



AGENDA

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

PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS *
ORANGE COUNTY WATER DISTRICT
Friday, January 24, 2025– 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 **February 5, 2025**, 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
1502 North Broadway, Santa Ana
20 Civic Center, Santa Ana
303 W. Commonwealth Ave, Fullerton
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 (ITEMS NO. 1- 2)

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 NOVEMBER 22, 2024

RECOMMENDATION: Approve minutes as presented

2. AMENDMENT TO LICENSE AGREEMENT WITH T.E. ROBERTS FOR STORING OF CONSTRUCTION EQUIPMENT LOCATED AT HUCKLEBERRY BASIN, ANAHEIM

RECOMMENDATION: Agendize for February 5 Board meeting: Approve and authorize execution of Amendment Ten to License Agreement with T.E. Roberts, Inc to extend the expiration date to January 31, 2026, with a fee of \$1,419 per month, and all other Agreement terms remaining the same

INFORMATIONAL ITEMS

3. STATUS UPDATE REGARDING THE DISTRICT'S IMPERIAL HIGHWAY PROPERTY
4. STATUS UPDATE ON PLANNING OF IN-PLACE REMEDIATION FOR THE PRADO LEAD REMEDIATION PROJECT
5. QUARTERLY REPORT ON LEASES AND PERMITS/LICENSES FOR THE PERIOD ENDING DECEMBER 31, 2024

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

DIRECTORS' COMMENTS/REPORTS

GENERAL MANAGER'S COMMENTS/REPORTS

ADJOURNMENT

PROPERTY MANAGEMENT COMMITTEE

Committee Members

Steve Sheldon - Chair
Natalie Meeks - Vice Chair
Fred Jung
Roger Yoh
Cathy Green

Alternates

Dina Nguyen - Alternate 1
Valerie Amezcua - Alternate 2
Van Tran - Alternate 3
Erik Weigand - Alternate 4
Denis Bilodeau - 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 PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS
ORANGE COUNTY WATER DISTRICT
November 22, 2024 @ 12:00 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 (participated as public member)
Natalie Meeks
Denis Bilodeau (absent)
Bruce Whitaker
Roger Yoh (arrived @ 12:03 p.m.)

OCWD Staff

John Kennedy, General Manager
Bruce Dosier, Director of IS/Property Management
Daniel Park, Property Manager
Kevin O'Toole, Principal Planner
Jeremy Jungreis, General Counsel
Christina Fuller, District Secretary

Alternates

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

CONSENT CALENDAR (ITEM NO. 1)

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

Ayes: Meeks, Whitaker, Tran, Weigand

1. Meeting Minutes

The Minutes of the Property Management Committee meeting held October 25, 2024 were approved as presented.

INFORMATIONAL ITEMS

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

Director of Property Management Bruce Dosier recalled that OCWD hired Voit Real Estate Service (Voit) to evaluate potential access options. Mike Vernik from Voit provided an update advising that Voit has been trying to get in contact with the appropriate ownerships of the best potential land site to create an access bridge to the Imperial land. He stated that Voit just became aware that the strip of land being targeted for the bridge is owned by Southern California Edison (SCE). He reported that Voit will contact SCE's easement department to see if there is any interest in the concept of providing long term access. Mr. Dosier noted there has been some homeless issues on the property that may require some fencing. He advised that staff is looking into the issue and will return to the Committee if necessary.

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

Mr. Dosier recalled that OCWD hired Carlson Strategic Land Solutions (Carlson) to review the Former Clay Target Range (FCTR) in Prado Basin for potential locations for the corrective action management unit (CAMU). He advised that Carlson submitted a memo to district staff outlining where to ideally place the CAMU from a developer's perspective. Senior Planner Kevin O'Toole reported that the memo

highlighted that an area of land initially considered a good location for the CAMU, has been potentially identified as a high value land area. He advised that Carlson identified other possible areas for the CAMU. He noted that issues such as topography were not taken into consideration in this memo as it was not part of the scope of work.

