



AGENDA

18700 Ward St.
Fountain Valley, CA 92708
(714) 378-3200

PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS *
ORANGE COUNTY WATER DISTRICT
Friday, November 22, 2024 – 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 **December 18, 2024**, 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
19 Cannery, Buena Park
8856 Citrus Avenue, Westminster
20 Civic Center, Santa Ana
6148 E Baja Drive, Anaheim

* 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 (ITEM 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 OCTOBER 25, 2024

RECOMMENDATION: Approve minutes as presented

INFORMATIONAL ITEMS

2. STATUS UPDATE REGARDING THE DISTRICT'S IMPERIAL HIGHWAY PROPERTY
3. STATUS UPDATE ON PLANNING OF IN-PLACE REMEDIATION FOR THE PRADO LEAD REMEDIATION PROJECT

CHAIR DIRECTION AS TO ITEMS TO AGENDIZE AS MATTERS FOR CONSIDERATION AT THE DECEMBER 18 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
Erik Weigand - 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) 378-3234, by email at 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. 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 SPECIAL PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS
ORANGE COUNTY WATER DISTRICT
October 25, 2024 @ 1:30 p.m.

Director Meeks 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 arrived at 1:45 p.m.
Natalie Meeks
Denis Bilodeau
Bruce Whitaker
Roger Yoh

Alternates

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

OCWD Staff

John Kennedy, General Manager
Bruce Dosier, Director of IS/Property Management
Daniel Park, Property Manager
Chris Olsen, Executive Director of Engineering
Jason Dadakis, Executive Director Water Quality & Technical Resources
Roy Herndon, Chief Hydrogeologist
Lisa Haney, Executive Director of Planning and Natural Resources
Kevin O'Toole, Principal Planner
Stephanie Dosier, Director of Human Resources
Gary Yoshiba, Hydrogeologist
Jeremy Jungreis, General Counsel
Leticia Villarreal, Assistant District Secretary

CONSENT CALENDAR (ITEMS NO. 1 – 3)

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

Ayes: Meeks, Bilodeau, Whitaker, Yoh, Tran

1. Meeting Minutes

The Minutes of the Property Management Committee meeting held September 20, 2024 were approved as presented.

2. License Agreement West of Highway 71/Prado Basin

Recommended for approval at November 6 Board meeting: Approve and authorize execution of License Agreements with Rene Banuelos and Carlos Sanchez for access across District's Property, located west of Highway 71, for a five-year period, with a License Fee of \$1,148.

3. Approval Request for Repair and Improvements of Orange County Flood Control Facilities at Santiago Basin

Recommended for approval at November 6 Board meeting: Authorize written approval for the Orange Flood Control District to conduct repairs and improvements to their flood control facilities on District property located at Villa Park Road, City of Orange, in accordance with the Easement Deed granted on June 20, 1990

MATTER FOR CONSIDERATION

4. License Agreement with Orange County Flood Control District for Alamitos Seawater Barrier Project

Bruce Dosier, Director of IS/Property Management, stated the Alamitos Injection barrier is located between Long Beach and Seal Beach and is managed by both OCWD and LA County Flood Control. Chief Hydrogeologist Roy Herndon provide some background information and an update about the barrier. Mr. Herndon shared the barrier management goes back to 1965 with a joint agreement between LA County Flood Control and OCWD. He indicated that a portion of the Alamitos Barrier facilities is within Orange County Flood Control District's (County) right-of-way and operation and maintenance is allowed under several permits issued by the County. He detailed that the County has proposed consolidating existing permits into a new 10-year License Agreement with an annual fee and additional insurance requirements. Mr. Dosier stated through negotiations with the County he was able to negotiate from \$16,000 a year to \$5,000 a year with an upfront payment as opposed to paying annually, bringing savings to \$110,000 with no annual increase.

Upon motion by Director Bilodeau, seconded by Director Tran and carried [5-0], the Committee recommended that the Board at its November 6 Board meeting:

- 1. Authorize General Manager to finalize negotiations and execute a License Agreement with Orange County Flood Control District for the Alamitos Barrier Project facilities for a ten (10) year term with one-time fee of \$50,000; and**
- 2. Authorize General Manager to finalize negotiations and execute a pollution liability insurance policy with \$1 million coverage as required by the Orange County Flood Control District License Agreement for an initial term of 3 years, including payment of the initial premium in an amount not to exceed \$11,769; and**
- 3. Authorize General Manager to finalize negotiations and execute an increase in general liability insurance coverage to \$5 million as required by the Orange County Flood Control District License Agreement, including payment of the initial premium increase in an amount not to exceed \$31,000.**

INFORMATIONAL ITEMS

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

Mr. Dosier recalled that at last month's Property meeting, the Board authorized an agreement with Voit Real Estate Service (Voit) to evaluate potential access points along East La Palma for constructing a bridge over the Santa Ana River (SAR) to connect to the District's parcel. He reported that the agreement was executed this week and Voit has begun reaching out to property owners on the opposite side of the SAR to explore potential access points for constructing a bridge. He will continue to update the committee as they move ahead.

