

REVISED  
AGENDA  
PROPERTY MANAGEMENT COMMITTEE MEETING  
WITH BOARD OF DIRECTORS \*  
ORANGE COUNTY WATER DISTRICT  
18700 Ward Street, Fountain Valley CA 92708  
**Friday, May 26, 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 **June 7, 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**

Teleconference Sites: 10382 Bonnie Drive, Garden Grove, CA 19 Cannery, Buena Park, CA 20 Civic Center Plaza, Room 813, Santa Ana * Members of the public may attend and participate at all locations.
---

## 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- 4)**

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 APRIL 28, 2023**

RECOMMENDATION: Approve minutes as presented

2. **AMENDMENT TO DUCK HUNTING LEASE WITH ELAINE RAAHAUGE D.B.A. MIKE RAAHAUGE'S SHOOTING ENTERPRISES**

RECOMMENDATION: Agendize for June 7 Board meeting: Approve and authorize execution of Amendment Twenty-Two to Lease with MRSE to extend the lease for a duck hunting concession on District property at Prado Basin for the 2023/24 duck hunting season with a new expiration date of June 30, 2024, with a 5% annual increase

3. **AMENDMENT TO DUCK HUNTING LEASE WITH PRADO BASIN DUCK CLUB**

RECOMMENDATION: Agendize for June 7 Board meeting: Approve and authorize execution of Amendment Eighteen to Lease with PBDC to extend the lease for a duck hunting concession on District property at Prado Basin for the 2023/24 duck hunting season with a new expiration date of June 30, 2024

4. **REQUEST BY MIKE RAAHAUGE SHOOTING ENTERPRISES FOR CATTLE GRAZING ON PIGEON HILL AND SOUTH BLUFF AT PRADO BASIN**

RECOMMENDATION: Agendize for June 7 Board Meeting: Approve and authorize the General Manager to negotiate and execute amendments to the Shooting Range and Pheasant leases to include cattle grazing as an approved use on Pigeon Hill and South Bluff at Prado Basin, subject to legal counsel review and approval.

## **MATTER FOR CONSIDERATION**

5. **CITY OF ANAHEIM'S PROPOSED OC RIVER WALK PROJECT UPDATE**

RECOMMENDATION: Agendize for June 7 Board meeting: Direct staff as appropriate

## **INFORMATIONAL ITEM**

6. **ocV!BE DEVELOPMENT PROJECT UPDATE**

7. **ANAHEIM ADVENTURE PARK, LLC (AQUAPARK) AT MIRALOMA BASIN STATUS UPDATE**

**CHAIR DIRECTION AS TO ITEMS TO AGENDIZE AS MATTERS FOR CONSIDERATION AT THE JUNE 7 BOARD MEETING**

**DIRECTORS' COMMENTS/REPORTS**

**GENERAL MANAGER'S COMMENTS/REPORTS**

**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](http://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) 378-3234, by email at [cfuller@ocwd.com](mailto:cfuller@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](http://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  
April 28, 2023 @ 12:00 p.m.

Director Meeks called the Property Management Committee meeting to order in Conference C-2 and via Zoom. 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 (absent)  
Bruce Whitaker  
Roger Yoh

Alternates

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

OCWD Staff

Mike Markus, General Manager  
Jeremy Jungreis, General Counsel  
Leticia Villarreal, Assistant District Secretary  
John Kennedy, Executive Director  
Bruce Dosier, Director of Property/IS  
Daniel Park, Property Manager  
Kevin O'Toole, Senior Planner

\* Participated as member of the public

**CONSENT CALENDAR**

**The Consent Calendar was approved upon motion by Director Whitaker, seconded by Director Yoh, and carried [4-0] as follows:**

**Ayes: Meeks, Whitaker, Yoh, Amezcua**

1. Meeting Minutes

**The Minutes of the Property Management Committee meeting held March 24, 2023 were approved as presented.**

2. License Agreement to Caliagua, Inc. Allowing Use of Laydown Area at Santiago Basin for City of Tustin PFAS Treatment Facility

**The Committee recommended that the Board at its May 17 Board meeting: Approve and authorize execution of License Agreement with Caliagua, Inc., allowing use of laydown area at Santiago Basin for pipe materials to be used for PFAS treatment facility for the city of Tustin, for a 2-year period ending May 18, 2025, with a License Fee of \$1,148.**

**MATTERS FOR CONSIDERATION**

3. Engineering Support Services for the Imperial Highway Property

Director of Information Services/Property Management Bruce Dosier reported the OCWD had received three quotes for the potential development of the Imperial Highway property. The low bid was from Adams Streeter (\$66,550); he stated OCWD had worked with them previously on similar engineering services. He stated that the other proposals were from Stantec (\$130,966) and Tetratoc (\$218,347). He stated that the Adams Streeter proposal increased \$7,000 to a total of \$73,550 after

they were able to review the Title Report. He noted the increase was due to the complexity of the property. He reported that the site access options to be reviewed by Adams Streeter would be 1) Intersection from the westbound 91 freeway exit and Imperial Highway; 2) Roundabout on Imperial Highway; and 3) Bridge from La Palma Avenue across the Santa Ana River (SAR) to Imperial Highway property.

**Upon motion by Director Yoh, seconded by Director Amezcua and carried [4-0], the Committee recommended that the Board at its May 17 Board meeting: Authorize the General Manager to negotiate and execute an agreement with Adams Streeter for Engineering Support Services to prepare a Site Development Analysis in support of exploring potential development of the District's Imperial Highway property to include 1) development of key information about the Property, and 2) development of high-level conceptual access options to the Property, to include meeting with Caltrans and City of Anaheim staff to review and solicit feedback regarding the Property access concepts; at a cost not to exceed \$73,550. Ayes: Meeks, Whitaker, Yoh, Amezcua**

Director Tran joined during the discussion of the following item.

4. City of Anaheim's Proposed OC River Walk

Executive Director John Kennedy gave the committee an update on the OC Riverwalk project being developed by the city of Anaheim (City). He stated that the Riverwalk project would create trails around the river. He advised that the City would like to put in two rubber dams that OCWD would ultimately own and maintain after the City has them constructed.

**INFORMATIONAL ITEM**

5. Quarterly Report on Leases and Permit/Licenses (Period Ending March 31, 2023)

Property Manager Daniel Park reviewed the Quarterly Report on Leases and Permits/Licenses for the period of January 1, 2023 to March 31, 2023. He reported the District has 933 acres of land under 16 leases and 20 permits/licenses. He reported an increase of \$68,119 for 1<sup>st</sup> Quarter 2023 vs. 1<sup>st</sup> Quarter 2022 for a total increase of 20.57%. He stated the increase was primarily due to the early recording of January 2022 rent from two lessees: North American Recycling & Crushing (\$72,364) and Mike Raahauge Shooting Enterprises (\$18,012). He stated this rent was offset by the late January 2022 rent payments from NSM Golf (\$10,085) and from former Lessee Sunny Slope Tree Farm (\$17,813). Mr. Park identified two upcoming renewals for the 2<sup>nd</sup> Quarter; Prado Basin Duck Club and Raahauge Duck Hunting leases which expire June 30, 2023. He indicated that there are two leases expiring in the 3<sup>rd</sup> Quarter: Raahauge Pheasant Lease and NSM Golf, both expiring September 30, 2023. He advised that all Lessees and Permittees/licenses are in full compliance with the terms of their lease/permit/license, and all rents are current.

**CHAIR DIRECTION AS TO ITEMS TO AGENDIZE AS MATTERS FOR CONSIDERATION AT THE MAY 17 BOARD MEETING**

It was agreed to place all Items on the Consent Calendar at the May 17 Board meeting.

**VERBAL REPORTS**

General Manager Mike Markus reported that staff from ocV!BE provided a briefing to OCWD staff on the proposed improvements to Phoenix Club Drive. He stated that the ocV!BE team will update the committee at the June Property meeting.

## **ADJOURNMENT**

General Counsel Jungreis stated that there was no need to adjourn to Closed Session at today's meeting. There being no further business to come before the Committee, the meeting was adjourned at 12:37 p.m.

---

Natalie Meeks, Director





## AGENDA ITEM SUBMITTAL

**Meeting Date:** May 26, 2023

**To:** Property Management Committee  
Board of Directors

**From:** Mike Markus

**Staff Contact:** B. Dosier/D. Park

**Budgeted:** N/A

**Budgeted Amount:** N/A

**Estimated Revenue:** \$86,554

**Funding Source:** N/A

**Program/ Line Item No.** N/A

**General Counsel Approval:** Yes

**Engineers/Feasibility Report:** N/A

**CEQA Compliance:** N/A

**Subject: AMENDMENT TO DUCK HUNTING LEASE WITH ELAINE RAAHAUGE  
D.B.A. MIKE RAAHAUGE'S SHOOTING ENTERPRISES**

---

### SUMMARY

The District has a duck hunting lease with Elaine Raahauge d.b.a. Mike Raahauge's Shooting Enterprises (MRSE) on 450 acres of land in the constructed wetlands behind Prado Dam. The lease expires on June 30, 2023. MRSE has requested the lease be extended for one year to a new expiration date of June 30, 2024.

