



AGENDA

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

PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS *
ORANGE COUNTY WATER DISTRICT
Friday, June 26, 2026 – 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 **July 1, 2026** 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

20 Civic Center, Santa Ana

6148 E Baja Dr, Anaheim

303 W. Commonwealth Avenue, Fullerton

19 Cannery, Buena Park

1502 North Broadway, 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. 1-3)

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 MAY 22, 2026

RECOMMENDATION: Approve minutes as presented

2. AMENDMENT TO DUCK HUNTING LEASE WITH PRADO BASIN DUCK CLUB

RECOMMENDATION: Agendize for July 1 Board meeting: Approve and authorize execution of Amendment Twenty-One to the lease with Prado Basin Duck Club to extend the duck hunting concession on District property in the Prado Basin for the 2026-27 season, with a new expiration date of June 30, 2027

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

RECOMMENDATION: Agendize for July 1 Board meeting: Approve and authorize execution of Amendment Twenty-Five to Lease with Elaine Raahauge, d.b.a. Mike Raahauge Shooting Enterprises to extend the duck hunting concession on District property in the Prado Basin for the 2026-27 season, with a new expiration date of June 30, 2027

INFORMATIONAL ITEMS

4. WIRELESS PROGRAM OVERVIEW AND POTENTIAL REINITIATION OF SERVICES (ATS COMMUNICATIONS)
5. 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 JULY 1 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
May 22, 2026 @ 12:00 p.m.

Director Sheldon called the Property Management Committee meeting to order in Conference Room C-2. Members of the public also participated via Zoom. The Secretary called the roll and reported a quorum as follows:

Committee

Steve Sheldon
Natalie Meeks
Fred Jung
Roger Yoh
Cathy Green

OCWD Staff

John Kennedy, General Manager
Chris Olsen, Executive Director of Engineering
Daniel Park, Property Manager
Ben Smith, Director of Recharge
Jeremy Jungreis, General Counsel
Leticia Villarreal, Assistant District Secretary

Alternates

Dina Nguyen (absent)
Valerie Amezcua
Van Tran
Erik Weigand attended as member of public
Denis Bilodeau attended as member of public

CONSENT CALENDAR (ITEMS NO. 1-3)

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

Ayes: Sheldon, Meeks, Jung, Yoh, Green

1. Meeting Minutes

The Minutes of the Property Management Committee meeting held March 27, 2026 were approved as presented.

2. Renewal of License with Southern California Edison (SCE) for GWRS Southeast Barrier Pipeline

Recommended for approval at June 3 Board meeting: Authorize renewal of SCE License Contract No. 9.4172 required for the GWRS Southeast Barrier Pipeline for a five-year period commencing October 1, 2026, for a total fee of \$85,317.95.

3. Renewal of License with SCE for the Talbert West End Improvement Project (Harper Park)

Recommended for approval at June 3 Board meeting: Authorize renewal of SCE License Contract No. 9.4176 required for the Talbert West End Improvement Project (Harper Park) for a five-year period commencing November 1, 2026, for a total fee of \$102,370.57.

MATTER FOR CONSIDERATION

4. Request for Renewal from North American Recycling and Crushing, LLC

Property Manager Daniel Park informed the Committee that North American Recycling and Crushing, LLC (NARC) has submitted written notice exercising one of the two five-year extension options available under its lease due to expire March of 2027. He explained that NARC wanted to get ahead because of their subleases, which are approved under the lease. He stated the Lessee is in good standing and all rent is current with no outstanding debts. He mentioned that District inspections show acceptable

maintenance, dust control and debris management. He advised that all sublessees remain consistent with prior approvals and all documentation is current.

Upon motion by Director Green, seconded by Director Meeks and carried [5-0], the Committee recommended for approval at the June 3 Board meeting: Approve and authorize execution of Amendment Five to Lease with North American Recycling and Crushing, LLC extending the lease for an additional five-year period through March 31, 2032, with all other terms and conditions of the Lease to remain the same.

Ayes: Sheldon, Meeks, Jung, Yoh, Green

INFORMATIONAL ITEMS

5. Quarterly Report on Leases and Permits/Licenses for the Period Ending March 31, 2026

Mr. Park reported that the year-over-year increases for the first quarter was primarily driven by two one-time payments from Raahauge Shooting Enterprises rent payment (\$45,441) and OCTA's Temporary Construction Easement fee (\$72,480). He added that four renewals were coming up in the 2nd and 3rd quarters of the year and all lessees and permittees/licensees are in full compliance with their terms and current with all their rents.

ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned at 12:17 p.m.

