

MINUTES OF THE PROPERTY MANAGEMENT COMMITTEE MEETING  
WITH BOARD OF DIRECTORS  
ORANGE COUNTY WATER DISTRICT  
March 22, 2024 @ 12:00 p.m.

Director Sheldon 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  
Natalie Meeks Arrived 12:02 p.m.  
Denis Bilodeau  
Bruce Whitaker  
Roger Yoh

OCWD Staff

John Kennedy, General Manager  
Bruce Dosier, Director of IS/Property Management  
Jeremy Jungreis, General Counsel  
Daniel Park, Property Manager  
Chris Olsen, Executive Director of Engineering & Water Resources  
Mehul Patel, Executive Director of Operations  
Lisa Haney, Executive Director of Planning & Natural Resources  
Dave Mark, Principal Hydrogeologist  
Leticia Villarreal, Assistant District Secretary

Alternates

Valerie Amezcua (absent)  
Dina Nguyen (absent)  
Van Tran (absent)  
Erik Weigand  
Cathy Green (absent)

**CONSENT CALENDAR (ITEMS NO. 1 – 2)**

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

**Ayes: Sheldon, Meeks, Bilodeau, Whitaker, Yoh**

1. Meeting Minutes

**The Minutes of the Property Management Committee meeting held February 23, 2024 were approved as presented.**

2. Proposed Agreement with City of Villa Park to Repair Storm Drain at Blue Diamond Basin and Establish Future Maintenance Responsibility

**Recommended for approval at April 3 Board meeting: Authorize the General Manager to finalize negotiations and execute the Repair and Maintenance Agreement with the City of Villa Park for Drainage Facilities and Slope Repairs on District Property; and to negotiate and execute a Drainage Easement, subject to General Counsel approval**

**MATTER FOR CONSIDERATION**

3. Status Update on the California Department of Transportation (CALTRANS) Decertification of Property at Burris Basin

Director of IS/Property Bruce Dosier recalled that the District had started a decertification request back in 2017 with Caltrans for 1.39-acre property on the southern portion of Burris Basin where the Islands Golf is located. The area was previously believed thought to be District property but in reviewing the boundaries it was discovered to be Caltrans property. The District then entered an application requesting that Caltrans decertify the property. In the interim the District has had a rental agreement for the piece of land. He advised that Caltrans had recently sent staff a letter advising that Caltrans had seen a 2% annual increase in traffic flow on the adjacent northbound onramp from Ball

Road to State Route 57 (SR-57) freeway, and they anticipate having to widen it in the future, and that Caltrans will no longer consider the decertification of the parcel. Director Bilodeau shared that he and Director Meeks serve on the Toll Road board together and they would try to approach the Director of Caltrans, Lan Zhou to solicit a conversation to make some headway. Staff will continue to give committee updates.

## **INFORMATIONAL ITEMS**

### **4. Status Update Regarding the District's Imperial Highway Property**

Mr. Dosier reported that at the January 24 committee meeting, Director Weigand had suggested contacting Assemblyperson Chen's and State Senator Min's office for assistance in meeting with Caltrans to discuss conceptual access to the Imperial Highway property. He shared that he and legislative affairs staff contacted both offices and they were responsive with getting back to staff and that he remains optimistic to have an update from Caltrans soon. He advised the committee that according to the District's real estate agents, the property continues to attract interest but until the access issue is resolved it is difficult to attract a tenant. He reported that the District's contracted civil engineering firm, Adams Streeter, continues to work on the Site Development Analysis for the property. Mr. Dosier will continue to bring monthly updates to the committee.

### **5. Status Update on the City of Anaheim's Proposed OC River Walk Project**

Mr. Dosier reported staff revised the draft Cooperative Agreement provided by the City of Anaheim and submitted it to the City on January 10, 2024. He reported that staff recently contacted the City for status on the draft and the District is waiting for their response. General Manager John Kennedy reported that he spoke with J.J. Jimenez, Parks Director for the City, who advised that the City was not ready to respond to the District's latest comments. He advised that the City is negotiating with several agencies, and they are not ready to address the level of detail in the draft provided by the District. Mr. Kennedy suggested inviting Mr. Jimenez to next month's committee meeting for an update.

### **6. Status Update on Planning Remediation of Former Prado Shooting Areas**

Executive Director of Planning and Natural Resources Lisa Haney recalled that at the November 2023 committee meeting, staff updated the committee that DTSC had finally approved consolidating the two sites into one and formed a Corrective Action Management Unit (CAMU). Ms. Haney reported that 1) OCWD submitted a CEQA project description and updated project schedule to DTSC and a response is expected in early April. Once that is received, CEQA Technical Studies can begin. 2) OCWD is fine tuning the Remedial Action Plan (RAP) which is anticipated in Fall of 2024 which are the steps on how we will do the remediation work. 3) The Flyway Foundation sub-leases the USACE property, and OCWD needs approval from them for road access. Staff has met with them, and they are supportive and understanding of the work. 4) The District's consultant, AECOM, is updating their scope of work (SOW) and budget as they have incurred extra costs because of the delays and are including extra work not included in the original scope. She reported that obtaining the Temporary Exclusivity from USACE require review and concurrence from many departments within the USACE thus making it a slow process and timing of the project relies on obtaining written exclusivity agreement. She stated that to maintain the Summer 2025 remediation schedule OCWD must continue project planning prior to receiving key approvals and control of the schedule.

## **CHAIR DIRECTION AS TO ITEMS TO AGENDIZE AS MATTERS FOR CONSIDERATION AT THE APRIL 3 BOARD MEETING**

It was agreed to place Item Nos. 2-3 on the on the Consent Calendar at the April 3 Board meeting.

## ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned at 1:00 p.m.

DocuSigned by:  
*Leticia Villarreal* 5/20/2024  
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Leticia Villarreal, Assistant District Secretary