#### Attachment(s):

- Amendment Twenty-Two to Lease with Elaine Raahauge d.b.a. Mike Raahauge's Shooting Enterprises

### RECOMMENDATION

Agendize for June 7 Board meeting: Approve and authorize execution of Amendment Twenty-Two to Lease with MRSE to extend the lease for a duck hunting concession on District property at Prado Basin for the 2023/24 duck hunting season with a new expiration date of June 30, 2024, with a 5% annual increase.

### BACKGROUND/ANALYSIS

On November 2, 2005, the District entered into a short-term Lease with MRSE, to conduct a duck hunting concession on 450 acres of constructed wetlands. This Lease agreement includes a provision adjusting the monthly rent to \$200 in the event duck hunting cannot take place in any particular month. In subsequent years, the Board has authorized one-year lease extensions with annual 5% rent adjustments, and also approved the lease assignment to Elaine Raahauge after the passing of owner and husband, Mike Raahauge. MRSE is required to pay 50% of the annual rent prior to October 15<sup>th</sup> of each year, and the remaining 50% of the annual rent prior to December 15<sup>th</sup> of each year. The 2023/24 duck hunting season runs from October 22, 2023, to January 31, 2024.

With an expiration of June 30, 2023, MRSE has requested that the lease be extended for an additional year. Staff recommends that the lease be extended for one year to a new expiration date of June 30, 2024, with a 5% rent increase to \$86,554.

## **PRIOR RELEVANT BOARD ACTION(S)**

6/15/2022, R22-6-70, Approve and authorize execution of Amendment Twenty-One to Lease with MRSE to extend the lease for a duck hunting concession on District property at Prado Basin for the 2022/23 duck hunting season with a new expiration date of June 30, 2023.

7/7/2021, R21-7-102, Approve and authorize execution of Amendment Twenty to Lease with MRSE to extend the lease for a duck hunting concession on District property at Prado Basin for the 2021/22 duck hunting season with a new expiration date of June 30, 2022.

8/5/2020, R20-8-98, Approve and authorize execution of Amendment Nineteen to Lease with MRSE to reduce Annual Rent for the 2020/21 duck hunting season by 20% to \$59,814

6/3/2020, R20-6-67, Approve Amendment Eighteen to Lease with Mike Raahauge Shooting Enterprises to extend lease for a duck hunting concession on District Property at Prado Basin for the 2020/21 duck hunting season with a new expiration date of June 30, 2021

7/17/19, R19-7-98, Approve Amendment Seventeen to Lease with Mike Raahauge Shooting Enterprises to extend lease for a duck hunting concession on District Property at Prado Basin for the 2019/20 duck hunting season with a new expiration date of June 30, 2020

7/18/18, R18-7-75, Approve Amendment Sixteen to Lease with Mike Raahauge Shooting Enterprises to extend lease for a duck hunting concession on District Property at Prado Basin for the 2018/19 duck hunting season with a new expiration date of June 30, 2019

6/7/17, R17-6-84, Approve Amendment Fifteen to Lease with Mike Raahauge Shooting Enterprises to extend lease for a duck hunting concession on District Property at Prado Basin for the 2017/18 duck hunting season with a new expiration date of June 30, 2018

6/15/16, R16-6-71, Approve Amendment Fourteen to Lease with Mike Raahauge Shooting Enterprises to extend lease for a duck hunting concession on District Property at Prado Basin for the 2016/17 duck hunting season with a new expiration date of June 30, 2017

7/1/15, R15-7-91, Approve Amendment Thirteen to Lease with Mike Raahauge Shooting Enterprises to extend lease for a duck hunting concession on District Property at Prado Basin for the 2015/16 duck hunting season with a new expiration date of June 30, 2016

6/4/14, R14-6-78, Approve Amendment Twelve to Lease with Mike Raahauge Shooting Enterprises to extend lease for a duck hunting concession on District Property at Prado Basin for the 2014/15 duck hunting season with a new expiration date of June 30, 2015

10/2/13, R13-10-127, Consent to Assignment of Lease to Elaine Raahauge d.b.a. Mike Raahauge's Shooting Enterprises and Approve Revised Amendment Eleven to Lease with Elaine Raahauge d.b.a. Mike Raahauge's Shooting Enterprises to extend lease for a duck

hunting concession on District Property at Prado Basin for the 2013/14 duck hunting season with a new expiration date of June 30, 2014

7/10/13, R13-7-83, Approve Amendment Eleven to Lease with Mike Raahauge Shooting Enterprises to extend lease for a duck hunting concession on District Property at Prado Basin for the 2012/13 duck hunting season with a new expiration date of June 30, 2014

6/6/12, R12-6-61, Approve Amendment Ten to Lease with Mike Raahauge Shooting Enterprises to extend lease for a duck hunting concession on District Property at Prado Basin for the 2011/12 duck hunting season with a new expiration date of June 30, 2013

6/1/11, R11-6-82 , Approve Amendment Nine to Lease with Mike Raahauge Shooting Enterprises to extend lease for a duck hunting concession on District Property at Prado Basin for the 2011/12 duck hunting season with a new expiration date of June 30, 2012

6/2/10, R10-6-86, Approve Amendment Eight to Lease with Mike Raahauge Shooting Enterprises to extend lease for a duck hunting concession on District Property at Prado Basin for the 2010/11 duck hunting season with a new expiration date of June 30, 2011

6/3/09, R09-6-100, Approve Amendment Seven to Lease with Mike Raahauge Shooting Enterprises to extend lease for a duck hunting concession on District Property at Prado Basin for the 2009/10 duck hunting season with a new expiration date of June 30, 2010

9/3/08, R08-9-119, Approve and authorize execution of Amendment Six to Lease with Mike Raahauge Shooting Enterprises to add the use of dog training in Pond 1 as an approved use on a year-round basis

6/4/08, R08-6-83, Approve Amendment Five to Lease with Mike Raahauge Shooting Enterprises to extend lease for a duck hunting concession on District Property at Prado Basin for the 2008/09 duck hunting season with a new expiration date of June 30, 2009

12/5/07, R07-12-169, Authorizing Amendment Four to Lease to restore the Premises to its full extent for the 2007/08 duck hunting season as defined in the Lease

5/2/07, R07-05- 67, Approve and authorize Amendment Three to Lease to reduce the Annual Rent to 10% of Gross Receipts due to the unavailability of most of the duck ponds with the Annual Rent modification to terminate on June 30, 2008; the Expiration Date of the Lease was extended to June 30, 2008; and the Premises was modified accordingly for the 2007/08 duck hunting season

10/18/06, R06-10-130, Approve and authorize Amendment Two to Lease to reduce the Annual Rent to 10% of Gross Receipts with the Annual Rent modification to terminate on June 30, 2007; reserved the right for the District to verify accounting records of Gross Receipts; revised the description of the Premises for the 2006/07 duck hunting season

6/7/06, R06-06-70, Authorizing Amendment One to Lease to extend Lease for one year to a new Expiration Date of June 30, 2007

11/2/05, R05-11-126, Approve and authorize execution of Lease with Mike Raahauge d.b.a. Mike Raahauge Shooting Enterprises for duck hunting on an annual basis at a rent

of \$37,763 with an annual 5% rent adjustment with an expiration date of June 30 of each year and renewed by mutual consent

5/19/04, R04-5-60, Amendment Two to Lease, increases the annual rent adjustment from 2% to 3%, to a new expiration date of February 28, 2005 at a rent of \$36,663

5/21/03, R03-5-70, Reauthorizing Lease with Mike Raahauge Shooting Enterprises for Duck Hunting on District Property at Prado Basin, with a new expiration date of June 30, 2004 at a rent of \$35,595

3/20/02, R02-3-50, Reauthorizing Lease with Mike Raahauge Shooting Enterprises for Duck Hunting on District Property at Prado Basin with Term of August 19, 2002 to August 18, 2003 at a rent of \$34,095

