

MINUTES OF THE
PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS
ORANGE COUNTY WATER DISTRICT
March 24, 2023 @ 12:00 p.m.

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

Committee

Steve Sheldon (absent)
Natalie Meeks
Denis Bilodeau
Bruce Whitaker
Roger Yoh

Alternates

Valerie Amezcua
Dina Nguyen (absent)
Van Tran (absent)
Kelly Rowe
Cathy Green (absent)

OCWD Staff

Mike Markus, General Manager
Jeremy Jungreis, General Counsel
Janice Durant, District Secretary
John Kennedy, Executive Director
Greg Woodside, Executive Director
Jason Dadakis, Executive Director
Mehul Patel, Executive Director
Bruce Dosier, Director of Property/IS
Ben Smith, Director of Recharge
Dave Mark, Principal Hydrogeologist

Rudy Emani, City of Anaheim
Craig Parker, City of Anaheim
Travis Van Ligten, Rutan & Tucker
Mike Hefner, Voit Real Estate

CONSENT CALENDAR

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

Ayes: Meeks, Bilodeau, Whitaker, Yoh, Amezcua

1. Meeting Minutes

The Minutes of the Property Management Committee meeting held February 24, 2023 were approved as presented.

MATTERS FOR CONSIDERATION

Item No. 3 was advanced on today's Agenda.

3. Update on Planning Remediation of Former Prado Shooting Areas

Executive Director Greg Woodside recalled that the District has been working with the Department of Toxic Substances Control (DTSC) on planning remediation of the former shooting areas at Pigeon Hill and the Former Clay Target Range in Prado Basin. He noted that the Remedial Investigation / Feasibility Study (RI/FS) that was completed in April 2022 proposed potential remediation alternatives, including an option to consolidate contaminants from the Former Clay Target Range to Pigeon Hill (\$2.8M capital & 30-year O&M cost). Mr. Woodside stated that the DTSC approved the RI/FS and directed OCWD to submit a remedial action plan (RAP) proposing a recommended remediation alternative. During development of the RAP, he stated OCWD staff provided information to DTSC describing a proposed route to haul sediment removed from the Former Clay Target Range to Pigeon Hill, which DTSC indicated was not permissible because: 1) the haul route passes over property not owned by OCWD; and 2) the areas of contamination are not contiguous. Mr. Woodside

then summarized for the Board OCWD's proposed corrective action management unit or "CAMU" at Pigeon Hill. He stated the DTSC asserts OCWD cannot use the CAMU approach because the CAMU approach does not allow transport of the contaminated material over property not owned by OCWD, and two areas of contamination are not "contiguous." Mr. Woodside then presented the following possible alternatives to resolve the current stalemate with DTSC, noting the pros and cons of each: 1) seek to modify the haul route of excavated materials so that the route is entirely on OCWD property; 2) pursue other alternatives discussed in RI/FS (such as excavation with off-site disposal/capping); and 3) evaluate an option to contain waste at each area of contamination (Pigeon Hill and FCTR).

Mr. Woodside recommended the Board proceed with recommendation No. 1, hauling the contamination over OCWD property and building a CAMU located at Pigeon Hill. Mr. Woodside noted that additional discussion is needed with DTSC regarding DTSC's position on the applicability of the CAMU approach at Pigeon Hill, in particular with respect to the two areas of contamination not being contiguous. Special Counsel Van Ligten indicated it is unlikely the DTSC would approve haul routes that go off OCWD property. The Committee then took the following action approving staff recommendation No. 1.

Upon motion by Director Bilodeau, seconded by Director Whitaker and carried [5-0], the Committee recommended that the Board at its March 15 Board meeting: With regard to planning the remediation of the former Prado shooting areas, seek to modify the haul route of excavated materials so the route is entirely on OCWD property with a corrective action management unit "CAMU" constructed at Pigeon Hill.

Ayes: Bilodeau, Meeks, Whitaker, Yoh, Amezcua

2. Engineering Support Services for the Imperial Highway Property

Director of IS/Property Management Bruce Dosier recalled that Voit Real Estate Services was hired to market for lease the District owned 19-acre parcel in Anaheim, west of Imperial Highway for lease. In accordance with Board direction at the March 15 meeting, he stated staff solicited the services of four engineering firms to provide conceptual cost estimates for road access options for potential development of this property. He reported that, to date, only one proposal from Adams Streeter was received for \$66,500 and suggested staff return to the Board when the other proposals have been received and reviewed. Director Meeks requested that the traffic circle option be eliminated as a possible option given the congested nature of traffic in the area. It was suggested that an ad hoc Committee composed of Directors Bilodeau, Yoh, and Meeks be formed to study feasible approaches. The Board concurred that President Green be consulted to form this ad hoc committee.

CHAIR DIRECTION AS TO ITEMS TO AGENDIZE AS MATTERS FOR CONSIDERATION AT THE APRIL 5 BOARD MEETING

It was agreed to place item No. 3 on the Consent Calendar at the April 5 Board meeting.

VERBAL REPORTS

There were no reports given.

ADJOURNMENT

General Counsel Jungreis stated that there was no need to adjourn to Closed Session at today's meeting. There being no further business to come before the Committee, the meeting was adjourned at 12:55 p.m.

DocuSigned by:

Denis Bilodeau

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Denis Bilodeau, Director