CHAIR DIRECTION AS TO ITEMS TO AGENDIZE AS MATTERS FOR CONSIDERATION AT THE DECEMBER 18 BOARD MEETING

There were no items to move forward to the December 18 Board meeting.

ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned at 12:20 p.m.

Natalie Meeks, Co-Chair

AGENDA ITEM SUBMITTAL

Meeting Date: January 24, 2025

To: Property Management Committee
Board of Directors

From: John Kennedy

Staff Contact: B. Dosier/D. Park

Budgeted: N/A

Budget Amount: N/A

Revenue Estimate: \$17,028 annual

Funding Source: N/A

Program/Line Item No. N/A

General Counsel Approval: Required

Engineers/Feasibility Report Approved: N/A

CEQA Compliance: N/A

**SUBJECT: AMENDMENT TO LICENSE AGREEMENT WITH T.E. ROBERTS FOR
STORING OF CONSTRUCTION EQUIPMENT LOCATED AT HUCKLEBERRY
BASIN, ANAHEIM**

SUMMARY

In 2017, the District issued a License Agreement (License) with T.E. Roberts, Inc. for the purpose of storing equipment while performing a construction project for the City of Anaheim (City). Upon completion of the project, T.E. Roberts wished to remain on District property on an ongoing basis and was granted extensions, with the current License expiring on January 31, 2025. T.E. Roberts is requesting a one (1) year extension.

Attachment: Amendment Ten to License Agreement

RECOMMENDATION

Agendize for February 5 Board meeting: Approve and authorize execution of Amendment Ten to License Agreement with T.E. Roberts, Inc to extend the expiration date to January 31, 2026, with a fee of \$1,419 per month, and all other Agreement terms remaining the same.

BACKGROUND/ANALYSIS

On July 17, 2017, T.E. Roberts entered into a short-term License with OCWD for the purpose of storing equipment and materials, including backhoes, loaders, excavators, steel pipe, and fittings, while performing pipeline construction work for the City. The licensed area is approximately 7,000 square feet located on the southeast end of Huckleberry Basin in Anaheim. T.E. Roberts is allowed to use OCWD's maintenance roads off Lakeview Avenue or Tustin Avenue to access the licensed area.

In December 2019, T.E. Roberts notified staff that the project for the City had been completed and that they wished to remain on the District's property on an ongoing basis to store their equipment and materials for a monthly fee of \$500. The original License expired January 16, 2018, and the Board approved extensions, with the current License expiring on January 31, 2025. This agreement allows either party to terminate the License with ten (10) days written notice. The Board approved the current agreement with the monthly fee increased to \$1,377, based on comparable land rental rates in the area. Staff has no objection to T.E. Roberts' ongoing use of District land for storage on an annual basis, with a 3% annual fee increase, and recommends approving and authorizing the execution of Amendment Ten to the License, extending the expiration to January 31, 2026.

PRIOR BOARD ACTION

2/7/2024, R24-2-11, Authorize execution of Amendment Nine to License Agreement with T.E. Roberts, Inc. to extend the expiration date to January 31, 2025, with a license fee of \$1,377 per month.

2/15/2023, R23-2-16, Authorize execution of Amendment Eight to License Agreement with T.E. Roberts, Inc. to extend the expiration date to January 31, 2024, with a license fee of \$1,337 per month.

2/16/2022, R22-2-13, Authorize execution of Amendment Seven to License Agreement with T.E. Roberts, Inc. to extend the expiration date to January 31, 2023, with a license fee of \$1,298 per month.

2/3/2021, R21-2-13, Authorize execution of Amendment Six to License Agreement with T.E. Roberts, Inc. to extend the expiration date to January 31, 2022, with a license fee of \$1,260 per month.

2/5/2020, R20-2-14, Authorize execution of Amendment Five to License Agreement with T.E. Roberts, Inc. to extend the expiration date to January 31, 2021, with a license fee of \$500 per month.