Steve Sheldon, Chair

AGENDA ITEM SUBMITTAL

Meeting Date: June 26, 2026

To: Property Management Committee
Board of Directors

From: John Kennedy

Staff Contact: C. Olsen/D. Park

Budgeted: N/A

Budgeted Amount: N/A

Revenue Estimate: \$20,719

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 agreement with Prado Basin Duck Club (PBDC), for approximately 66 acres in the lower Prado Basin duck ponds. The lease is set to expire on June 30, 2026. Shawn Goldsberry, President of PBDC, has requested a one-year extension, through June 30, 2027.

Attachment: Amendment Twenty-One to Lease with Prado Basin Duck Club

RECOMMENDATION

Agendize for July 1 Board meeting: Approve and authorize execution of Amendment Twenty-One to the lease with Prado Basin Duck Club to extend the duck hunting concession on District property in the Prado Basin for the 2026-27 season, with a new expiration date of June 30, 2027.

BACKGROUND/ANALYSIS

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

With the current lease set to expire on June 30, 2026, Mr. Goldsberry has requested a one-year extension. Staff recommends that the lease be extended through June 30, 2027, with a 3% rent increase, raising the annual rent from \$20,116 to \$20,719. As in previous years, the annual rent will be paid in two equal installments, on October 15 and December 1.

PRIOR RELEVANT BOARD ACTIONS

7/16/25, R25-7-110, Approve Amendment Twenty to Lease with Prado Basin Duck Club to extend lease for a duck hunting concession on District Property at Prado Basin for the 2025/26 duck hunting season with a new expiration date of June 30, 2026.

5/15/24, R24-5-56, Approve Amendment Nineteen to Lease with Prado Basin Duck Club to extend 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, 2025.

6/07/23, R23-6-74, Approve Amendment Eighteen 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, 2024.

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.

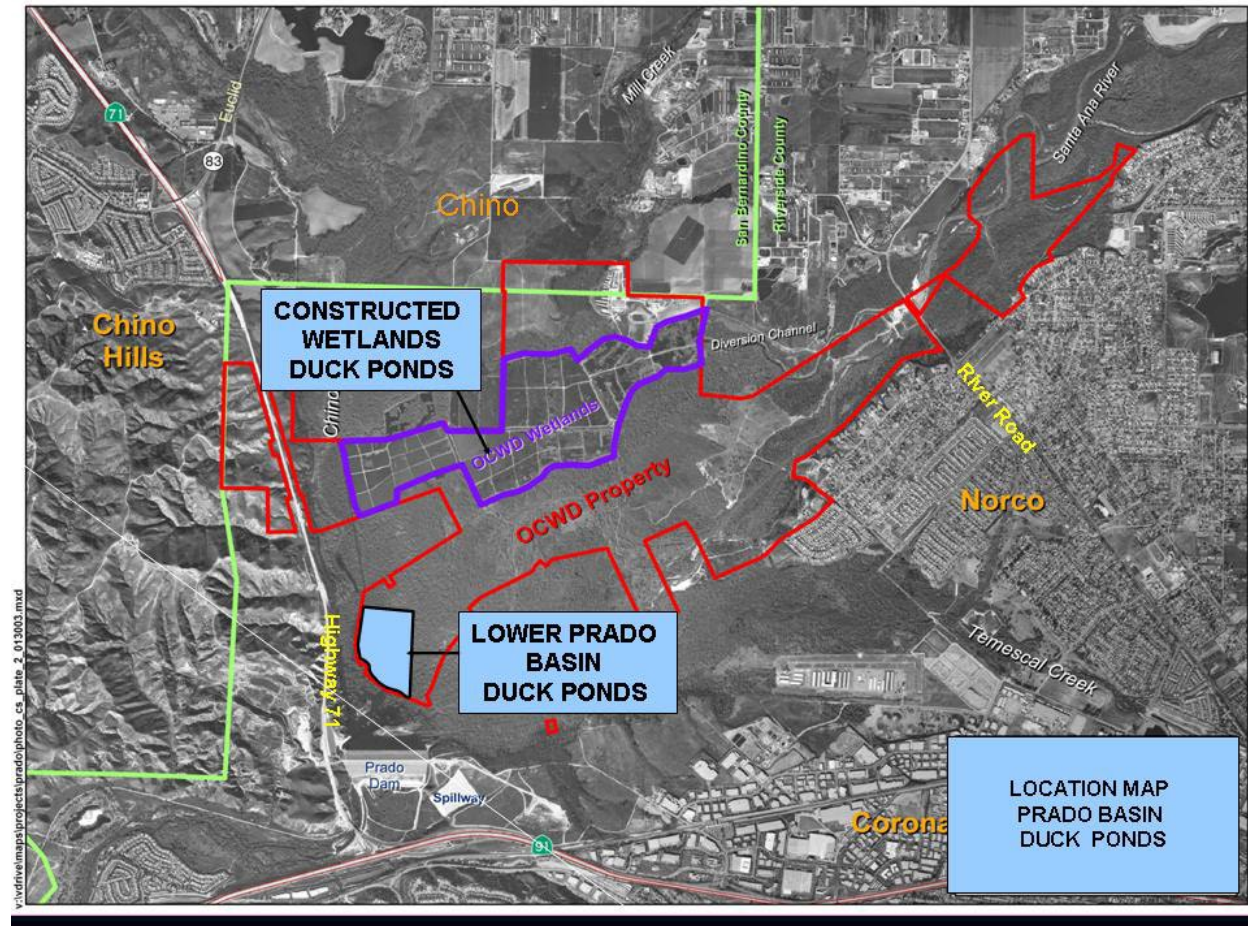
10/16/02, R02-10-147, Authorize issuance of a permit to John Kelly Astor d.b.a. Prado Basin Duck Club to operate a Duck Hunting Concession in the Lower Prado Basin Duck Ponds for the one-year period of October 16, 2002 through October 15, 2003 for a fee

