

AGENDA
PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS *
ORANGE COUNTY WATER DISTRICT
18700 Ward Street, Fountain Valley CA 92708
Friday, March 24, 2023, 12:00 p.m. Conference Room C-2

*The OCWD Property Management Committee meeting is noticed as a joint meeting with the Board of Directors for the purpose of strict compliance with the Brown Act and it provides an opportunity for all Directors to hear presentations and participate in discussions. Directors receive no additional compensation or stipend as a result of simultaneously convening this meeting. Items recommended for approval at this meeting will be placed on **April 5, 2023**, Board meeting Agenda for approval.

This meeting will be held in person. As a convenience for the public, the meeting may also be accessed by Zoom Webinar and will be available by either computer or telephone audio as indicated below. Because this is an in-person meeting and the Zoom component is not required, but rather is being offered as a convenience, if there are any technical issues during the meeting, this meeting will continue and will not be suspended.

Computer Audio: You can join the Zoom meeting by clicking on the following link:
<https://ocwd.zoom.us/j/81364630427>

Meeting ID: 813 6463 0427

Telephone Audio: (213) 338 8477

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| Teleconference Sites: Al Viminale Hill Inn & Hotel, 38 Rome 00184 Italy 10382 Bonnie Drive, Garden Grove, CA 19 Cannery, Buena Park, CA 1037 Sherwood, Santa Ana, CA * Members of the public may attend and participate at all locations. |
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ROLL CALL

ITEMS RECEIVED TOO LATE TO BE AGENDIZED

RECOMMENDATION: Adopt resolution determining need to take immediate action on item(s) and that the need for action came to the attention of the District subsequent to the posting of the Agenda (requires two-thirds vote of the Board members present, or, if less than two-thirds of the members are present, a unanimous vote of those members present.)

VISITOR PARTICIPATION

Time has been reserved at this point in the agenda for persons wishing to comment for up to three minutes to the Board of Directors on any item that is not listed on the agenda, but within the subject matter jurisdiction of the District. By law, the Board of Directors is prohibited from taking action on such public comments. As appropriate, matters raised in these public comments will be referred to District staff or placed on the agenda of an upcoming Board meeting.

At this time, members of the public may also offer public comment for up to three minutes on any item on the Consent Calendar. While members of the public may not remove an item from the Consent Calendar for separate discussion, a Director may do so at the request of a member of the public.

CONSENT CALENDAR (ITEMS NO. 1)

All matters on the Consent Calendar are to be approved by one motion, without separate discussion on these items, unless a Board member or District staff request that specific items be removed from the Consent Calendar for separate consideration.

1. MINUTES OF PROPERTY MANAGEMENT COMMITTEE MEETING HELD FEBRUARY 24, 2023

RECOMMENDATION: Approve minutes as presented

MATTERS FOR CONSIDERATION

2. ENGINEERING SUPPORT SERVICES FOR THE IMPERIAL HIGHWAY PROPERTY

RECOMMENDATION: Agendize for April 5 Board meeting: Direct staff as appropriate

3. UPDATE ON PLANNING REMEDIATION OF FORMER PRADO SHOOTING AREAS

RECOMMENDATION: Agendize for April 5 Board meeting: Direct staff as appropriate

CHAIR DIRECTION AS TO ITEMS TO AGENDIZE AS MATTERS FOR CONSIDERATION AT THE APRIL 5 BOARD MEETING

DIRECTORS' COMMENTS/REPORTS

GENERAL MANAGER'S COMMENTS/REPORTS

RECESS TO CLOSED SESSION

- CONFERENCE WITH REAL PROPERTY NEGOTIATORS
[Government Code Section 54956.8]
Real property located at: Parcels (2)
253-451-04 – 14971 East Ball Road, Anaheim, CA 92806
253-451-07 – 14893 East Ball Road, Anaheim, CA 92806
OCWD negotiators: Bruce Dosier
Negotiating parties: Too Be Determined
Under negotiation: Price and terms

RECONVENE IN OPEN SESSION

ADJOURNMENT

PROPERTY MANAGEMENT COMMITTEE

Committee Members

Steve Sheldon - Chair
Natalie Meeks - Vice Chair
Denis Bilodeau
Bruce Whitaker
Roger Yoh

Alternates

Valerie Amezcua - Alternate 1
Dina Nguyen - Alternate 2
Van Tran - Alternate 3
Kelly Rowe - Alternate 4
Cathy Green - Alternate 5

In accordance with the requirements of California Government Code Section 54954.2, this agenda has been posted at the guard shack entrance and in the main lobby of the Orange County Water District, 18700 Ward Street, Fountain Valley, CA and on the OCWD website not less than 72 hours prior to the meeting date and time above. All written materials relating to each agenda item are available for public inspection in the office of the District Secretary. Backup material for the Agenda is available at the District offices for public review and can be viewed online at the District's website: www.ocwd.com

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the District Secretary at (714) 378-3233, by email at jdurant@ocwd.com by fax at (714) 378-3373. Notification 24 hours prior to the meeting will enable District staff to make reasonable arrangements to assure accessibility to the meeting.