7/17/2019, R19-7-100, Authorize execution of Amendment Four to License Agreement with T.E. Roberts, Inc. to extend the expiration date to January 31, 2020, with a license fee of \$500 per month, with all other Agreement terms to remain the same.

1/16/2019, R19-1-8, Authorize execution of Amendment Three to License Agreement with T.E. Roberts, Inc. to extend the expiration date to June 30, 2019, with a license fee of \$500 per month, with all other Agreement terms to remain the same.

7/18/2018, R18-7-74, Authorize execution of Amendment Two to License Agreement, extending the expiration date to December 31, 2018 for a fee of \$1,148, with all other agreement terms to remain the same.

1/03/2018, R18-1-2, Approve execution of Amendment One to License Agreement extending the expiration date to July 31, 2018 for a fee of \$1,148, with all other Agreement terms to remain the same.

LOCATION MAP



AMENDMENT TEN TO LICENSE AGREEMENT

**(T. E. Roberts, Inc.)
(Huckleberry Basin)**

THIS AMENDMENT is made and entered into this 5th day of February 2025 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 "OCWD") and **T.E. ROBERTS, INC.**, a California corporation (hereinafter, "Licensee"):

RECITALS

WHEREAS, OCWD and Licensee entered into a License Agreement on July 17, 2017 (the "License") for the purpose of storing Licensee's equipment and materials consisting of backhoes, loader, excavator, steel pipe and fittings, while performing construction work for the City of Anaheim; and

WHEREAS, on January 3, 2018, Lessor entered into Amendment One to the License, to extend the Expiration Date to July 31, 2018.

WHEREAS, on July 18, 2018, Licensee entered into Amendment Two to extend the License to a new Expiration Date of December 31, 2018.

WHEREAS, on January 16, 2019, Licensee entered into Amendment Three to extend the License to a new Expiration Date of June 30, 2019.

WHEREAS, on July 17, 2019, Licensee entered into Amendment Four to extend the License to a new Expiration Date of January 31, 2020.

WHEREAS, on February 5, 2020, Licensee entered into Amendment Five to extend the License to a new Expiration Date of January 31, 2021.

WHEREAS, on February 3, 2021, Licensee entered into Amendment Six to extend the License to a new Expiration Date of January 31, 2022 with a new monthly fee of \$1,260.

WHEREAS, on February 16, 2022, Licensee entered into Amendment Seven to extend the License to a new Expiration Date of January 31, 2023 with a new monthly fee of \$1,298.

WHEREAS, on February 15, 2023, Licensee entered into Amendment Eight to extend the License to a new Expiration Date of January 31, 2024 with a new monthly fee of \$1,337.

WHEREAS, on February 7, 2024, Licensee entered into Amendment Nine to extend the License to a new Expiration Date of January 31, 2025 with a new monthly fee of \$1,377.

WHEREAS, Licensee wishes to extend the License to a new Expiration Date of January 31, 2026.

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 License shown in Section 1.2 of the License (“Term”) is changed to read “January 31, 2026”.

2. Paragraph 1.3 License Consideration is replaced as follows:

As consideration for the issuance of this License, Licensee shall pay to OCWD the sum of **ONE THOUSAND FOUR HUNDRED NINETEEN DOLLARS** (\$1,419.00) in advance on the first day of each calendar month beginning February 1, 2025 and throughout the remainder of the License term (“License Fee”) in accordance with Part II (General Provisions).

3. Each and every other term, covenant and condition of the License not herein expressly modified is hereby ratified and confirmed by the parties hereto and are and shall remain in full force and effect.

