

MINUTES OF THE PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS
ORANGE COUNTY WATER DISTRICT
April 26, 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
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
Dave Mark, Principal Hydrogeologist
Christina Fuller, District Secretary

Alternates

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

CONSENT CALENDAR (ITEMS NO. 1 – 4)

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 March 22, 2024 were approved as presented.

2. Amendment to Duck Hunting Lease with Elaine Raahauge D.B.A. Mike Raahauge's Shooting Enterprises

Recommended for approval at May 15 Board meeting: Approve and authorize execution of Amendment Twenty-Three to Lease with MRSE to extend the lease for a duck hunting concession on District property at Prado Basin for the 2024/25 duck hunting season with a new expiration date of June 30, 2025.

3. Amendment to Duck Hunting Lease with Prado Basin Duck Club

Recommended for approval at May 15 Board meeting: Approve and authorize execution of Amendment Nineteen to Lease with PBDC to extend the lease for a duck hunting concession on District property at Prado Basin for the 2024/25 duck hunting season with a new expiration date of June 30, 2025.

4. Appraisal Services for the Mid-Basin Injection Site Rental Adjustment

Recommended for approval at May 15 Board meeting: Authorize execution of contract with CBRE for Appraisal Services for the appraisal of the Mid-Basin Injection Well Site in accordance with the Lease with Orange County Flood Control District.

MATTERS FOR CONSIDERATION

5. Corona Recreation, Inc. Request to Expand Radio Control Electric Car Track at Warner Basin

Property Manager Daniel Park recalled that in February 2021, the District authorized Corona Recreation to construct and operate a radio control electric car dirt track (RC Track) on the Leased Premises, located at the front entrance on La Palma Avenue. He advised that Corona Recreation has requested the RC Track be expanded to include a removable asphalt track on the empty grass area adjacent to the existing RC Track. He reported that Mr. Elliott estimates a total investment cost of \$125,450, which includes materials, construction labor, lighting, timing sensors, computer software, cameras, driver's platform, two storage Tuff Sheds, tents for the pit area, and tables/chairs for the pit area. He advised that Mr. Elliott estimates the two track venues combined will bring in a total annual gross income of \$250,000, of which the District will receive 5%. Mr. Park advised that staff has no objection to Mr. Elliott's request and recommends an amendment to the Lease to expand the RC Track to include the proposed removable asphalt track.

Upon motion by Director Whitaker, seconded by Director Yoh and carried [5-0], the Committee recommended that the Board at its May 15 Board meeting: Approve and authorize execution of Amendment Ten to Lease with Corona Recreation to expand the RC Track to include a removable asphalt track.

Ayes: Sheldon, Meeks, Bilodeau, Whitaker, Yoh

6. Planning Remediation of Former Prado Shooting Areas – In-Place Remediation Alternative Comparison

Senior Planner Kevin O'Toole recalled that the District is working with the Department of Toxic Substances Control (DTSC) to address soil contamination at former shooting areas at Pigeon Hill and the Former Clay Target Range in Prado Basin. He advised that OCWD's current Corrective Action Management Unit (CAMU) approach involves hauling material across Prado Basin and consolidating contaminated soils from both sites into a containment structure at Pigeon Hill. He noted that at the March 2024 Property Committee Meeting, staff provided an overview of the necessary permits and approvals needed from outside regulatory agencies and the Army Corps to allow for the two necessary river crossings. He stated that staff also informed the Committee of newly identified constraints on the remediation schedule including flood season, bird nesting season, duck hunting season, and dove hunting season. He recalled that the Committee noted that most of the permits, approvals and schedule constraints are related to the haul route and river crossings. He advised that in response, staff suggested an in-place remediation alternative that would potentially be more cost effective with less permit restraints. Mr. O'Toole stated that in-place remediation has fewer permitting requirements, less access limitations, and is more cost effective. He advised that eliminating the haul route removes key project challenges, reduces risks and is only dependent on nesting birds. He presented the remediation cost differences and O&M comparison and advised that \$800,000 would be saved with in-place remediation. He reported that the in-place remediation alternative would achieve nearly identical remediation goals as the CAMU consolidation approach, except for potential land use restrictions for approximately 1-acre at Former Clay Target Range. He advised that by remediating in-place many of the permits and agreements associated with the two river crossings can be avoided, which will greatly expedite the planning process and save the District substantial time and money. He advised that remediating in-place also has the benefit of not requiring use of US Army Corps of Engineers (USACE) property, removing the need to obtain a written exclusivity agreement from the USACE and coordinating with lessees. Mr. O'Toole stated that AECOM has provided OCWD with a verbal estimate that consultant support to obtain the 401, 404, 408 and 1600 permits would cost approximately \$50,000, which does not include the permit fees, staff time, or potential schedule delays that will increase costs to the planning portion of the project with the current approach.