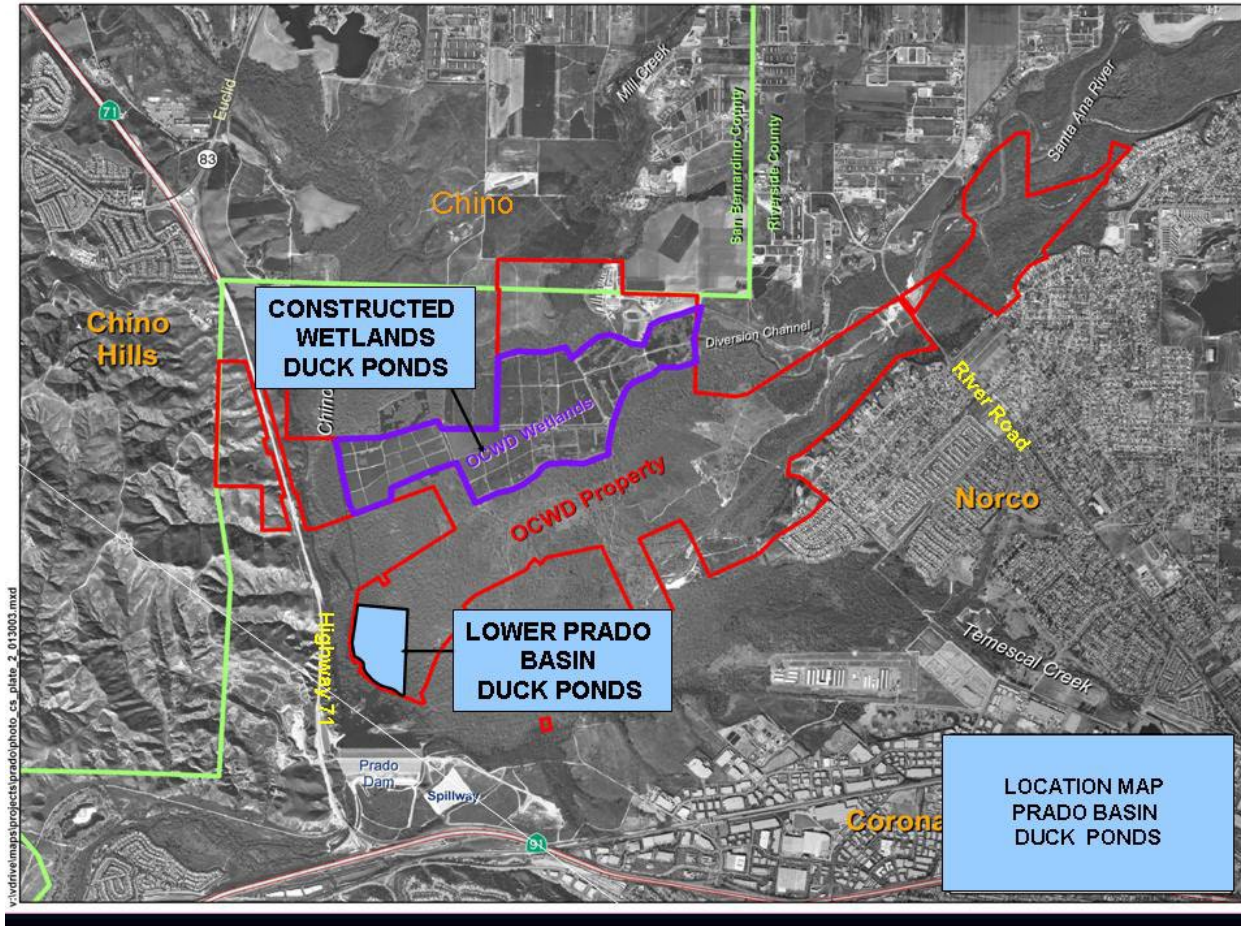
6/6/01, Motion 01-106, Reauthorizing Lease with Mike Raahauge Shooting Enterprises for Duck Hunting on District Property at Prado Basin for a Term of August 19, 2001 to August 18, 2002, at a rent of \$33,427

5/17/00, R2000-5-66, Reauthorizing Lease with Mike Raahauge Shooting Enterprises for Duck Hunting on District Property at Prado Basin

7/21/99, R99-7-85, Reauthorize Lease for One-Year Period Commencing August 19, 1999 with Mike Raahauge Shooting Enterprises for Duck Hunting Concession on District Property at Prado Basin

8/19/98, R98-8-125, Approving and Authorizing Execution of Five-Year Lease to Mike Raahauge Shooting Enterprises for Prado Basin Duck Hunting Concession

# Location Map



## **AMENDMENT TWENTY-TWO TO LEASE**

(Duck Hunting)

**THIS AMENDMENT** is made and entered into this 14th day of July 2023 by and between the **ORANGE COUNTY WATER DISTRICT**, a political subdivision of the State of California organized under Chapter 924 of the Statutes of 1933, as amended (hereinafter, the “Lessor”) and **ELAINE RAAHAUGE, D.B.A. MIKE RAAHAUGE’S SHOOTING ENTERPRISES** (hereinafter, the “Lessee”):

### **RECITALS**

**WHEREAS**, on November 2, 2005, Lessor and Lessee entered into a written Lease (“Lease”) to conduct a duck hunting concession on certain lands owned by Lessor at Prado Basin in Riverside County, California, on an annual basis at a rent of \$37,763 with an annual 5% rent adjustment with an expiration date of June 30, 2006, provided that it may be renewed annually by mutual written consent of Lessor and Lessee. The Lease provides that in the event that duck hunting cannot occur in a calendar month, the rent is adjusted to \$200 for each month in which duck hunting did not occur;

**WHEREAS**, on June 7, 2006 Lessor extended the term of the Lease to June 30, 2007 for the 2006/07 duck hunting season;

**WHEREAS**, on October 18, 2006, Lessor reduced the Annual Rent to 10% of Gross Receipts with the Annual Rent modification (“Annual Rent Reduction”) to terminate on June 30, 2007, reserved the right for the District to verify accounting records of Gross Receipts, and revised the description of the Premises (“Premises Revision”) for the 2006/07 duck hunting season;

**WHEREAS**, on May 2, 2007, Lessor extended the Annual Rent Reduction, and the Expiration Date of the Lease to June 30, 2008, and extended the Premises Revision for the 2007/08 duck hunting season;

**WHEREAS**, on December 5, 2007 Lessor restored the full Premises as defined in the Lease;

**WHEREAS**, on June 4, 2008, Lessor granted Lessee an extension of Lease for one year to a new Expiration Date of June 30, 2009;

**WHEREAS**, on September 3, 2008, Lessor granted Lessee an additional use of Premises of dog training in Pond 1 on a year-round basis;

**WHEREAS** Lessor and Lessee have subsequently amended said Lease for one-year extensions annually;

**WHEREAS**, on October 2, 2013, the Board Consented to Assignment of Lease and Revised Amendment Eleven to Lease Agreement for Duck Hunting to change Lessee name to Elaine Raahauge d.b.a. Mike Raahauge’s Shooting Enterprises; to extend the lease for a duck hunting concession on District property at Prado Basin for the 2013/14

duck hunting season with a new expiration date of June 30, 2014; and revise Exhibit "A" to the Lease to remove Ponds E4 and E7 from the Premises;

**WHEREAS**, on June 4, 2014, Lessor granted Lessee an extension of Lease for one year to a new Expiration Date of June 30, 2015;

**WHEREAS**, on July 1, 2015, Lessor granted Lessee an extension of Lease for one year to a new Expiration Date of June 30, 2016; and

**WHEREAS**, on June 15, 2016, Lessor granted Lessee an extension of Lease for one year to a new Expiration Date of June 30, 2017, and amended Paragraph 4.2, (Conditions of Use) of the Lease, that allow Lessor's staff to review Lessee's placement and orientation of the duck hunting blinds within the Premises; and

**WHEREAS**, on June 7, 2017, Lessor granted Lessee an extension of Lease for one year to a new Expiration Date of June 30, 2018; and

**WHEREAS**, on July 18, 2018, Lessor granted Lessee an extension of Lease for one year to a new Expiration Date of June 30, 2019; and

**WHEREAS**, on July 17, 2019, Lessor granted Lessee an extension of Lease for one year to a new Expiration Date of June 30, 2020; and

**WHEREAS**, on June 3, 2020, Lessor granted Lessee an extension of Lease for one year to a new Expiration Date of June 30, 2021; and

**WHEREAS**, on August 5, 2020, Lessor reduced the Annual Rent for the 2020/21 duck hunting season by 20% to \$59,814; and

**WHEREAS**, on July 7, 2021, Lessor granted Lessee an extension of Lease for one year to a new Expiration Date of June 30, 2022; and

**WHEREAS**, on June 15, 2022, Lessor granted Lessee an extension of Lease for one year to a new Expiration Date of June 30, 2023; and

**WHEREAS**, both Lessee and Lessor wish to extend the Lease for one additional year to a new Lease Expiration Date of June 30, 2024.

**NOW, THEREFORE**, in consideration of the matters set forth in the foregoing recitals and the terms, covenants and conditions hereinafter contained, the parties do hereby agree as follows:

1. The Expiration Date in Lease Paragraph 1.2 (Original Lease Term) is hereby extended to June 30, 2024.
2. Each and every other term, covenant and condition of the Lease, as amended, not herein expressly modified is hereby ratified and confirmed and shall remain in full force and effect.



**IN WITNESS WHEREOF**, the parties hereto have executed the Amendment to Lease as of the day and year first hereinabove written.

