

MINUTES OF THE
PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS
ORANGE COUNTY WATER DISTRICT
March 28, 2014 @ 12:00 p.m.

Property Management Committee Chair Sheldon called the Property Management Committee meeting to order at 12 p.m. in Conference Room C-2. The Assistant District Secretary called the Roll and reported a quorum as follows.

Committee Members:

Steve Sheldon
Phil Anthony
Harry Sidhu (arrived 12:05 p.m.)
Denis Bilodeau (arrived 12:05 p.m.)
Roger Yoh

OCWD Staff

Mike Markus, General Manager
Bruce Dosier, Director IS/Property
Judy-Rae Karlsen, Assistant District Secretary
Joel Kuperberg, General Counsel
Don Jackson, John Kennedy, Eleanor Torres

Alternates

Cathy Green
Jan Flory (not present)
Kathryn Barr
Vincent Sarmiento (arrived 12:10 p.m.)
Shawn Dewane

Others:

Jonathan Borrega, Don Calkins - City of Anaheim
Keith Lyon – Municipal Water District of OC

VISITOR PARTICIPATION

There were no persons wishing to address the Committee on matters not on today's Agenda.

CONSENT CALENDAR

The Consent Calendar was approved upon motion by Director Barr, seconded by Director Green and carried [4-0] as follows.

[Yes-Sheldon, Anthony, Green, Dewane/ No - 0]

1. Minutes of Property Management Committee meeting held February 28, 2014

The minutes of the Property Management Committee meeting held February 28, 2014 were approved as presented.

2. License Agreement to Longhouse of the Orange Skies – Santiago Basins

Recommended for approval at the April 2 Board meeting: Approve and authorize execution of a no fee License Agreement with Longhouse of the Orange Skies to store one portable storage container on a portion of the former City of Orange Water Well Site at Santiago Basins on a month-to-month basis.

3. License Agreement to Inland Empire Utilities Agency to Construct two Groundwater Monitoring Wells in Prado Basin

Recommended for approval at the April 2 Board meeting: Approve and authorize execution of a no cost License Agreement to Inland Empire Utilities Agency for the construction of two groundwater monitoring wells with an expiration date of March 31, 2034.

4. Amendment to Right of Way Contracts with Caltrans; Authorizing Easement Deeds to Southern California Edison Co., SMSA Limited Partnership (Verizon Wireless) and Time-Warner Cable Company at Warner Basin

Recommended for approval at the April 2 Board meeting: 1. Approve and authorize execution of Southern California Edison Company Grant of Easement for an underground electrical easement at Warner Basin; 2. Approve and authorize execution of Amendment to Right of Way Contract with the State of California, Department of Transportation for payment of the SCE Grant of Easement fee of \$4,400; 3. Authorize the General Manager to negotiate and execute the proposed Easements Deeds to SMSA Limited Partnership and Time-Warner Cable for aerial communication utility easements; and 4. Authorize the General Manager to negotiate the fee for the Amendment to Right of Way Contract with the State of California Department of Transportation for aerial communication utility easements to SMSA Limited Partnership and Time-Warner Cable, and authorize execution by the General Manager of the Amendment to Right of Way Contract.

Directors Bilodeau and Sidhu arrived at 12:05 p.m. and Director Sarmiento arrived at 12:20 p.m. during discussion of the following item.

MATTER FOR CONSIDERATION

5. Change Order to Environmental Associates, LLC. for Preparation of Environmental Impact Report for Ball Road Basin General Plan Amendment and Zone Change

Director of IS/Property Bruce Dosier reviewed the history of the District's request for the Ball Road Basin General Plan amendment and zoning change. He reported on the City of Anaheim's (City's) requirement that OCWD add additional analysis for 2 "known" projects; the power plant and the proposed park space. Following the staff presentation, the Committee discussed the City's authority to require the additional analysis that will increase the cost of the Environmental Impact Report (EIR) by \$66,800. General Council Joel Kuperberg advised that OCWD could challenge the City and say that OCWD is a passive player (landowner) and is only renting land to CPV, and it has no intention of creating a project for a power plant or a park. The Committee requested that staff transmit a letter to the City of Anaheim requesting it clarify its legal authority for requiring the additional analysis to the District's current EIR process and provide an explanation of their term "known project". The Committee then took the following action.

Upon motion by Director Sheldon, seconded by Director Bilodeau and carried [5-0], the Committee directed staff to transmit a letter to City of Anaheim requesting clarification of the additional analysis in the Environmental Impact Report for the Ball Road Basin General Plan Amendment and Zone Change.

INFORMATIONAL ITEM

6. Status Update on Option to Lease to Orange County Energy Park, LLC for Proposed Electrical Generation Facility on the Ball Road Basin Property

Staff was requested to present this update when Director Flory is present.

DETERMINATION OF ITEMS TO BE PLACED ON CONSENT CALENDAR FOR APRIL 2 BOARD MEETING

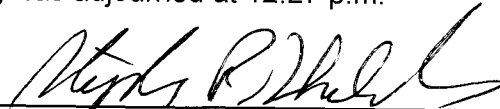
Items No. 2-5 were agreed upon to be placed on the Consent Calendar for the April 2 Board meeting.

GENERAL MANAGER COMMENTS

General Manager Mike Markus reported that the Municipal Water District of OC Elected Officials Forum will be held on April 3 and OCWD Directors are invited to attend.

ADJOURNMENT

There being no further business, the meeting was adjourned at 12:27 p.m.



Stephen Sheldon, Chairman