As a general rule, agenda reports or other written documentation has been prepared or organized with respect to each item of business listed on the agenda, and can be reviewed at www.ocwd.com. Copies of these materials and other disclosable public records distributed to all or a majority of the members of the Board of Directors in connection with an open session agenda item are also on file with and available for inspection at the Office of the District Secretary, 18700 Ward Street, Fountain Valley, California, during regular business hours, 8:00 am to 5:00 pm, Monday through Friday. If such writings are distributed to members of the Board of Directors on the day of a Board meeting, the writings will be available at the entrance to the Board of Directors meeting room at the Orange County Water District office.

MINUTES OF THE
PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS
ORANGE COUNTY WATER DISTRICT
February 24, 2023 @ 12:00 p.m.

Due to the continuing state of emergency declared by the Governor related to preventing the spread of COVID-19 and pursuant to Government Code Section 54953(e), Director Bilodeau called the Property Management Committee meeting to order via Zoom. Members of the public also participated via Zoom. The Secretary called the roll and reported a quorum as follows:

Committee

Steve Sheldon (absent)
Natalie Meeks (absent)
Denis Bilodeau
Bruce Whitaker
Roger Yoh (arrived 12:10 p.m.)

OCWD Staff

John Kennedy, Executive Director
Jeremy Jungreis, General Counsel
Christina Fuller, Asst. District Secretary
Bruce Dosier, Director of Property/IS

Mike Vernick, Voit Real Estate

Alternates

Valerie Amezcua (absent)
Dina Nguyen (absent)
Van Tran (absent)
Kelly Rowe
Cathy Green

CONSENT CALENDAR

The Consent Calendar was approved upon motion by Director Whitaker, seconded by Director Green, and carried [3-0-1] as follows:

Ayes: Bilodeau, Whitaker, Green

Abstain: Rowe

1. Meeting Minutes

The Minutes of the Property Management Committee meeting held January 27, 2023 were approved as presented.

Director Yoh arrived during discussion of the following item.

MATTER FOR CONSIDERATION

2. Review of Potential Access Options for the Imperial Highway Property South of Santa Ana River

Director of IS/Property Management Bruce Dosier recalled that at the January Committee meeting, staff was directed to work with Voit Real Estate (Voit) to provide property access options and determine additional information required to issue an RFQ/RFP for development services. He advised that staff worked with Voit to develop conceptual options for access, which presented challenges as acquiring property rights from Caltrans and other parties would be necessary, along with building bridges over the SAR and tunneling under Imperial Highway. He stated that in order to explore issuing an RFQ/RFP for development services, staff recommends contracting for Engineering Support Services to provide conceptual cost estimates for each access option and developing key information about the Property. Mr. Dosier advised that this information includes analyzing the property boundary, plotting existing easements, researching storm drains, sewer,

water, and utilities, preparing grading, drainage, and water quality plans, and conceptual street widening based on access options. He reported that after soliciting quotes from engineering firms, staff will return to the Committee for Board approval to contract with an engineering firm.

Upon motion by Director Bilodeau, seconded by Director Rowe and carried [5-0], the Committee recommended that the Board at its March 15 Board meeting: Direct Staff to engage an engineering firm to provide conceptual cost estimates for each access option and to develop key information about the property.

Ayes: Bilodeau, Whitaker, Yoh, Rowe, Green

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

It was agreed to place item No. 2 on the Consent Calendar at the March 15 Board meeting.

VERBAL REPORTS

There were no reports given.

ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned at 12:30 p.m.

Denis Bilodeau, Director

AGENDA ITEM SUBMITTAL

Meeting Date: March 24, 2023

To: Property Management Committee/
Board of Directors

From: Mike Markus

Staff Contact: B. Dosier/D. Park

Budgeted: N/A

Budget Amount: N/A

Annual Revenue: N/A

Funding Source: N/A

Program/Line Item No.: N/A

General Counsel Approval: N/A

Engineers/Feasibility Report: N/A

CEQA Compliance: N/A

Subject: ENGINEERING SUPPORT SERVICES FOR THE IMPERIAL HIGHWAY PROPERTY

SUMMARY

The District owns a 19-acre land parcel in Anaheim, west of Imperial Highway and south of the Santa Ana River. Voit Real Estate Services (Voit) has been hired to market the property for a potential tenant. At its March 15 meeting, the Board of Directors authorized staff to engage an engineering firm to provide conceptual cost estimates for road access options and other key information relevant to the Property that may be required to issue a Request for Quote/ Request for Proposals (RFQ/RFP) for potential development of the Property. Staff will update the Committee and is seeking direction.