**“LESSOR”**

**APPROVED AS TO FORM:  
RUTAN & TUCKER, LLP**

ORANGE COUNTY WATER DISTRICT  
a political subdivision of the State of California  
organized under Chapter 924 of the Statutes of  
1933, as amended

By: \_\_\_\_\_  
General Counsel for  
Orange County Water District

By: \_\_\_\_\_  
Cathy Green, President

By: \_\_\_\_\_  
Michael R. Markus P.E., General Manager

**“LESSEE”**

ELAINE RAAHAUGE d.b.a.  
MIKE RAAHAUGE’S SHOOTING  
ENTERPRISES

By: \_\_\_\_\_  
Elaine Raahauge, Owner



## AGENDA ITEM SUBMITTAL

**Meeting Date:** May 26, 2023

**To:** Property Management Committee.  
Board of Directors

**From:** Mike Markus

**Staff Contact:** B. Dosier/D. Park

**Budgeted:** N/A

**Budgeted Amount:** N/A

**Revenue Estimate:** \$18,961

**Funding Source:** N/A

**Program/ Line Item No.** N/A

**General Counsel Approval:** Yes

**Engineers/Feasibility Report:** N/A

**CEQA Compliance:** N/A

**Subject: AMENDMENT TO DUCK HUNTING LEASE WITH PRADO BASIN  
DUCK CLUB**

---

### SUMMARY

The District has a lease with Prado Basin Duck Club (PBDC), for approximately 66 acres in the lower Prado Basin duck ponds. The lease expires on June 30, 2023. Kelly Astor, President of PBDC, has requested the lease be extended for one year to June 30, 2024.

Attachment(s): Amendment Eighteen to Lease with Prado Basin Duck Club

### RECOMMENDATION

Agendize for June 7 Board meeting: Approve and authorize execution of Amendment Eighteen to Lease with PBDC to extend the lease for a duck hunting concession on District property at Prado Basin for the 2023/24 duck hunting season with a new expiration date of June 30, 2024.

### BACKGROUND/ANALYSIS

On May 21, 2003, the District entered into a lease agreement with PBDC, to conduct a duck hunting concession on 66 acres of land in the lower Prado Basin duck ponds. The lease agreement includes a 3% annual increase, with a provision approved by the Board on June 7, 2006, adjusting the monthly rent to \$200 in the event that duck hunting cannot take place in that month.

In 2017, staff met with Mr. Astor to discuss the need for vector control services on the lower ponds and the associated high costs. To offset the high costs, Mr. Astor agreed to compensate OCWD for the vector control services. As a result, on July 5, 2017, the Board approved a provision requiring PBDC pay an amount up to \$8,000 per year for vector control costs attributable to the lower ponds that are incurred by OCWD.

With an expiration of June 30, 2023, Mr. Astor has requested the lease be extended for an additional year. Staff recommends that the lease be extended for one year to a new expiration date of June 30, 2024, with a 3% rent adjustment increasing the annual rent from \$18,409 to \$18,961. As in previous years, the annual rent would be paid in two installments, on October 15<sup>th</sup> and December 1st.

## **PRIOR RELEVANT BOARD ACTION(S)**

6/15/22, R22-6-71, Approve Amendment Seventeen to Lease with Prado Basin Duck Club to extend lease for a duck hunting concession on District Property at Prado Basin for the 2022/23 duck hunting season with a new expiration date of June 30, 2023.

7/7/21, R21-7-103, Approve Amendment Sixteen to Lease with Prado Basin Duck Club to extend lease for a duck hunting concession on District Property at Prado Basin for the 2021/22 duck hunting season with a new expiration date of June 30, 2022.

6/3/20, R20-6-68, Approve Amendment Fifteen to Lease with Prado Basin Duck Club to extend lease for a duck hunting concession on District Property at Prado Basin for the 2020/21 duck hunting season with a new expiration date of June 30, 2021.

7/17/19, R19-7-99 , Approve Amendment Fourteen to Lease with Prado Basin Duck Club to extend lease for a duck hunting concession on District Property at Prado Basin for the 2019/20 duck hunting season with a new expiration date of June 30, 2020.

7/18/18, R18-7-76, Approve Amendment Thirteen to Lease with Prado Basin Duck Club to extend lease for a duck hunting concession on District Property at Prado Basin for the 2018/19 duck hunting season with a new expiration date of June 30, 2019.

7/5/17, R17-7-95, Approve Amendment Twelve to Lease with Prado Basin Duck Club to extend lease for a duck hunting concession on District Property at Prado Basin for the 2017/18 duck hunting seasons with a new expiration date of June 30, 2018, and to provide that the Lessee pay an amount up to \$8,000 per year for vector control costs.

3/15/17, M17-44, Approved an increase of \$90,000 to the Prado Wetlands General Fund budget for mosquito abatement at the Prado Wetlands

6/15/16, R16-6-72, Approve Amendment Eleven to Lease with Prado Basin Duck Club to extend lease for a duck hunting concession on District Property at Prado Basin for the 2016/17 duck hunting seasons with a new expiration date of June 30, 2017.

7/1/15, R15-7-92, Approve Amendment Ten to Lease with Prado Basin Duck Club to extend lease for a duck hunting concession on District Property at Prado Basin for the 2015/16 duck hunting seasons with a new expiration date of June 30, 2016.

6/4/14, R14-6-79, Approve Amendment Nine to Lease with Prado Basin Duck Club to extend lease for a duck hunting concession on District Property at Prado Basin for the 2014/15 duck hunting seasons with a new expiration date of June 30, 2015.

7/10/13, R13-7-82, Authorizing Amendment Eight to Lease with Prado Basin Duck Club to extend lease for a duck hunting concession on District Property at Prado Basin for the 2013/14 duck hunting seasons with a new expiration date of June 30, 2014.

6/6/12, R12-6-61, Approve Amendment Seven to Lease with Prado Basin Duck Club to extend lease for a duck hunting concession on District Property at Prado Basin for the 2012/13 duck hunting seasons with a new expiration date of June 30, 2013.

6/1/11, R11-6-83, Approve Amendment Five to Lease with Prado Basin Duck Club to extend lease for a duck hunting concession on District Property at Prado Basin for the 2011/12 duck hunting seasons with a new expiration date of June 30, 2012.

6/2/10, R10-6-87, Approve Amendment Five to Lease with Prado Basin Duck Club to extend lease for a duck hunting concession on District Property at Prado Basin for the 2010/11 duck hunting seasons with a new expiration date of June 30, 2011.

6/3/09, R09-6-101, Approve Amendment Four to Lease with Prado Basin Duck Club to extend lease for a duck hunting concession on District Property at Prado Basin for the 2009/10 duck hunting seasons with a new expiration date of June 30, 2010.

6/4/08, R08-6-84, Approve Amendment Three to Lease with Prado Basin Duck Club to extend lease for a duck hunting concession on District Property at Prado Basin for the 2008/09 duck hunting seasons with a new expiration date of June 30, 2009.

6/7/06, R06-6-71, Authorizing lease renewal with Prado Basin Duck Club with a new Expiration Date of June 30, 2008 and a rent adjustment provision to provide that in the event that duck hunting cannot occur in a calendar month, the rent is adjusted to \$200 for each month in which duck hunting did not occur.

5/19/04, R04-5-61, Two year renewal of Lease with Prado Basin Duck Club with a new Expiration Date of June 30, 2006.

5/21/03, R03-5-71, Lease granted to Prado Basin Duck Club for duck hunting in lower Prado Basin for the 2003/04 duck hunting season at a rent of \$10,500.