6. Status Update on Planning of In-Place Remediation for the Prado Lead Remediation Project

Senior Planner Kevin O'Toole reported several milestones have been achieved. He shared that the District's consultant, AECOM, has completed the Draft California Environmental Quality Act (CEQA) Project Description and submitted to Department of Toxic Substances Control (DTSC) and they have provided concurrence allowing the CEQA Technical Studies to proceed. He stated AECOM and staff are preparing for the Geotechnical Studies anticipated to occur in November. He will continue to provide updates to the Committee as the project moves forward.

7. Quarterly Report on Leases and Permits/Licenses for the Period Ending September 30, 2024

Mr. Dosier reviewed the Quarterly Report on Leases and Permits/Licenses for the period of July 1, 2024 to September 30, 2024. He noted that the 2024 third quarter reflects an increase of 43.51% year over year primarily due to the early rent recording of the October 2024 rent from Mike Raahauge Shooting Enterprises (\$20,397), early rent payment from Raahauge Duck Hunting (\$40,867), late rent payments for August and September 2023 from Sandwood Enterprises (\$27,628, and the early recording of July 2023 rent from North American Recycling (\$76,770). He reported there were no lease renewals for the fourth quarter. He stated that all Lessees and Permittees/Licensees 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 NOVEMBER 6 BOARD MEETING

It was agreed to place Items No. 2-4 on the on the Consent Calendar at the November 6 Board meeting.

ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned at 2:00 p.m.

Natalie Meeks, Co-Chair

AGENDA ITEM SUBMITTAL

Meeting Date: November 22, 2024

To: Property Management Committee
Board of Directors

From: John Kennedy

Staff Contact: B. Dosier/D. Park

Budgeted: No

Budget Amount: \$0

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: STATUS UPDATE REGARDING THE DISTRICT'S IMPERIAL HIGHWAY
PROPERTY**

SUMMARY

The District owns a vacant 19-acre land parcel in the city of Anaheim, located west of Imperial Highway and south of the Santa Ana River (SAR). At its October 2 Board meeting, the Board authorized the execution of an agreement with Voit Real Estate Services (Voit) to evaluate potential access points along East La Palma Avenue for constructing a bridge over the SAR to connect to the District's parcel, and to estimate the costs for acquiring these access rights. Staff will update the Committee.

RECOMMENDATION

Informational

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 Santa Ana River (Property). 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. Staff has contacted Caltrans regarding site access and the approval process for a potential tenant to obtain access rights from Imperial Highway to the Property, however this has been inconclusive.

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 for six months to market the Property and seek other tenants as appropriate. Voit had a number of inquiries on the Property, however site access was and continues to be an issue for most potential tenants and their intended use. Although the agreement with Voit terminated on May 31, 2023, Voit continues to receive inquiries for the site.

Subsequently, with the Board's approval, staff engaged Adams Streeter Engineering to prepare a Site Development Analysis Report for the Property. In developing the report, District staff and Adams Streeter met with City of Anaheim and Caltrans staff to discuss

conceptual access to the Property, primarily by developing an intersection or roundabout on Imperial Highway.

City staff expressed concern that a roundabout would not be likely as Imperial Highway has eight lanes, far too many for a roundabout, and that it would likely extend out to the bridge over the SAR. Caltrans expressed concerns about the access-controlled nature of Imperial Highway, and that an intersection or roundabout could potentially degrade traffic circulation, cause delays, and would necessitate specific justification for any alterations to the existing standards. Caltrans suggested that OCWD staff explore an alternative option that did not include Imperial Highway, such as a bridge over the Santa Ana River. Subsequently, staff met with Adams Streeter and a traffic engineer familiar with projects in the City of Anaheim, Peter Pirzadeh of Pirzadeh and Associates, who confirmed Caltrans' concerns.

At its August 23 meeting, the Committee discussed the final Adams Streeter Report. Given the persistent access challenges to the Property for either leasing or development, Michael Hefner, of Voit, suggested exploring the construction of a bridge from East La Palma Avenue over the SAR. Mr. Hefner indicated that pursuing this option would likely involve acquiring commercial properties and/or securing the necessary Right-of-Way. Mr. Hefner also noted that under an agreement with the District, they could evaluate properties along East La Palma Avenue to identify potential access points to the SAR and estimate the costs for acquiring these access rights. The Committee directed staff to negotiate the terms of an agreement with Voit and report back with potential acquisition sites and estimated costs, which staff did at the September 20 Committee meeting.

