrans right-of-way exists and would include preparation of a Caltrans compliant concept plan supported by a traffic operations analysis. Mr. Park stated if the Phase 2 plan provides acceptable results, the same general deliverables as Phase 1 would be included for the DDI concept. He advised that staff seeks Committee direction on whether to proceed with Amendment No. 1 for additional access analysis from Dudek. Chair Sheldon reported that there has been a request by Treasure Transportation, Inc. to lease the Imperial Highway property and advised that their representative, Tyler Diep, will address the Committee. Mr. Diep reported that Treasure Transportation is a general freight trucking company that specializes in the transportation of 53 V containers, mainly from the ports of Long Beach and Los Angeles to different parts of the country. He stated that parking is a big issue for the company as far as finding a location that is vacant and centrally located, so that when drivers are not moving cross-country, they have a safe place to park their vehicle which creates the least number of problems for local neighborhoods. He stated that the Imperial Highway property is very suitable for that. He advised that along with Mr. Park, he visited that site earlier in the month and recognizes the challenge of entering and exiting that property and stated that he believes Treasure Transportation can overcome some of those challenges if given the land lease. He stated that they would provide on-site security and portable bathrooms, as well as any other conditions that the District would impose. He noted the property would be used only as a parking facility for semi-trucks not in use that week and there would not be any activities of maintenance.

It was consensus of the Committee to direct staff to return these items to the next Property Committee meeting to be held on March 27 to address questions and comments received today from the Directors.

**ADJOURNMENT**

There being no further business to come before the Committee, the meeting was adjourned at 12:40 p.m.

DocuSigned by:  
*Christina Fuller* 3/27/2026  
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Christina Fuller, District Secretary