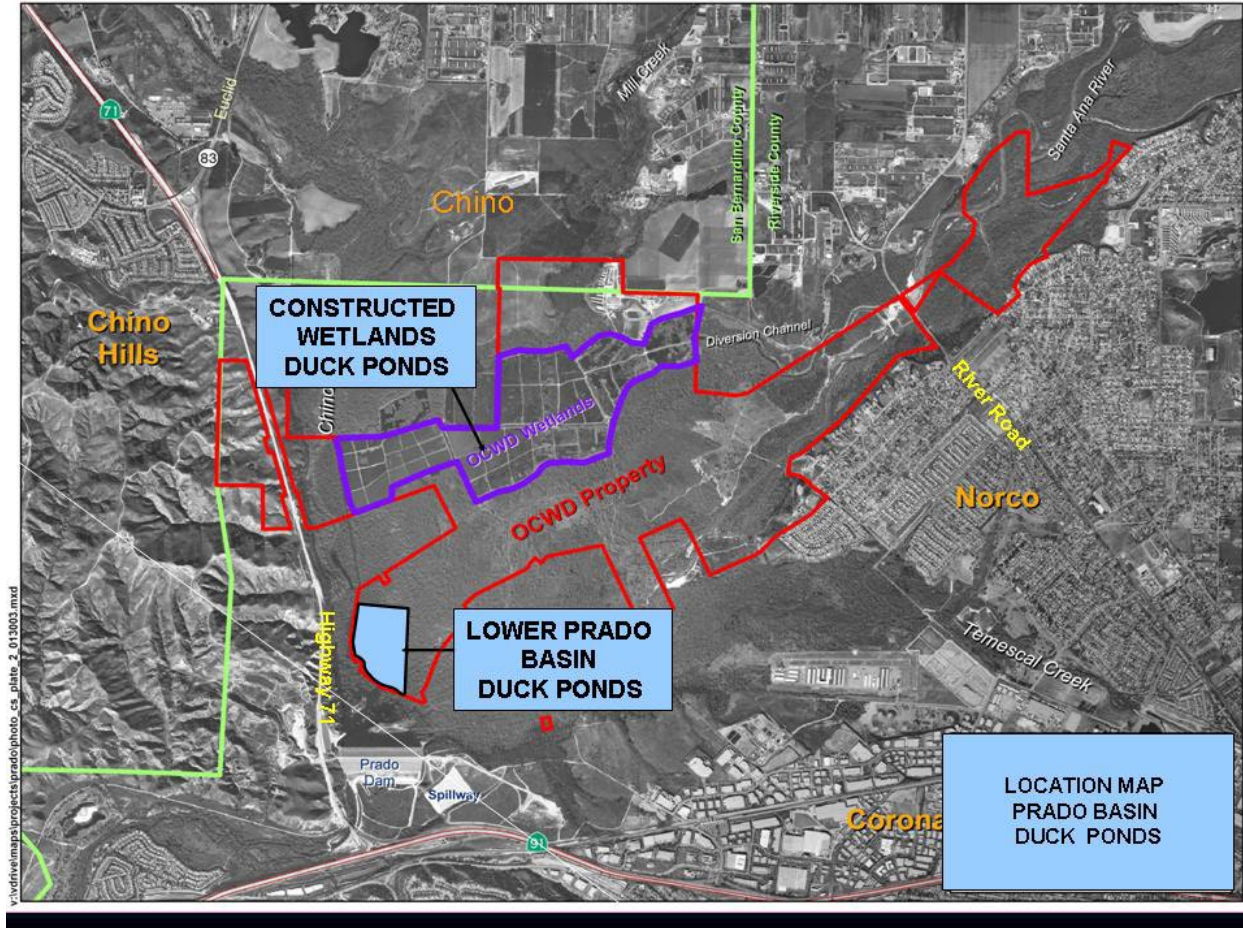
11/20/02, R02-11-169, Consent to Assignment of Interest of Duck Hunting Permit with John Kelly Astor d.b.a. Prado Basin Duck Club to Prado Basin Duck Club, a California Corporation.

10/16/02, R02-10-147, Authorize issuance of a permit to John Kelly Astor d.b.a. Prado Basin Duck Club to operate a Duck Hunting Concession in the Lower Prado Basin Duck Ponds for the one-year period of October 16, 2002 through October 15, 2003 for a fee of \$10,000 and report back to the Committee with at the end of the duck hunting season with the results of the duck hunting season.

12/19/01, R01-12-190, Authorize issuance of a Temporary Open Water Permit to John Kelly Astor for Duck Hunting in Lower Prado Basin for a fee of \$5,000 ending January 21, 2002.

11/19/01 M01-227 - Refer consideration of issuance of Duck Hunting Lease with John Kelly Astor and/or Implementation of Waterfowl Hunting Program with the State of California Department of Fish and Game in Lower Prado Basin in which unauthorized duck ponds have been constructed is hereby referred back to staff for further analysis.

# Location Map



## AMENDMENT EIGHTEEN TO LEASE

**THIS AMENDMENT** is made and entered into this 14th day of June, 2023 by and between the **ORANGE COUNTY WATER DISTRICT**, a political subdivision of the State of California organized under Chapter 924 of the Statutes of 1933, as amended (hereinafter, the "Lessor") and **PRADO BASIN DUCK CLUB**, a California corporation (hereinafter, the "Lessee").

### RECITALS

**WHEREAS**, on May 21, 2003, Lessor and Lessee entered into a written Lease of real property (hereinafter, the "Lease") for the purpose of operating a duck hunting concession on certain lands owned by Lessor in Prado Basin on an annual rent basis of \$10,500 with an annual 3% rent adjustment with an expiration date of June 30, 2004;

**WHEREAS**, on May 19, 2004, Lessor granted Lessee an extension of the Lease for two years to a new Expiration Date of June 30, 2006;

**WHEREAS**, on June 7, 2006, Lessor granted Lessee an extension of Lease for two years to a new Expiration Date of June 30, 2008 and a rent adjustment provision to provide that in the event that duck hunting cannot occur in a calendar month, the rent is adjusted to \$200 for each month in which duck hunting did not occur;

**WHEREAS**, Lessor and Lessee have subsequently amended said Lease for one-year extensions annually;

**WHEREAS**, on June 5, 2017, Lessor granted Lessee an extension of Lease for one year to a new expiration of June 30, 2018, and to provide that the Lessee pay an amount up to \$8,000 per year for vector control costs;

**WHEREAS**, on July 18, 2018, Lessor granted Lessee an extension of Lease for one additional year to a new expiration of June 30, 2019;

**WHEREAS**, on July 17, 2019, Lessor granted Lessee an extension of Lease for one additional year to a new expiration of June 30, 2020;

**WHEREAS**, on June 3, 2020, Lessor granted Lessee an extension of Lease for one additional year to a new expiration of June 30, 2021;

**WHEREAS**, on July 7, 2021, Lessor granted Lessee an extension of Lease for one additional year to a new expiration of June 30, 2022;

**WHEREAS**, on June 15, 2022, Lessor granted Lessee an extension of Lease for one additional year to a new expiration of June 30, 2023;

**WHEREAS**, both Lessee and Lessor wish to extend the Lease for one additional year to a new expiration of June 30, 2024.

**NOW, THEREFORE**, in consideration of the matters set forth in the foregoing recitals and the terms, covenants and conditions hereinafter contained, the parties do hereby agree as follows:

1. The Expiration Date in Lease Paragraph 1.2 (Original Lease Term) is hereby extended to June 30, 2024.
2. Each and every other term, covenant and condition of the Lease not herein expressly modified is hereby ratified and confirmed and shall remain in full force and effect.

**IN WITNESS WHEREOF**, the parties hereto have executed this Amendment to Lease as of the day and year first hereinabove written.

**“LESSOR”**

**APPROVED AS TO FORM:**  
RUTAN & TUCKER, LLP.

ORANGE COUNTY WATER DISTRICT,  
a political subdivision of the State of California  
organized under Chapter 924 of the Statutes of  
1933, as amended

By: \_\_\_\_\_  
General Counsel for  
Orange County Water District

By: \_\_\_\_\_  
Cathy Green, President

By: \_\_\_\_\_  
Michael R. Markus P.E., General Manager

**“LESSEE”**

PRADO BASIN DUCK CLUB,  
a California corporation

By: \_\_\_\_\_  
Shawn Goldsberry, President





**REVISED  
AGENDA ITEM SUBMITTAL**

**Meeting Date:** May 26, 2023

**To:** Property Management Committee  
Board of Directors

**From:** Mike Markus

**Staff Contact:** B. Dosier/D. Park

**Budgeted:** N/A

**Budgeted Amount:** N/A

**Estimated Revenue:** N/A

**Funding Source:** N/A

**Program/ Line Item No.** N/A

**General Counsel Approval:** Yes

**Engineers/Feasibility Report:** N/A

**CEQA Compliance:** N/A

**Subject: REQUEST BY MIKE RAAHAUGE SHOOTING ENTERPRISES FOR CATTLE  
GRAZING ON PIGEON HILL AND SOUTH BLUFF AT PRADO BASIN**

---

**SUMMARY**

On May 16, 2023, staff received a request from Elaine Raahauge DBA Mike Raahauge Shooting Enterprises (MRSE) to run cattle on Pigeon Hill and South Bluff at Prado Basin. As cattle grazing is not an approved use under the Shooting Range and Pheasant Hunting leases, MRSE is requesting to amend both leases to include this use. Staff has no objection to amending both leases to allow the proposed use.

Attachment(s): Proposal Letter from MRSE dated May 16, 2023

**RECOMMENDATION**

Agendize for June 7 Board Meeting: Approve and authorize the General Manager to negotiate and execute amendments to the Shooting Range and Pheasant leases to include cattle grazing as an approved use on Pigeon Hill and South Bluff at Prado Basin, subject to legal counsel review and approval.

**BACKGROUND/ANALYSIS**

The District has a lease with MRSE at Prado Basin to conduct sporting clay and trap & skeet shooting range, game managed bird hunting, raising of game birds, dog kennels and training, rental of clubhouse, food and beverage service, shooting range, training classes for hunter safety, fairs, exhibitions or events, vending machines, sale or rental of hard or soft goods, and farming with no fertilizing. The lease expires on April 30, 2047 with two 10-year options to renew and monthly rent of \$18,012.