At its October 2 Board meeting, the Board authorized the execution of an agreement with Voit to evaluate potential access options under a 6-month agreement at a rate of \$450 per hour, with a total not to exceed \$7,500.

Staff will update the Committee.

Summary of Prior Steps Taken:

October 2022	Sunnyslope Trees notifies the District that it will vacate property December 1, 2022
November	Voit hired to market the property for lease
December	Sunnyslope vacated the property
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May 2023	Agreement approved with Adams Streeter for Site Development analysis. Agreement with Voit terminated May 31
June	Adams Streeter began work on boundaries and aerial survey of the property.
July	Adams Streeter continues working on boundaries – seeking clarification from Title Company
October	Title Company revises Preliminary Title Report (PTR) – provides update to boundary and ownership

November	Adams Streeter revising aerial survey of property Title Company revises Preliminary Title Report (PTR) – provide another update to boundary and ownership (clarified overlapping boundaries) Meeting with City of Anaheim staff to discuss potential access options
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January 2024	Letter sent to Interim Caltrans Director requesting meeting to discuss Property access.
February	Reached out to Assemblyperson Chen and State Senator Chin’s offices for assistance in meeting with Caltrans.
March	Letter received from Caltrans Director Lan Zhou
April	Staff met with Caltrans to discuss letter received from Caltrans Director Lan Zhou and specifically about conceptual ideas for accessing the property
May	Staff review roundabout option with Adams Streeter and traffic engineer Pirzadeh and Associates
July	Draft Site Development Analysis from Adams Streeter
August	Final Site Development Analysis from Adams Streeter
September	Proposal from Voit to evaluate potential access options
October	Board approval to execute agreement with Voit to evaluate potential access options
November	Agreement executed with Voit.
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PRIOR RELEVANT BOARD ACTION(S)

10/02/2024, R24-10-124: Approve and authorize execution of an Agreement with Voit Real Estate Services, exploring bridge access options to the Imperial Highway Property for 6-month term, at a rate of \$450 per hour, with a total cost not to exceed \$7,500.

5/17/2023, R23-05-61: Authorize the General Manager to negotiate and execute an agreement with Adams Streeter to prepare a Site Development Analysis 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, meet 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

3/15/2023, M23-33: 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\MXD\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: November 22, 2024

To: Property Management Committee
Board of Directors

From: John Kennedy

Staff Contact: K. O'Toole/L. Haney

Budgeted: N/A

Budget 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: STATUS UPDATE ON PLANNING OF IN-PLACE REMEDIATION FOR
THE PRADO LEAD REMEDIATION PROJECT**

SUMMARY

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 (FCTR) in Prado Basin. The Board directed staff to pursue In-Place Remediation and approved an updated scope of work and budget to complete the planning of this project. Staff will update the committee.

RECOMMENDATION

Informational

DISCUSSION/ANALYSIS

OCWD leases property in Prado Basin for hunting and shooting related activities. Areas formerly used for shooting related activities are known to be contaminated with residual lead shot, lead in soil and polycyclic aromatic hydrocarbons (PAHs) contained in clay targets. At the Property Committee in April of 2024, the Board directed staff to pursue In-Place Remediation with a corrective action management unit (CAMU) at the FCTR and soil capping at Pigeon Hill.

In July, the Committee approved an updated scope of work and budget with AECOM to complete the planning phase of the project. This includes development of a remedial action plan, CEQA documentation, geotechnical studies and CAMU designs. Below are some project updates that have occurred since the October Property Committee Meeting:

- The biological surveys at Pigeon Hill and FCTR were completed in early November. Biological surveys are required for the CEQA Biological Technical Study which is required since the Prado Lead Remediation Project has the potential to negatively impact biological resources.

- Five geotechnical borings were completed using a hollow stem auger in early November at FCTR. Geotechnical samples were sent to a laboratory for further analysis. Staff anticipate laboratory results and final report to be provided in early 2025.
- Carlson Strategic Land Solutions (Carlson) submitted a draft memo to district staff outlining from a developer's perspective where to ideally place the CAMU. Staff have reviewed the draft memo and had several comments and questions and will be following up with Carlson. Once finalized the memos findings will be considered alongside the results of the geotechnical studies, and other relevant information to determine the optimum CAMU location.

Staff will update the Committee.

PRIOR RELEVANT BOARD ACTIONS

8/7/2024, R24-8-92 Authorize execution of Amendment #9 to Agreement No.1321 with AECOM in the amount of \$445,989 to complete the Remedial Action Plan, Initial Study and Mitigated Negative Declaration (IS/MND) for CEQA compliance and conduct the remedial design for the In-Place Remediation, including conducting a supporting geotechnical study and vertical profile soil sampling.

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.