[SIGNATURES ON FOLLOWING PAGE]

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

<p>“LICENSOR” ORANGE COUNTY WATER DISTRICT, a political subdivision of the State of California organized under Chapter 924 of the Statutes of 1933, as amended</p> <p>By: _____ Denis Bilodeau, President</p> <p>By: _____ John Kennedy, General Manager</p> <p>APPROVED AS TO FORM: RUTAN & TUCKER, LLP.</p> <p>_____ General Counsel, Orange County Water District</p>	<p>“LICENSEE” T.E. ROBERTS, Inc., a California corporation</p> <p>By: _____</p> <p>Name: <u>Timothy Roberts</u> Title: <u>President</u></p> <p>By: _____</p> <p>Name: _____ Title: _____</p> <p><i>[Note: Licenses issued to corporations require the signature of two corporate officers]</i></p> <p>Licensee Information:</p> <p>Address for Notices:</p> <p>T.E. Roberts 306 West Katella Avenue, Unit B Orange, CA 92867</p>
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AGENDA ITEM SUBMITTAL

Meeting Date: January 24, 2025

To: Property Management Committee
Board of Directors

From: John Kennedy

Staff Contact: B. Dosier/D. Park

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 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. Voit 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. Voit continues to investigate access to the property.

Voit 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: January 24, 2025

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 polyaromatic 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 November Property Committee Meeting:

- Results from the geotechnical borings at FCTR were received. Geotechnical results are favorable and indicate that the underlying soils are very stable and conducive to construction of onsite CAMU, even in areas with moderate slopes. This could reduce the amount of developable land used for the CAMU.

- A conceptual CAMU location and CAMU design are being evaluated in the central portion of FCTR property as recommended by Carlson Strategic Land Solutions.
- Vertical profile samples were collected, and the results are being evaluated. Results indicated that in some locations contamination is deeper than originally anticipated, more soils may need to be excavated than previously estimated, and the capacity of the CAMU may need to be increased. Additional testing is being considered to support the final sizing of the CAMU.

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.

AGENDA ITEM SUBMITTAL

Meeting Date: January 24, 2025
To: Property Management Committee
 Board of Directors
From: John Kennedy
Staff Contact: B. Dosier/D. Park

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: QUARTERLY REPORT ON LEASES AND PERMITS/LICENSES FOR THE PERIOD ENDING DECEMBER 31, 2024

SUMMARY

Attached for Board review is the Quarterly Report on Leases and Permits/Licenses for the period of October 1, 2024 to December 31, 2024.

Attachment: Summary Report of Leases & Permits/Licenses ending December 31, 2024

RECOMMENDATION

Informational

BACKGROUND/ANALYSIS

The District has approximately 933 acres of land under 16 leases and 19 permits/licenses.

4th QUARTER RENT COMPARISON

4th Qtr. 2024	4th Qtr. 2023	Increase/(Decrease) 4 rd Qtr. 2024 vs. 4 rd Qtr. 2023	Percentage Increase/(Decrease) 4 th Qtr. 2024 vs. 4 th Qtr. 2023
\$499,619	\$583,868	(\$84,249)	(14.43%)

YEAR TO DATE RENT COMPARISON

Year to Date 2024	Year to Date 2023	Increase/(Decrease) YTD 2024 compared to 2023	Percentage Increase/(Decrease) YTD 2024 compared to 2023
\$1,960,423	\$1,822,355	\$138,068	7.58%

Note: The 4th quarter rent reflects a year-over-year decrease, mainly due to the early rent recording of the January 2024 rent from North American Recycling and Crushing (\$76,770) and the early recording of the Raahauge Duck Hunting Lease in the 3rd quarter of 2024 (\$43,277).

UPCOMING RENEWALS AND ACTIONS

RENEWALS

2025

1st Quarter

- None

2nd Quarter

- Lease with Prado Basin Duck Club expires on June 30, 2025.
- Lease with Raahauge Shooting Enterprises (Duck lease) expires on June 30, 2025.

