

MINUTES OF THE PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS
ORANGE COUNTY WATER DISTRICT
March 27, 2026 @ 12:00 p.m.

Director Green 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 (participated as public)
Natalie Meeks
Fred Jung
Roger Yoh
Cathy Green

OCWD Staff

John Kennedy, General Manager
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 (absent)

CONSENT CALENDAR (ITEMS NO. 1-3)

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

Ayes: Meeks, Jung, Yoh, Green, Nguyen

1. Meeting Minutes

The Minutes of the Property Management Committee meeting held February 27, 2026 were approved as presented.

2. Renewal of License with Southern California Edison (SCE) for Green Acres Project Pipeline

Recommended for approval at April 15 Board meeting: Approve and authorize renewal of SCE License Contract No. 9.4068 (formerly Contract No. L2110) required for the Green Acres Project pipeline for a five-year period commencing February 1, 2026, for a total fee of \$141,472.

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

Recommended for approval at April 15 Board meeting: Direct staff to transmit a letter to Caltrans to reinitiate the “decertification” process for the 1.3 acres at Burris Basin.

MATTERS FOR CONSIDERATION

4. Amendment to Agreement with Dudek for Imperial Highway Property Access

Property Manager Daniel Park recalled that at the February 2026 Property Committee meeting, staff was directed to request that Dudek revise Amendment 1 to include evaluation of a roundabout option as part of the southbound Imperial Highway access alternatives and to confirm Dudek’s participation in Caltrans coordination meetings related to access feasibility and concept review. He stated that Dudek submitted a revised Amendment which incorporates the Committee-requested roundabout option into

Phase 1, confirms participation in Caltrans coordination meetings, and provides updated scope information. He advised that Phase 1 now includes evaluation of two underpass concepts and a roundabout-based access control alternative for southbound Imperial Highway. Mr. Park advised that the revised Amendment also reflects an increase in fees due to the addition of collision analysis for both Phase 1 and Phase 2 and noted the Phase 1 costs total \$31,270. He stated that with these updates incorporated into Dudek's proposal, staff is recommending approval of the revised amendment number 1 to Dudek's original agreement.

Upon motion by Director Yoh, seconded by Director Nguyen and carried [5-0], the Committee recommended for approval at the April 15 Board meeting: Approve Amendment No. 1 to Agreement No. 1731 with Dudek for the Phase 1 access analysis, at a cost of \$31,270, for the Imperial Highway Property in Anaheim.

Ayes: Meeks, Jung, Yoh, Green, Nguyen

5. Lease Proposal at Imperial Highway Property from Treasure Transportation

Mr. Park advised that at the Committee's direction in February, staff prepared an Exclusive Due Diligence Agreement (EDDA) to support Treasure Transportation to conduct due diligence activities for evaluating a potential lease, including investigation of access requirements with Caltrans and County of Orange. He advised that the EDDA does not authorize Treasure Transportation to occupy or use the Property and is limited solely to due diligence activities. He reported that Treasure Transportation is still reviewing the EDDA and noted that staff will return to the Committee once the review is complete. Director Meeks requested that the terms for the Exclusive Due Diligence Agreement (EDDA) for Treasure Transportation be set at 3 months.

Upon motion by Director Jung, seconded by Director Meeks and carried [5-0], the Committee recommended for approval at the April 15 Board meeting: Set the terms for the Exclusive Due Diligence Agreement (EDDA) for Treasure Transportation at 3 months.

Ayes: Meeks, Jung, Yoh, Green, Nguyen

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

Principal Planner Kevin O'Toole advised that staff recently received and are reviewing revised drafts of the Initial Study/Mitigated Negative Declaration (IS/MND), as required by the California Environmental Quality Act (CEQA), and the revised Remedial Action Plan (RAP) based on comments received from DTSC. He advised that once staff completes its review of these documents, the revised Draft RAP and IS/MND will be submitted to DTSC for review and concurrence and noted that both reports will be required to undergo public review before approval.

ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned at 12:25 p.m.

DocuSigned by:

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Cathy Green, Director