Additionally, the District has a lease with MRSE at the existing Pheasant Fields and the easterly half of the South Bluff for use as a pheasant hunting concession, raising game birds, the non-exclusive use of the clubhouse and roads, hunter safety classes, operation of dog kennels, and a caretaker's trailer; with rent of \$250 per month and an expiration date of September 30, 2023. On October 4, 2017, the lease was amended to remove the use or discharge of firearms on the Premises, based on findings from the Focused Feasibility Study (Environmental Stewardship Plan for the Prado Shooting Areas), developed by AECOM in August 2016, and included with the Shooting Range lease

executed with Mike Raahauge Shooting Enterprises, Inc. on April 5, 2017.

On May 16, 2023, staff received a request from MRSE to graze cattle on the leased premises for the Shooting Range lease and subsequently for the Pheasant Hunting lease. More specifically, MRSE has proposed 12-24 head of cattle on the west portion of the lease premises for the Shooting Range lease (Pigeon Hill), and up to 6 head of cattle at the southeast portion of the leased premises of the Pheasant Hunting lease (South Bluff). Per MRSE, the cattle will “help reduce fire hazard risks through weed abatement and fuel modification”.

As cattle grazing is not an allowed use under either lease, MRSE is requesting to amend both leases to include this use. Staff has no objection to the requested use provided that the amendments include provisions that require the cattle be confined to a fenced and gated area and restricted from sensitive areas as determined by staff, with locations approved by the General Manager or designee in writing, and that the District is not responsible for the cattle. As such, staff recommends that the Board authorize the General Manager to negotiate and execute the lease amendments.

### **PRIOR RELEVANT BOARD ACTION(S)**

#### *Pheasant Lease*

9/7/22, R22-9-120 Approve Amendment Seventeen to Pheasant Hunting Lease with Elaine Raahauge dba Mike Raahauge’s Shooting Enterprises providing for a one-year extension through September 30, 2023 with all other terms and conditions of the Lease to remain the same.

9/15/21, R21-9-134 Approve Amendment Sixteen to Pheasant Hunting Lease with Elaine Raahauge dba Mike Raahauge’s Shooting Enterprises providing for a one-year extension through September 30, 2022 with all other terms and conditions of the Lease to remain the same.

9/16/20, R20-9-118 Approve Amendment Fifteen to Pheasant Hunting Lease with Elaine Raahauge dba Mike Raahauge’s Shooting Enterprises providing for a one-year extension through September 30, 2021 with all other terms and conditions of the Lease to remain the same.

9/18/19, R19-9-133 Approve Amendment Fourteen to Pheasant Hunting Lease with Elaine Raahauge dba Mike Raahauge’s Shooting Enterprises providing for a one-year extension through September 30, 2020 with all other terms and conditions of the Lease to remain the same.

9/5/18, R18-9-115 Approve Amendment Thirteen to Pheasant Hunting Lease with Elaine Raahauge dba Mike Raahauge’s Shooting Enterprises providing for a one-year extension through September 30, 2019 with all other terms and conditions of the Lease to remain the same.

10/4/17, R17-10-127 Approve Amendment Twelve to Pheasant Hunting Lease with Elaine Raahauge dba Mike Raahauge’s Shooting Enterprises providing for a one-year extension through September 30, 2018, rent to be \$250 per month, and removing the use or

discharge of firearms on the Lease Premises, with all other terms and conditions of the Lease to remain the same.

9/7/16, R16-9-116 Approve Amendment Eleven to Pheasant Hunting Lease with Elaine Raahauge dba Mike Raahauge's Shooting Enterprises providing for a one-year extension through September 30, 2017, with all terms and conditions of the Lease to remain the same.

9/2/15, R15-9-118 Approve Amendment Ten to Pheasant Hunting Lease with Elaine Raahauge dba Mike Raahauge's Shooting Enterprises providing for a one-year extension through September 30, 2016, with all terms and conditions of the Lease to remain the same.

9/3/14, R14-9-121 Approve Amendment Nine to Pheasant Hunting Lease with Elaine Raahauge dba Mike Raahauge's Shooting Enterprises providing for a one-year extension through September 30, 2015, with all terms and conditions of the Lease to remain the same.

10/2/13, R13-10-128, Approve Consent to Assignment of Lease and Amendment Eight to Pheasant Hunting Lease with Elaine Raahauge d.b.a. Mike Raahauge's Shooting Enterprises providing for a one-year extension through September 30, 2014, with all terms and conditions of the Lease to remain the same.

9/5/12, R12-9-105, Approve and authorize execution of Amendment Seven to Pheasant Hunting Lease with Mike Raahauge d.b.a. Mike Raahauge Shooting Enterprises providing for a one-year extension through September 30, 2013, with all terms and conditions of the Lease to remain the same.

9/7/11, R11-9-125 - Approve and authorize execution of Amendment Six to Pheasant Hunting Lease with Mike Raahauge d.b.a. Mike Raahauge Shooting Enterprises providing for a one-year extension through September 30, 2012, with all terms and conditions of the Lease to remain the same.

9/1/10, R10-9-141 - Approve and authorize execution of Amendment Five to Pheasant Hunting Lease with Mike Raahauge d.b.a. Mike Raahauge Shooting Enterprises providing for a one-year extension through September 30, 2011, with all terms and conditions of the Lease to remain the same.

9/2/09, R09-09-141 - Approve and authorize execution of Amendment Four to Pheasant Hunting Lease with Mike Raahauge d.b.a. Mike Raahauge Shooting Enterprises providing for a one-year extension through September 30, 2010, with all terms and conditions of the Lease to remain the same.

9/3/08, R08-09-120 - Approve and authorize execution of Amendment Three to Pheasant Hunting Lease with Mike Raahauge d.b.a. Mike Raahauge Shooting Enterprises providing for a one-year extension through September 30, 2009, with all terms and conditions of the Lease to remain the same.

10/3/07, R07-10-138 - Approve and authorize execution of Amendment Two to Pheasant Hunting Lease with Mike Raahauge d.b.a. Mike Raahauge Shooting Enterprises providing for a one-year extension through September 30, 2008, with all terms and conditions of the

Lease to remain the same.

9/20/06, R06-09-113 - Approve and authorize execution of Amendment One to Pheasant Hunting Lease with Mike Raahauge d.b.a. Mike Raahauge Shooting Enterprises providing for a one-year extension through September 30, 2007, with all terms and conditions of the Lease to remain the same.

11/2/05, R05-11-126 - Approve Lease with Mike Raahauge d.b.a. Mike Raahauge Shooting Enterprises to conduct a pheasant hunting concession in Prado Basin for one-year term expiring September 30, 2006, and Lease may be renewed annually by mutual written consent by both the Lessee and Lessor.

### Shooting Range Lease

4/5/17 R17-4-41 – Approve new Lease Agreement with Elaine Raahauge d.b.a. Mike Raahauge’s Shooting Enterprises for a period of 30 years through April 30, 2047; with two 10-year options to extend.

3/15/17 R17-3-25 - Approve Amendment Five to the Lease Agreement to Elaine Raahauge d.b.a. Mike Raahauge’s Shooting Enterprises providing for a one-month extension of the shooting range lease through April 30, 2017, with all terms and conditions remaining the same.

2/15/17 R17-2-9 Approve Consent Agreement to Mike Raahauge’s Shooting Enterprises, to trench for the installation of a phone line.

1/18/17 R17-1-2 - Approve License Agreement to Mike Raahauge’s Shooting Enterprises, Incorporated, for new Well Facilities to allow installation, and maintenance of one (1) potable water well, one (1) water treatment facility, one (1) potable water storage tank, and one (1) brine waste storage tank, and all appurtenances.

12/21/16 R16-12-176 - Approve Amendment Four to the Lease Agreement with Elaine Raahauge d.b.a. Mike Raahauge Shooting Enterprises providing for a three-month extension of the shooting range lease through March 31, 2017, with all terms and conditions remaining the same.

10/07/15 R15-10-142 – Approve Amendment No. 3 to the Lease Agreement with Elaine Raahauge d.b.a. Mike Raahauge’s Shooting Enterprises that provides for a one-year extension of the shooting range lease through December 31, 2016, with all terms and conditions remaining the same.

07/01/15 M15-104 - Authorize revised Request for Proposals for focused remedial investigation & feasibility study of the Prado shooting areas.

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

12/17/14 R14-12-00 - Direct staff to enter into negotiations with Elaine Raahauge to renew the shooting range lease with the District, and to return to Board with information for Closed Session discussion.

10/02/13 R13-10-126 - Approve and authorize execution of Assignment of Lease, Consent to Assignment, and Amendment Two to Lease Agreement for Shooting Range to change Lessee name to Elaine Raahauge d.b.a. Mike Raahauge's Shooting Enterprises and revise automobile liability insurance requirement.

