

MINUTES OF THE
PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS
ORANGE COUNTY WATER DISTRICT
September 22, 2017 @ 12:00 p.m.

Director Sheldon called the Property Management Committee meeting to order at 12:00 p.m. in Conference Room C-2. The Assistant District Secretary called the roll and reported a quorum as follows.

Committee

Steve Sheldon
James Vanderbilt
Vicente Sarmiento
Dina Nguyen
Roger Yoh

OCWD Staff

Mike Markus - General Manager
Bruce Dosier - Director IS/Property
Christina Fuller - Assistant District Secretary
Cindy Leinart - Property Manager

Alternates

Phil Anthony
Cathy Green
Bruce Whitaker
Shawn Dewane (absent)
Denis Bilodeau

CONSENT CALENDAR

The Consent Calendar was approved upon motion by Director Sarmiento, seconded by Director Anthony and carried [5-0].

Ayes: Sheldon, Vanderbilt, Sarmiento, Nguyen, Anthony

1. Minutes of the Meeting

The Minutes of the Property Management Committee meeting held July 28, 2017 were approved as presented.

2. Amendment to Fishing Concession Lease with Corona Recreation, Inc. and Consent to Parking Sublease with D. G. Performance Specialties, Inc. at Warner Basin

Recommended by Committee for approval at October 4 Board meeting: Authorize issuance of Amendment Six to Lease Agreement with Corona Recreation, Inc. and Consent to Parking Sublease that reduces the area for the parking of vehicles at Warner Basin by sublessee D. G. Performance Specialties, Inc. to seven (7) vehicles, and provides consent to the amendment to the Parking Sublease for the reduced number of vehicles.

3. Amendment to Water Well Lease with Yorba Linda Water District (YLWD) for YLWD Production Water Well No. 21

Recommended by Committee for approval at October 4 Board meeting: Approve and authorize execution of Amendment Two to Lease Agreement with Yorba Linda Water District to add Attachment 1, Well 21 Air Valve Exhibit to the existing Lease Agreement as Exhibit "E" to reflect the addition of the Air Valve placed above ground, in the existing Appurtenant Premises.

4. Amendment to Pheasant Hunting Lease with Elaine Raahauge D.B.A. Mike Raahauge's Shooting Enterprises at Prado Basin

Recommended by Committee for approval at October 4 Board meeting: Approve and authorize execution of Amendment Twelve to Pheasant Hunting Lease with Elaine Raahauge d.b.a. Mike Raahauge's Shooting Enterprises that provides for a one-year extension of the lease through September 30, 2018, with the condition that shooting will not be allowed in the Lease Premises and rent to be \$250 per month; with all other terms and conditions remain the same.

MATTER FOR CONSIDERATION

5. Proposal by Riverside County Parks and Open-Space District for Land Exchange at Prado for Santa Ana River Trail (SART) Easements

Director of Property/IS Bruce Dosier reminded the Committee that staff has met with Riverside County Regional Parks (Parks) and Open-Space District for several years to discuss the development of the Santa Ana River Trail (SART). He stated that Riverside County Parks is interested in a portion of the proposed SART on District property in Prado Basin. He reported that staff received a letter from Parks proposing an exchange of property rights in the Prado Basin that includes assigning and transferring properties that Parks leases with the Army Corps of Engineers (Corps) and a parcel in fee to the District in exchange for the District granting permanent easements through District owned parcels for the SART. Executive Director Greg Woodside presented a trail overview and discussed trail partnership and funding. He reviewed the trail location and the offer details from Parks. Mr. Woodside summarized benefits to the District in acquiring the leases currently held by Parks. Mr. Dosier reported that staff is reviewing the proposal and has requested additional information from Parks. The Committee requested that staff include a monthly update on this item.

Upon motion by Director Sheldon, seconded by Director Sarmiento and carried [5-0], the Committee recommended that the Board at its October 4 Board meeting: 1) Authorize the General Manager or his designee to negotiate the terms and conditions of land rights acquisition with Riverside County Parks and the Army Corps of Engineers in exchange for the District granting a trail easement in the District's Prado Basin land to Riverside County Parks for development of the Santa Ana River Trail 2) Authorize an amount not to exceed \$15,000 for conducting an Appraisal, Preliminary Title Report and Phase One Environmental on parcel APN 130-040-006 being offered in fee to the District.

Ayes: Sheldon, Vanderbilt, Sarmiento, Nguyen, Yoh

INFORMATIONAL ITEM

6. Status Update on the General Plan Amendment and Zone Change for the Ball Road Basin Property

Mr. Dosier reported that District staff and the City of Anaheim received a final draft of the Environmental Impact Report (EIR) and are concurrently reviewing the draft. He reported that filing a Notice of Availability is planned for October and should be available for public comment in November.

CHAIR DIRECTION AS TO ITEMS TO AGENDIZE ON THE CONSENT CALENDAR AT THE OCTOBER 4 BOARD MEETING

It was agreed that item Nos. 2- 5 be agendized on the Consent Calendar at the October 4 Board meeting.

ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned at 12:45 p.m.



Steve Sheldon, Chair