Attachment(s): Imperial Highway Property

RECOMMENDATION

Agendize for April 5 Board meeting: Direct staff as appropriate

DISCUSSION/ANALYSIS

The District owns a 19-acre land parcel in Anaheim (APN 358-291-01) located west of Imperial Highway and south of the SAR. The Property has access through a gate entrance on the southbound side of Imperial Highway, which passes over a portion of the Santa Ana River Trail. This trail and gate are maintained by the County of Orange, and the District has limited access to the Property for maintenance purposes, as outlined in a Grant Deed transfer in 1973 that conveyed portions of District land to Caltrans.

The Property was previously leased by Sunny Slope to operate a wholesale container tree nursery and is currently vacant. At its November 16, 2022 meeting, the Board authorized staff to engage the services of Voit to market the Property and seek other tenants as appropriate. Additionally, staff has contacted Caltrans regarding the approval process for a potential tenant to obtain access rights from Imperial Highway to the Property.

At the January Committee meeting, staff was directed to work with Voit to provide road access options and other key information relevant to the Property that may be required to issue a Request for Quote/ Request for Proposals (RFQ/RFP) for potential development of the Property. Staff worked with Voit to develop conceptual options for access, which all presented challenges as acquiring property rights from Caltrans and other parties would be necessary, along with

building bridges over the SAR and tunneling under Imperial Highway. Five conceptual access options were presented at the February Committee meeting. At the direction of the Committee, an additional option providing for a new intersection with the west-bound 91 freeway was added to the list of options.

At its March 15 meeting, the Board authorized staff to engage an engineering firm to provide Support Services to provide conceptual cost estimates for each access option and to develop key information about the Property to explore issuing an RFQ/RFP for potential development. This information includes analyzing the property boundary, plotting existing easements, researching storm drains, sewer, water, and utilities, preparing grading, drainage, and water quality plans.

Staff has solicited quotes for Engineering Support Services from the following engineering firms: Adams Streeter, Tetra Tech, Stantec and Kennedy Jenks. Staff has also requested a Preliminary Title Report (PTR) from Fidelity National Title to determine encumbrances on the Property. Staff expects to have quotes by the committee meeting and will review them with the Committee.