ACTIONS - Staff

All Lessees and Permittees/Licensees are in full compliance with the terms of their lease/permit/license and all are current with their rent with the following exceptions:

- None

PROPERTY LICENSE AGREEMENT ISSUED BY GENERAL MANAGER IN 2025 YEAR-TO-DATE

- None

**SUMMARY REPORT
STATUS OF LEASES
4th QUARTER ENDED December 31, 2024**

Leases	Location	Monthly Rent	Annual Increase	4TH Quarter Rent Paid	Year to Date	Status of Rent	Lease Violations	Expiration Date	Acres	Use
Anaheim Adventure Aqua Park	High Season - April-October	\$7,409.90	CPI April	\$ 13,022.40	\$ 108,056.65	Current	None	02-28-30	13.200	Aquapark
	Low Season - November - March									
Anaheim Adventure Aqua Park	Anaheim Lake	\$2,227.88	CPI April		N/A	Current	None	03-31-61	0.380	Production Water Well
Anaheim, City of Well 58	Burris Basin	Flat Fee \$1.00			\$ 1.00	Current	None	01-31-31	14.000	Park
Anaheim, City of		\$1.00/Annual						Automatic Annual Renewal		
County of Orange, Integrated Waste Mgt.	Smith Basin	Reports			N/A	Current	None		0.010	Monitoring wells for Reeve's Pit (executed 12/12/1996)
Corona Rec. Inc., Doug Elliott	Warner Basin	5% of Gross Receipts or \$8,248.92/mo.	CPI October	\$ 41,061.62	\$ 166,743.57	Current	None	09-30-26	128.150	Fishing concession.
North American Recycling & Crushing, LLC	Huckleberry Pond	\$79,073.73	3% April 1	\$ 237,221.19	\$ 944,278.52	Current	None	03-31-27	5.650	Concrete/Asphalt crushing.
NSM Golf, LLC	Burris Pit	\$10,720.62	CPI October	\$ 32,162.06	\$ 126,230.52	Current	None	09-30-26	15.000	Golf driving range - 5 year option.
Harvest Landscape Enterprises, Inc.	South of Lincoln Ave.	\$2,237.90	April 1	\$ 6,713.70	\$ 24,396.13	Current	None	03-31-27	3.600	Container nursery.
Montoya Enterprises Inc. - Nursery	Santiago Basins	\$1,724.00	Fixed April 1	\$ 5,172.00	\$ 20,588.00	Current	None	03-31-29	2.600	Container nursery.
Newport Beach, City of	Seawater Pipeline	Flat Fee \$1			\$ 1.00	Current	None	09-22-47		
Prado Basin Duck Club (1)	Prado Basin - Lower Ponds	\$18,961/annual	3% July 1	\$ 18,961.00	\$ 18,961.00	Current	None	06-30-25	66.000	John Kelly Astor - Duck Hunting Concession
Raahauge Shooting Enterprises - Ducks (1)	Prado	Flat Fee \$86,554	5% July 1	\$ 43,277.00	\$ 86,554.00	Current	None	06-30-25	450.000	Duck hunting, Oct. to Jan.
Raahauge Shooting Enterprises - Range	Prado	\$20,397.29	CPI May 2021	\$ 61,191.87	\$ 262,026.73	Current	None	04-30-47	135.000	Sporting clays/trap & skeet shooting. No rent increase until May 1, 2019
Raahauge Shooting Enterprises - Pheasant	Prado	\$250/mo.	N/A	\$ 750.00	\$ 3,250.00	Current	None	04-30-47	110.000	Hunter safety classes, dog kennels, raising of game birds.
Sandwood Inc.	Batavia Street	\$13,622.47	CPI April 1	\$ 27,244.94	\$ 162,470.74	Current	None	03-31-29	2.600	Sandbagging/Firewood
Yorba Linda Water District (2)	Warner Basin	\$5,442.13 / year 2024	3% December	\$ 5,442.13	\$ 5,442.13	Current	None	12-31-62	0.4224	Production Water Well 21 Original Rent: \$3,817 - 8/22/2012 - w/ 3% annual increase
TOTAL FOR LEASES				\$ 492,219.91	\$ 1,928,999.99				933.412	

NOTES:

1. Prado Basin Duck Hunting & Raahauge Duck Hunting - (Rent due 50% by October 15 and 50% by December 15).
2. YLWD rent due on Dec. 31 of each year.