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 TWENTY-ONE TO LEASE

THIS AMENDMENT is made and entered into this 1st day of July, 2026 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, on June 7, 2023, Lessor granted Lessee an extension of Lease for one additional year to a new expiration of June 30, 2024;

WHEREAS, on May 15, 2024, Lessor granted Lessee an extension of Lease for one additional

year to a new expiration of June 30, 2025;

WHEREAS, on July 16, 2025, Lessor granted Lessee an extension of Lease for one additional year to a new expiration of June 30, 2026;

WHEREAS, both Lessee and Lessor wish to extend the Lease for one additional year to a new expiration of June 30, 2027.

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, 2027.
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: _____
Denis Bilodeau, President

By: _____
John Kennedy, General Manager

“LESSEE”

PRADO BASIN DUCK CLUB,
a California corporation

By: _____
Shawn Goldsberry, President

AGENDA ITEM SUBMITTAL

Meeting Date: June 26, 2026

To: Property Management Committee
Board of Directors

From: John Kennedy

Staff Contact: C. Olsen/D. Park

Budgeted: N/A

Budgeted Amount: N/A

Estimated Revenue: \$95,426

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 maintains a long-standing duck hunting lease with Elaine Raahauge d.b.a. Mike Raahauge's Shooting Enterprises (MRSE) covering approximately 450 acres of constructed wetlands and ponds in the Prado Basin. The lease expires on June 30, 2026, and MRSE has requested a one-year extension for the 2026–27 duck hunting season. Staff recommends extending the lease for one year consistent with prior annual renewals.

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

RECOMMENDATION

Agendize for July 1 Board meeting: Approve and authorize execution of Amendment Twenty-Five to Lease with Elaine Raahauge, d.b.a. Mike Raahauge Shooting Enterprises to extend the duck hunting concession on District property in the Prado Basin for the 2026-27 season, with a new expiration date of June 30, 2027.

BACKGROUND/ANALYSIS

The District entered into a duck hunting lease with MRSE in 2005, and the Board has historically approved one-year extensions with a 5% annual rent adjustment. The lease includes a provision that reduces the monthly rent to \$200 in any month during which duck hunting cannot take place, a clause that has remained unchanged through successive amendments. Under the lease, MRSE pays 50% of annual rent by October 15 and the remaining 50% by December 15 of each year.

The 2026–27 duck hunting season is scheduled to run from October through January. With the lease set to expire on June 30, 2026, MRSE has requested a one-year extension through June 30, 2027. Staff recommends approval of the requested one-year lease extension while maintaining all existing lease terms.

PRIOR RELEVANT BOARD ACTIONS

7/16/25, R25-7-112, Approve and authorize execution of Amendment Twenty-Four to Lease with MRSE to extend the lease for a duck hunting concession on District property at Prado Basin for the 2025/26 duck hunting season with a new expiration date of June 30, 2026, and that allows MRSE to perform maintenance on the Prado Ponds.

5/15/2024, R24-5-55, Approve and authorize execution of Amendment Twenty-Three to Lease with MRSE to extend the lease for a duck hunting concession on District property at Prado Basin for the 2024/25 duck hunting season with a new expiration date of June 30, 2025.

6/07/2023, R23-6-73, 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.