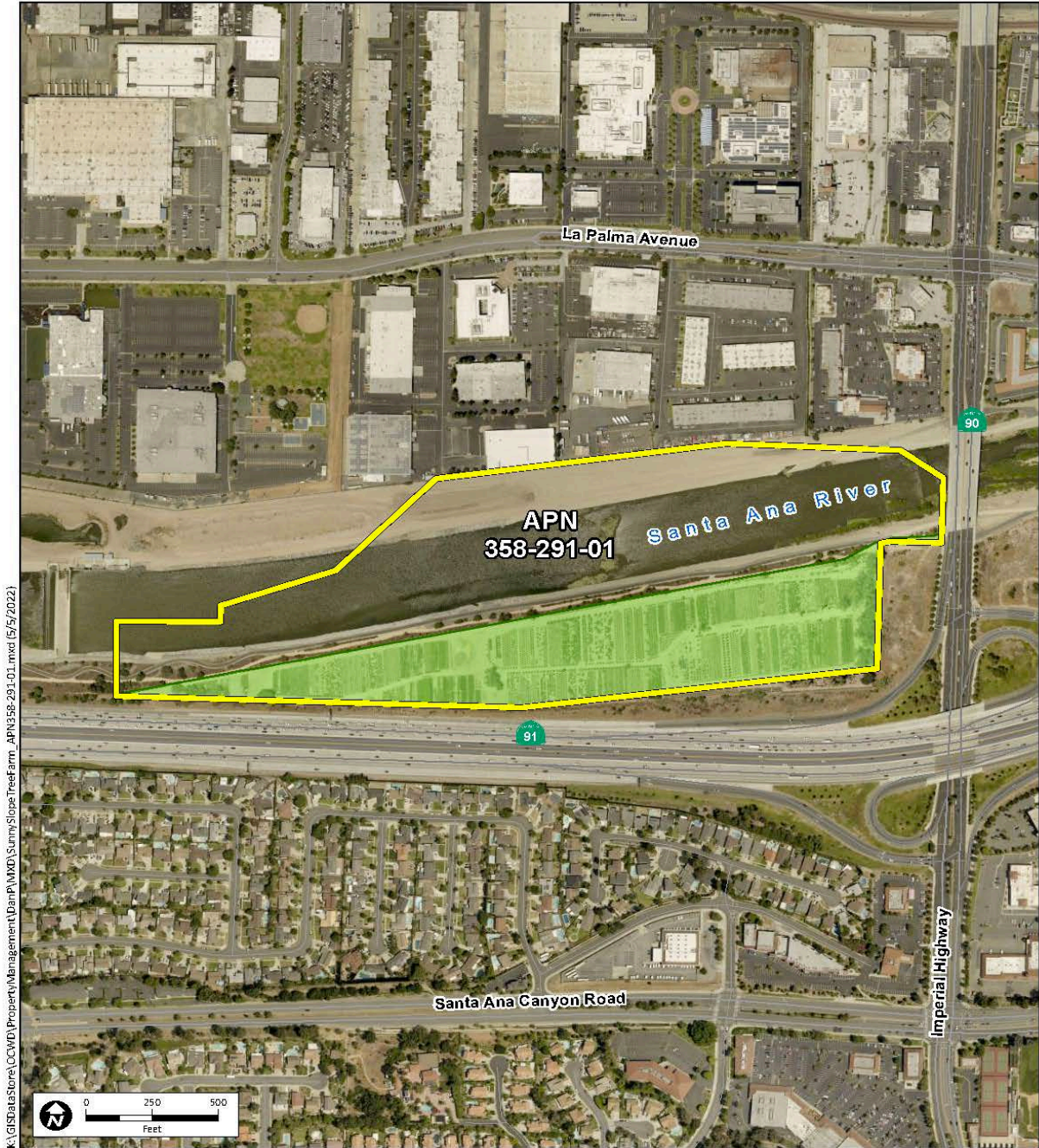
Staff will provide an update and seek direction from the Committee.

PRIOR RELEVANT BOARD ACTION(S)

3/15/2023, M22-XXX: Authorize staff to engage an engineering firm to provide conceptual cost estimates for the access options and to develop key information about the Property



11/16/2022, M22-116: Authorize staff to engage the services of Voit Real Estate Services to market the property being vacated by Sunny Slope Tree Farm for Lease

LOCATION MAP



K:\GISDataStore\OCWD\PropertyManagement\DanP\WMD\SunnySlopeTreeFarm_APN358-291-01.mxd (5/5/2022)



-  OCWD Owned Parcel (APN 358-291-01)
-  Sunny Slope Tree Farm Leased Area

Sunny Slope Tree Farm Co.
OCWD Lease APN 358-291-01

SOURCE: OCWD (05/2022); OCPW (2021)

AGENDA ITEM SUBMITTAL

Meeting Date: March 24, 2023

To: Property Management
Committee/Board of Directors

From: Mike Markus

Staff Contact: G. Woodside

Budgeted: N.A.

Budgeted Amount: N.A.

Cost Estimate: N.A.

Funding Source: N.A.

Program/ Line Item No. N.A.

General Counsel Approval: N.A.

Engineers/Feasibility Report: N.A.

CEQA Compliance: N.A.

Subject: UPDATE ON PLANNING REMEDIATION OF FORMER PRADO SHOOTING AREAS

SUMMARY

The District has been working with the Department of Toxic Substances Control (DTSC) on planning remediation of the former shooting areas at Pigeon Hill and the Former Clay Target Range in Prado Basin. The Remedial Investigation / Feasibility Study (RI/FS) for the former shooting areas in Prado Basin was completed in April 2022. In June 2022, the Board identified waste consolidation at the Pigeon Hill site with remediation to unrestricted land use at the Former Clay Target Range site as the tentatively identified preferred remedy for the former Prado Shooting areas. Staff will update the Committee regarding roadblocks that have arisen to the proposed approach outlined in the RI/FS.