**SUMMARY REPORT
STATUS OF PERMITS/LICENSES
4th QUARTER ENDED December 31, 2024**

Permits/Licenses	Location	Monthly Rent	Annual Increase	4TH Quarter Rent Paid	Year to Date	Status of Rent	Permit/License Violations	Expiration Date	Acres	Use
Anaheim Model Airplane Club & Scamps	Foster-Huckleberry Pond	Comm. Svc.		N/A	N/A	Current	None	Mo. to Mo.	115.820	Model airplane flying area.
Anaheim, City of Well Maintenance	Anaheim Lake	Comm. Svc.		N/A	N/A	Current	None	Mo. to Mo.	0.230	Maintain wells and pipeline.
Anaheim, City of	Burriss Basin	N/A		N/A	N/A	Current	None	Year to Year		Pumphouse
Anaheim, City of	Anaheim Lake	Flat Fee \$1.00		One-time fee paid 01/3	\$ -	Current	None	09-30-61		Drain pipe Rio Vista Res.
Anaheim, City of	Huckleberry Basin	Flat Fee \$1,148			\$ -	Current	None	10-28-39		Storm drain to Huckleberry
Boy Scouts of America, Troop 850	Santiago Bond Basin	Clean Premises			\$ -			Mo. to Mo.		Store 2 container trailers
CA Dept. of Forestry & Fire Protection	Prado - Highway 71	Fire Protection			N/A	Current	None	Mo. to Mo.		Cut fire break along fence - Highway 71.
Inland Empire Utility District	Prado Basin	WQ Report		\$ -	N/A	Current	None	03-31-34		Monitoring well site
Orange, City of	Orange Reservoir No. 10	N/A		\$ -	N/A	Current	None	05-31-34		Antenna on Reservoir No. 10
OC Transportation Authority (OCTA)	Deep Well #5	N/A		\$ -	\$ -					Temporary construction easement for the District's Deep Well #5 property located on the east side of Pacific Street at Spencer Ave in Fountain Valley
SCE & (formerly Royal Street Communications) T-Mobile (ATS) (1)	Riverdale Avenue, Orange	\$1,143.51	CPI November 1	\$ 2,240.38	\$ 12,232.18	Current	None	11-13-27		Cellular Comm. Relay Site ATS contract renews with T-Mobile's renewal
Southern California Edison Co. (2)	Anaheim Lake	\$802.44 + CPI Annual			\$ 851.30	Current	None	02-28-38		Relocate Power Pole
Serrano Irrigation District	Santiago Basin	Conj. well site #4			N/A	Current	None	Annual Renewal	0.220	Conjunctive use well. R90-10-210 / orig exp: 7-1-10
T2 Utility Engineers, Inc	Burriss Basin	Flat Fee \$1,148			\$0	Current	None	8/12/2024		Potholes for Utility Data / Platinum Triangle
T.E. Roberts	Huckleberry Basin	\$1,377/mo		\$ 4,011.00	\$ 16,044.00	Current	None	1/31/2025		Staging area for City of Anaheim Pipeline work
Misc. License Fees				\$ 1,148.00	\$ 2,296.00					
University of So. Calif.	Fullerton Airport/ Other Locations	N/A			N/A	Current	None	Mo. to Mo.		Measure seismic activity in monitoring wells.
Western Riverside Co. Regional Wastewater	Prado Basin	Copy of Reports		\$ -	N/A	Current	None	6-30-46		Monitoring wells - 3
Yorba Linda Water District	Warner Basin Complex	Flat Fee \$550.00		\$ -	N/A	Current	None	12-31-60		Discharge from well water 20.
TOTAL FOR PERMITS/LICENSES				\$ 7,399.38	\$ 31,423.48				116.270	
TOTAL FOR LEASES & PERMITS/LICENSES				\$ 499,619.29	\$ 1,960,423.47				1,049.682	

NOTES:

1. Monthly Rent is 70% of \$1,266.77 which is adjustusted by the CPI annually
2. SCE License Fee due on March 1 of each year