

MINUTES OF THE  
PROPERTY MANAGEMENT COMMITTEE MEETING  
WITH BOARD OF DIRECTORS  
ORANGE COUNTY WATER DISTRICT  
September 26, 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 Recording Secretary called the Roll and reported a quorum as follows.

Committee Members:

Steve Sheldon  
Philip Anthony (not present)  
Harry Sidhu (not present)  
Denis Bilodeau (arrived 12:03 p.m.)  
Roger Yoh (arrived 12:05 p.m.)

Alternates

Cathy Green  
Jan Flory  
Kathryn Barr  
Vincent Sarmiento  
Shawn Dewane (not present)

OCWD Staff

Mike Markus, General Manager  
Christina Fuller, Recording Secretary  
Bruce Dosier, Don Jackson, Bill Hunt

Others:

Doug Elliott, Craig Elliot – Corona Recreation  
Pamela Galera - City of Anaheim  
Jonathan Borrego, City of Anaheim Planning

**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 Green, seconded by Director Barr and carried [5-0] as follows.

*[Yes-Sheldon, Green, Flory, Barr Sarmiento/ No - 0]*

1. Minutes of the Meeting

**The minutes of the Property Management Committee meeting held August 22, 2014 were approved as presented.**

**MATTERS FOR CONSIDERATION**

Directors Bilodeau and Yoh arrived during discussion of the following matter.

2. Amendment to Lease Agreement with Corona Recreation, Inc. Modifying Lease Terms and Conditions for Operations at Warner Basin and Anaheim Lake

Director of IS/Property Bruce Dosier reported that at the Board's recommendation, staff met with Corona Recreation's President, Doug Elliott, to negotiate a revised lease with Corona Recreation, Inc. Mr. Dosier updated the Committee on the terms of the new lease. He reported the proposed lease terms as: a 5 year extension to the current Lease to September 30, 2021; a 5 year option to extend Lease with mutual written consent, subject to Board approval; setting the Base Rent at \$6,200 per month or 5% of Gross Receipts, whichever is greater; Modified Rent for Anaheim Lake to stay the same; Annual Base Rent Increase based on increase of Gross Receipts, not to exceed 10% each year; Modified Rent annually adjusted by the Consumer Price Index; and Delete

Paragraph 4.8 (Water) from the Lease. Mr. Elliott thanked the Committee for the chance to negotiate the lease terms during these difficult economic times. After a brief discussion, the Committee took the following action.

**Upon motion by Director Green, seconded by Director Yoh and carried [5-0] the Committee recommended that the Board at its October 1 Board meeting: Authorize execution by the General Manager of Amendment Three to Lease Agreement with Corona Recreation, Inc. under the terms and conditions as presented in the staff report (Table 1 Column # 3, "Corona Recreation Proposed Terms 9/17/14")**

*[Yes-Sheldon, Bilodeau, Yoh, Green, Flory/ No - 0]*

3. Yorba Linda Water District Request for Conceptual Approval for Proposed Water Well at Huckleberry Pond

Mr. Dosier reported the District received a letter from the Yorba Linda Water District (YLWD) requesting consideration to conceptually approve YLWD's request for a well site and pipeline easement for the proposed Well No. 22 location at Huckleberry Pond, at the south end of Fee Ana Street, Anaheim. Mr. Dosier noted the District staff has discussed the project with YLWD staff and at this time has no concerns with the location of the proposed well site. After a brief discussion on the impact of the proposed well on District property the Committee took the following action.

**Upon motion by Director Yoh, seconded by Director Green and carried [5-0] the Committee recommended that the Board at its October 1 Board meeting: Conceptually approve Yorba Linda Water District's request for a well site and pipeline easement for the proposed Well No. 22; and direct staff to negotiate the lease terms and conditions and return to Committee for final review and approval**

*[Yes-Sheldon, Bilodeau, Yoh, Green, Flory/ No - 0]*

4. Draft Letter of Support for the Anaheim Canyon Specific Plan

Mr. Dosier reminded the Committee the City of Anaheim (City) is making changes to the Anaheim Canyon Specific Plan (ACSP) which would change the zoning for three District parcels. He advised the committee on specific changes in land use rights. Jonathan Borrego from City of Anaheim Planning showed the map of open space areas and District properties that will change. After a discussion on the changes in land use rights, the Committee took the following action.

**Upon motion by Director Flory, seconded by Director Sheldon and carried [5-0] the Committee recommended that the Board at its October 1 Board meeting: Direct staff to transmit letter to the City of Anaheim regarding zoning changes to District properties within the Anaheim Canyon Specific Plan (ACSP), indicating that the District is supportive of the changes with the condition that the City include language in the ACSP and the City's General Plan that specifically states that the Open Space/Water zoning and Water land use designation would allow various non-water development uses by right or by Conditional Use Permit (CUP) without changing the Specific Plan or the General Plan; and that the District opposes the City taking any credit for the OCWD open space land proposed in the ACSP**

*[Yes- Sheldon, Bilodeau, Yoh, Green, Flory/ No - 0]*

**ITEMS TO BE PLACED ON CONSENT CALENDAR FOR OCTOBER 1 BOARD MEETING**

The Committee determined that Items No. 2-4 be placed on the Consent Calendar for the October 1 Board meeting

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 12:35 p.m.

A handwritten signature in black ink, appearing to read "Stephen Sheldon", written over a horizontal line.

Stephen Sheldon, Chair