RECOMMENDATION

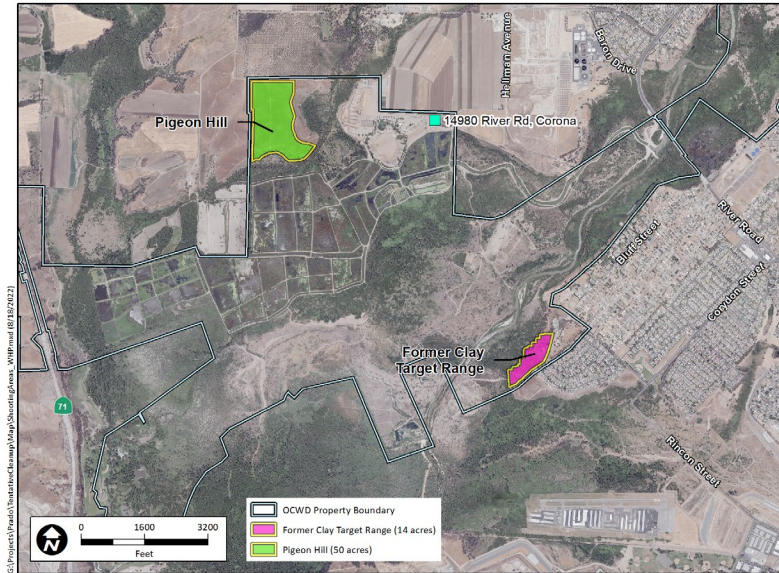
Direct staff as appropriate

DISCUSSION/ANALYSIS

The Remedial Investigation / Feasibility Study (RI/FS) for the former shooting areas in Prado Basin was completed in April 2022. In June 2022, the Board identified waste consolidation at the Pigeon Hill site with remediation to unrestricted land use at the Former Clay Target Range site as the tentatively identified preferred remedy for the former Prado Shooting areas.

Figure 1 below shows the locations of the former shooting areas addressed by the remedy identified in the RI/FS.

Figure 1
Location Map for Pigeon Hill and Former Clay Target Range Sites



Staff will update the Committee regarding roadblocks that have arisen to the proposed approach outlined in the RI/FS.

PRIOR RELEVANT BOARD ACTIONS

9/7/2022, R22-9-123 - 1) Authorize the General Manager to negotiate and execute Amendment No. 1 to the District's agreement with the Department of Toxic Substances Control Authorize to update the scope of work for preparation of the Remedial Action Plan, DTSC's Community Participation process, and revise the boundaries of the site; Authorize preparation of a Remedial Action Plan for the remediation of the Former Clay Target Range and Pigeon Hills area; and Approve and authorize execution of Amendment No. 7 to Agreement No. 1321 with AECOM to prepare a Remedial Action Plan for the Former Clay Target Range and Pigeon Hill area for an amount not to exceed \$155,048

6/1/2022, R22-6-67 - 1) Identify Alternative 4 (waste consolidation at Pigeon Hill site) with Land Use Scenario C (unrestricted land use at entire Former Clay Target Range site) as the tentatively identified preferred remedy, subject to completion of environmental documentation; and 2) Approve and authorize execution of Amendment No. 6 to Agreement No. 1321 with AECOM to prepare an Initial Study/Mitigated Negative Declaration for the former Prado shooting areas Pigeon Hill and Former Clay Target Range for an amount not to exceed \$94,128

9/15/2021, R21-9-143 - Approve and authorize execution of Amendment No. 5 to Agreement No. 1321 with AECOM to prepare an updated RI/FS for the former Prado shooting areas for an amount not to exceed \$87,998.

12/16/2020, R20-12-165 - Authorize approval of Amendment No.4 to Agreement No. 1321 with AECOM to conduct additional field sampling for an amount not to exceed \$74,411; authorize reimbursement for Department of Toxic Substances Control oversight expenses for the period from July 1, 2020 to June 30, 2021 for an amount not to exceed \$62,752

5/6/2020, R20-5-55 - Approving Amendment No. 3 to Agreement No. 1321 with AECOM to support a Supplemental Remedial Investigation, Focused Remedial Investigation/Feasibility Study and Remedial Action Plan for the Prado Shooting Areas for an amount not to exceed \$215,937.

9/18/19, M19-122 - Authorize \$67,068 additional funding for finalization of the risk assessment and waste consolidation plan at the Prado Shooting Range to be paid as follows: DTSC \$42,268 and AECOM \$24,800.

10/7/2015, R15-10-141 - Authorize the General Manager to finalize negotiations and execute an Agreement with AECOM Technical Services Inc. for an amount not to exceed \$222,938 for a focused remedial investigation and feasibility study of the Prado shooting areas

7/1/15, M15-104 - Authorize issuance of a revised Request for Proposals for a Focused Remedial Investigation & Feasibility Study of the Prado Shooting Areas (to include a 20-year and 30-year study period).

02/04/15, M15-22, Authorizing Board President to appoint Property ad hoc Committee to review issues related to Elaine Raahauge d.b.a. Mike Raahauge's Shooting Enterprises.