**Upon motion by Director Bilodeau, seconded by Director Whitaker and carried [5-0], the Committee recommended that the Board at its May 15 Board meeting: 1) Direct staff to discontinue pursuing remediation through consolidation, and 2) Direct staff to analyze in-place remediation option with support from AECOM.
Ayes: Sheldon, Meeks, Bilodeau, Whitaker, Yoh**

INFORMATIONAL ITEMS

7. Status Update on the City of Anaheim's Proposed OC River Walk Project

City of Anaheim Parks Manager JJ Jimenez provided an update on the OC River Walk project that would be adjacent to and within the Santa Ana River between approximately Ball Road and Orangewood Avenue. Mr. Jimenez provided an overview of project goals, project funding, partners and a land/lease update. Staff was directed to work with the City in negotiating a Memorandum of Understanding (MOU).

8. Status Update Regarding the District's Imperial Highway Property

Director of Property Management Bruce Dosier reported that on April 3, 2024, staff met with Caltrans staff to discuss the access concepts to the property previously outlined in the January 4 letter. He stated that the discussion regarded two potential options: an "intersection" and a "roundabout", which Caltrans staff expressed reservations about both options. He reported that Caltrans advised that neither the "intersection" nor "roundabout" options were favorable and suggested that OCWD explore an alternative option that did not include Imperial Highway, such as a bridge over the Santa Ana River. Mr. Dosier informed the Committee that subsequent to the meeting with Caltrans, Adam Streeter facilitated a meeting with a traffic engineer involved in ongoing projects in the City of Anaheim who is familiar with the Imperial Highway property and its access issues. He reported that the engineer confirmed what Caltrans had discussed with staff, however, advised that at this point it is not a traffic engineering issue, but rather a use issue, and, depending on the proposed use, deviation from highway design standards could potentially be justified. Mr. Dosier advised that Adam Streeter will finalize the site development analysis and staff will return to the Committee for direction on moving forward.

9. Quarterly Report on Leases and Permits/Licenses for the Period Ending March 31, 2024

Property Manager Daniel Park reported that the year over year increase in the 1st quarter was primarily due to the early recordation of the April 2024 rent payment from Mike Rahaauage Shooting Enterprises along with the late recordation of the December 2023 rent from Sandwood Enterprises. He stated that the lease with Prado Basin Duck Club expires on June 30, 2024 and the Lease with Raahauge Shooting Enterprises, Duck Hunting Lease, expires on June 30, 2024. Mr. Park advised that all Lessees and Permittees/Licensees are in full compliance with the terms of their lease/permit/license, and all are current with their rent.

CHAIR DIRECTION AS TO ITEMS TO AGENDIZE AS MATTERS FOR CONSIDERATION AT THE MAY 15 BOARD MEETING

It was agreed to place Items No. 2-6 on the on the Consent Calendar at the May 15 Board meeting.

ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned at 1:20 p.m.

DocuSigned by:
Steve Sheldon
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Steve Sheldon, Chair