12/19/12 R12-12-151- Consent to construction of additional pistol bays and bullet barriers extensions at Mike Raahauge's shooting range at Prado.

12/15/10 R10-12-186 - Approve Amendment One to Lease with Mike Raahauge d.b.a. Mike Raahauge Shooting Enterprises to extend the term of the Lease to December 31, 2015 to operate a sporting clay and trap and skeet shooting range and related activities, with all other terms and conditions of the Lease to remain the same.

11/02/05 R05-11-124 - Approve Lease with Mike Raahauge d.b.a. Mike Raahauge Shooting Enterprises to operate a Sporting Clays and Shooting Range for a five year period, at a monthly rent of \$7,400 beginning on January 1, 2006 with an annual rent increase of 9 percent.

03/02/05 R05-3-21 - Approve Amendment Two to Lease with Mike Raahauge Shooting Enterprises to convert the lease to a month-to-month lease, with all other terms and conditions to remain the same.

04/19/2000 R2000-4-52 - Approve Amendment One to Lease with Mike Raahauge Shooting Enterprises to change the percentage rent for fairs and exhibitions from 15% of flat fee to 10% of Gross Receipts.

02/15/95 R95-2-21 - Approve Lease with Mike Raahauge, d.b.a. Mike Raahauge Shooting Enterprises for 135 acres of District land at Prado Basin for a 10-year term commencing on March 1, 1995.

# LOCATION MAP



G:\Projects\Property\Map\RaahaugCattleLeasing.mxd (5/22/2023)

The logo for Mike Raahauge Shooting Enterprises features a red swoosh above the text "MIKE RAAHAUGE" and "SHOOTING ENTERPRISES" in a serif font, all set against a dark background.

MIKE RAAHAUGE  
SHOOTING ENTERPRISES

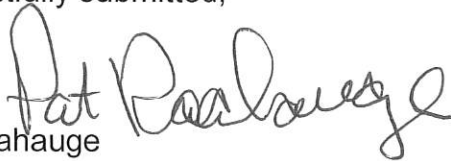
TO: BRUCE DOSIER  
FROM: PAT RAAHAUGE  
RE: REQUEST TO RUN CATTLE ON PIGEON HILL  
DATE: MAY 16, 2023

Bruce,

We request authorization to run up to 1-2 dozen head of cattle on Pigeon Hill for 24-36 months. This would start as soon as we get approval from OCWD. With all the rain this would also help to reduce fire hazard risks through weed abatement and fuel modification. Thank you.

Respectfully submitted,

Pat Raahauge

A handwritten signature in black ink that reads "Pat Raahauge".

Pat Raahauge





## AGENDA ITEM SUBMITTAL

**Meeting Date:** May 26, 2023

**To:** Property Management Committee  
Board of Directors

**From:** Mike Markus

**Staff Contact:** J. Kennedy/B. Dosier

**Budgeted:** N/A

**Budgeted Amount:** N/A

**Estimated 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:** CITY OF ANAHEIM'S PROPOSED OC RIVER WALK PROJECT UPDATE

### SUMMARY

The city of Anaheim (City) is planning the OC River Walk project that would be adjacent to and within the Santa Ana River between approximately Ball Road and Orangewood Avenue. The City's project goals include increasing public access and connectivity, economic growth, enhancing aesthetics, and physical access to the river. The project includes constructing two inflatable rubber dams in the river to create two water features. City staff were requested to provide an update to the Committee.

Attachment(s): none

### RECOMMENDATION

Agendize for June 7 Board meeting: Direct staff as appropriate.

### BACKGROUND/ANALYSIS

At the October 22, 2021, Property Committee Meeting, staff advised the Committee that the city of Anaheim was evaluating an OC River Walk project, that would be adjacent to and along the Santa Ana River between Ball Road and Orangewood Avenue.

The City's goals include:

- Increase public recreation and connectivity
- Catalyze economic growth and development
- Enhance the aesthetics and ecology of the river and surrounding region
- Improve visual and physical access to the river

Some of the potential new features the city is evaluating include:

- Multi-modal crossings over the river
- Impounding water in the river with two new inflatable dams
- Urban recreation in the river such as kayaking
- Additional open spaces and parks adjacent to the river
- Riparian vegetation restoration

- Connecting the river trail to the Anaheim Coves trail at Burris Basin

The City is interested in the potential to impound water in the river with two new inflatable dams, similar in type to the District's existing inflatable rubber dams. The concept being assessed by the City would locate a new inflatable dam in the river between the 57-freeway crossing and the railroad crossing that enters the ARTIC station and one dam farther downstream.

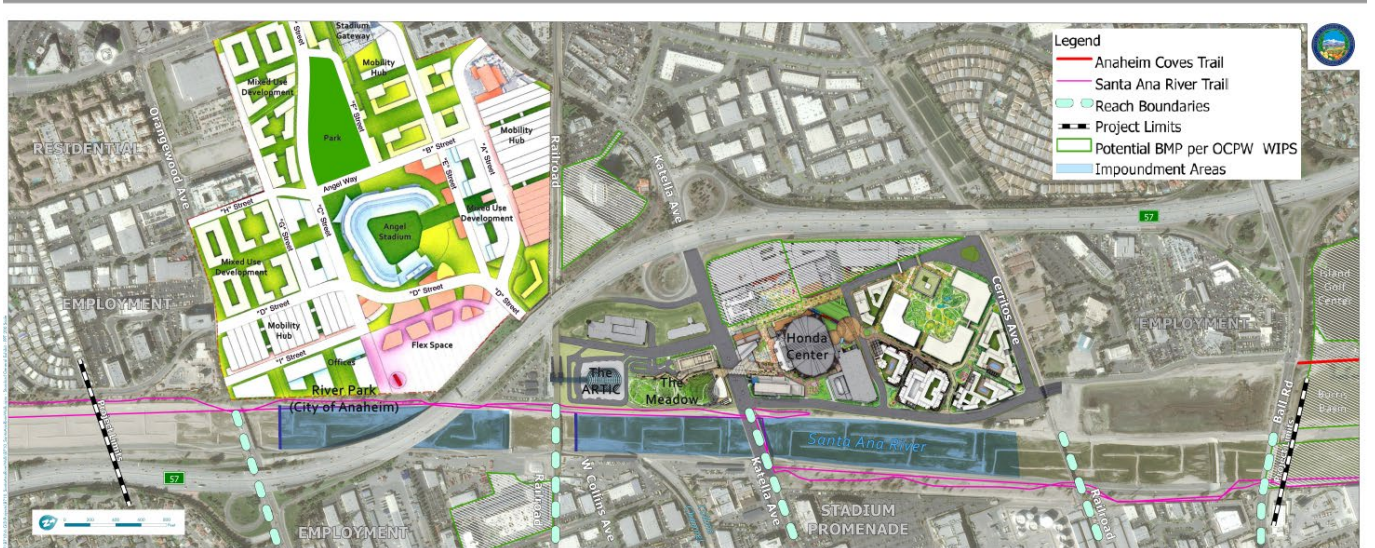
Figure 1 provides the precise location of the two dams. Most of the project area is on the Orange County Flood Control District property in the riverbed. The upper portion of the project area, north of the railroad crossing adjacent to the former Ball Road Recharge Basin, is on District property.

In October 2022 an OCWD ad-hoc committee and City representatives met to discuss the proposed project. Since that meeting, staff have worked with city staff and its consultants in reviewing the proposal and developing more details for future review with the Board. Several on-line and on-site meetings have occurred.

City staff were requested to provide an update to the Committee.

**PRIOR RELEVANT BOARD ACTION(S) N/A**

Figure 1 – Area of Potential Impoundment Area in Santa Ana River



Source: Pace, Inc; City of Anaheim



## AGENDA ITEM SUBMITTAL

**Meeting Date:** May 26, 2023

**To:** Property Management Committee  
Board of Directors

**From:** Mike Markus

**Staff Contact:** B. Dosier / D. Park

**Budgeted:** N/A

**Budgeted Amount:** N/A

**Estimated 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:** ocV!BE DEVELOPMENT PROJECT UPDATE

---

### SUMMARY

ocV!BE will create a 95-acre master planned campus around Honda Center with shopping, dining, sports, entertainment, open space, apartments, offices and more in the next few years. OCVibe falls under the city of Anaheim's planning for the Platinum Triangle — the area around Honda Center, Angel Stadium of Anaheim and the ARTIC transit center. The city of Anaheim's planning for the area calls for a modern urban village built around sports and entertainment. ocV!BE staff will present an update on the project.

**ATTACHMENT:** none

### RECOMMENDATION

Informational

### BACKGROUND/ANALYSIS

Per the Development Application submitted to the city of Anaheim for the ocV!BE Project, the Anaheim Real Estate Partners, LLC (AREP) will develop the ocV!BE Project within the area of the City known as the Platinum Triangle. The mixed-use project consists of the following: 1,922,776 sf. (square feet) of commercial uses; 961,055 sf. of office uses; 250,000 sf. of institutional uses; 1,500 residential dwelling units (including 195 affordable dwelling units proposed in connection with a Density Bonus request); parks and open space including a new public park (Meadow Park); surface and structured parking areas, pedestrian bridges crossing Katella Avenue and Douglass Road; and changes to the roadway network (including a new public street between Katella Avenue and Ball Road proposed to be named River Road, the abandonment of Douglass Road between Katella Avenue and Cerritos Avenue and new private streets).

The project encompasses approximately 100 acres generally bounded by State Route 57 (SR-57) to the west, (excluding the parcel at the southwest corner of Katella Avenue and Douglass Road), the Santa Ana River to the east, the confluence of the SR-57 and Santa Ana River to the south, and the Southern California Edison easement to the north and including the existing Honda Center, Anaheim Regional Transportation Intermodal Center

(ARTIC) and Arena Corporate Center (ACC). Off-site improvement areas include the SR-57) northbound Katella Avenue off-ramp and intersection, SR-57 southbound Ball Road off-ramp and intersection, and dedication and improvements to River Road.

ocV!BE, proposed and financed by the owners of the Anaheim Ducks and operators of Honda Center, was unanimously approved by the Anaheim City Council on Sept. 27, 2022, with a second required vote and unanimous final approval on Oct. 4, 2022.

ocV!BE staff will present an update on the project.

**PRIOR RELEVANT BOARD ACTION(S) N/A**

# Location Map



Source: ocV!be





## **AGENDA ITEM SUBMITTAL**

**Meeting Date:** May 26, 2023

**To:** Board of Directors

**From:** Mike Markus

**Staff Contact:** B. Dosier/D. Park

**Budgeted:** N/A

**Budgeted Amount:** NA

**Cost Estimate:** N/A

**Funding Source:** N/A

**Program/Line Item No.:** NA

**General Counsel Approval:** No

**Engineers/Feasibility Report:** NA

**CEQA Compliance:** NA

**Subject: ANAHEIM ADVENTURE PARK, LLC (AQUAPARK) AT MIRALOMA BASIN  
STATUS UPDATE**

---

### **SUMMARY**

Anaheim Adventure Park, LLC (Aquapark) has a lease with the District to develop and operate an Aquapark at the District's Miraloma Basin in Anaheim. Aquapark's President, Mr. David Wabiszewski has requested to provide a status update to the Committee.

Attachment: none

### **RECOMMENDATION**

Informational

### **DISCUSSION**

At its December 18, 2019 meeting, the Board authorized execution of a Lease Agreement with Anaheim Adventure Park, LLC to develop and operate an Aquapark at the OCWD's Miraloma Basin in Anaheim. The Aquapark use consists of a series of inflatables slides, runways, jumping pillows and bouncers all connected creating an obstacle course, as well as self-propelled features like rafts and paddle boards, and related forms of recreation including equipment rentals and food truck service.

At its September 7, 2022, the Board authorized negotiation and execution of an amendment to the Lease allowing the use as a pumpkin patch and Christmas tree lot on the leased premises to generate additional revenue following the closure of the Aquapark for the season on September 30. The pumpkin patch operation would feature pumpkins for sale and the use of an inflatable bounce house from October 1, 2022 through October 31, with the District receiving \$1 per pumpkin sale for all pumpkins, excluding miniature pumpkins (0.5lbs or less), and \$1 per bounce house session, in addition to the monthly rent. Additionally, the Aquapark would operate a Christmas tree lot on the leased premises, provided that the pumpkin patch is financially successful, November 1 to December 25. The Aquapark would pay the District \$5 for every tree sold in addition to the monthly rent.

Mr. Wabiszewski will provide an update to the Committee.

## **PRIOR RELEVANT BOARD ACTION(S)**

9/7/2022 R22-9-121 – Approving a lease amendment to operate a pumpkin patch and Christmas tree lot from October 1, 2022 thru December 25, 2022

7/6/2022 R22-7-87 – Approving license agreement with Anaheim Adventure Park, LLC for additional parking at Anaheim Lake

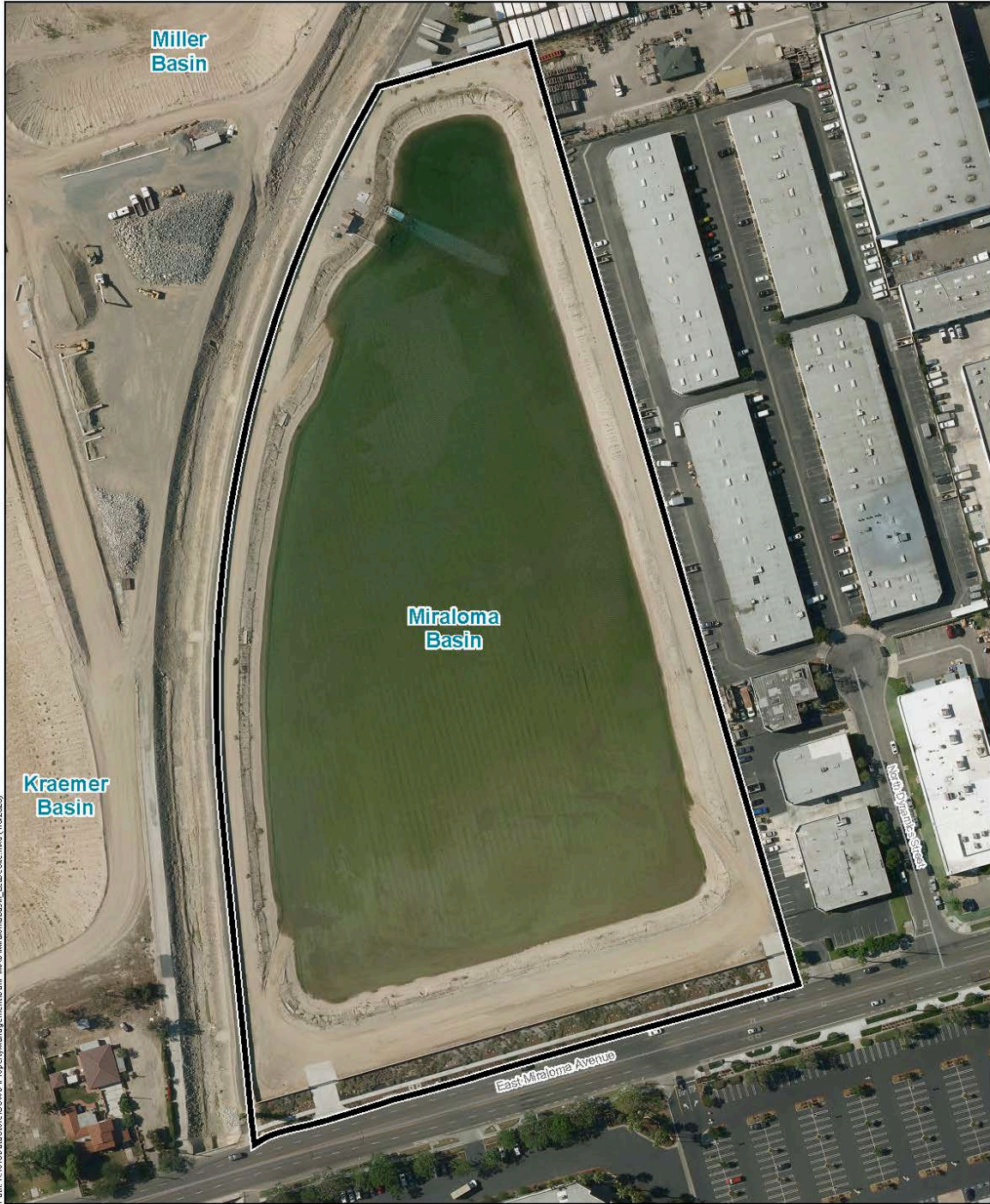
12/18/2019 RCS19-12-1 – Authorizing execution of Lease Agreement with Anaheim Adventure Park, LLC

09/18/2019 R-19-8 Authorizing Amendment One to Exclusive Due Diligence Agreement extending the term for 180 days to a new end date of March 6, 2020.

03/6/2019 R19-3-30 – Authorizing execution of exclusive due diligence agreement for a cable-tow recreational wakeboarding facility at Miraloma Basin.

09/20/06, R06-09-123, Approve lease to Corona Recreation, Inc. to operate a fishing concession at Warner Basin and Anaheim Lake.


# LOCATION MAP



Path: K:\GIS\MapServer\PropertyManagement\MapServer\MCO\MiralomaBasin\_Lease\_Site.mxd (1/6/2020)



0 75 150 Feet

 Leased Premises

Miraloma Basin Lease Site