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

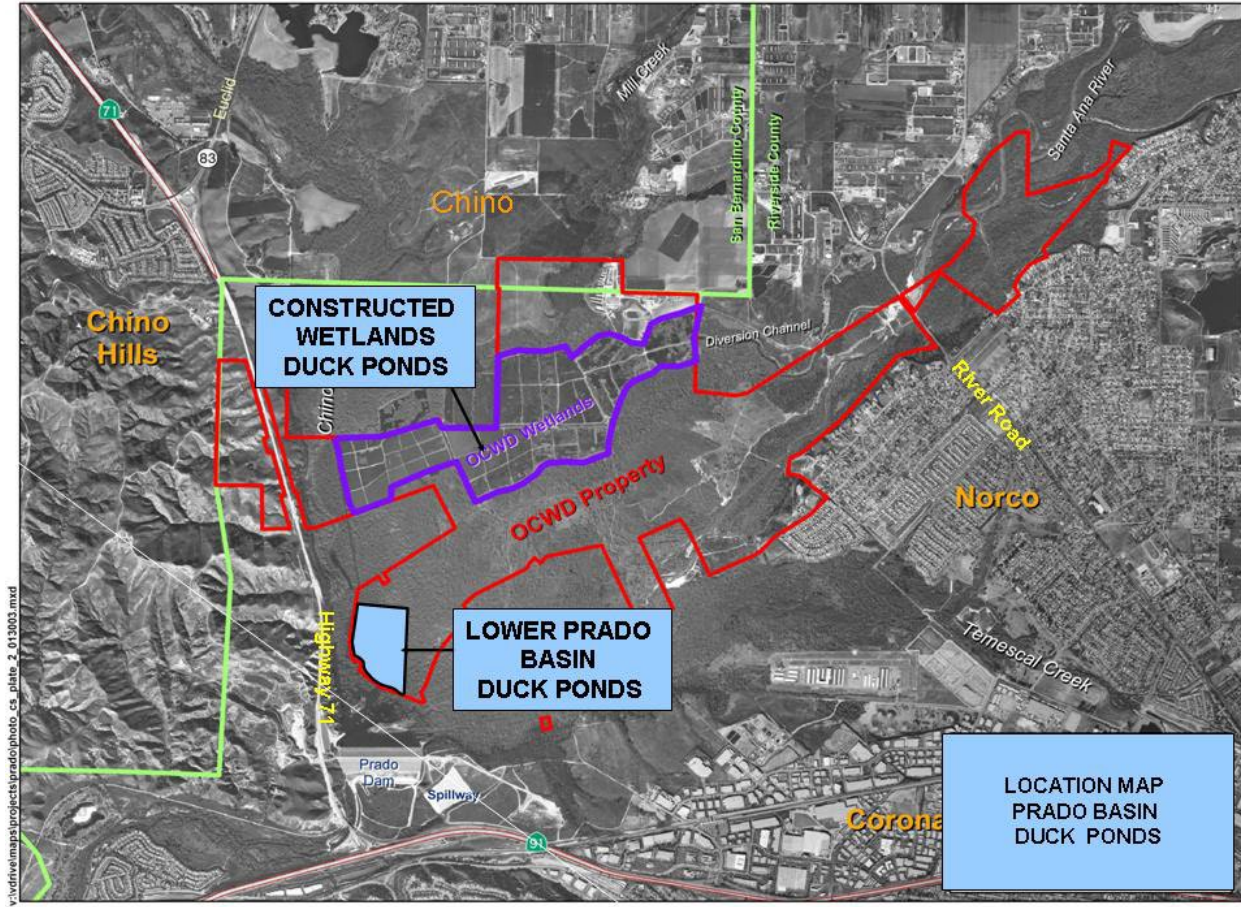
6/6/01, Motion 01-106, Reauthorizing Lease with Mike Raahauge Shooting Enterprises for Duck Hunting on District Property at Prado Basin for a Term of August 19, 2001 to August 18, 2002, at a rent of \$33,427

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-FIVE TO LEASE

(Duck Hunting)

THIS AMENDMENT is made and entered into this 1st day of July 2026 by and between the **ORANGE COUNTY WATER DISTRICT** (hereinafter, the “Lessor” or “OCWD”), 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, on June 7, 2023, Lessor granted Lessee an extension of Lease for one year to a new Expiration Date of June 30, 2024; and

WHEREAS, on May 15, 2024, Lessor granted Lessee an extension of Lease for one year to a new Expiration Date of June 30, 2025; and

WHEREAS, on June 16, 2025, Lessor granted Lessee an extension of Lease for one year to a new Expiration Date of June 30, 2026; and

WHEREAS, both Lessee and Lessor wish to extend the Lease for one additional year to a new Lease Expiration Date of June 30, 2027; and

WHEREAS, Lessee has requested permission from Lessor to perform certain maintenance activities on the Premises.

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, 2027.
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.

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

By: _____
General Counsel for
Orange County Water District

“LESSOR”

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

By: _____
Denis Bilodeau, President

By: _____
John Kennedy, General Manager

“LESSEE”

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

By: _____
Elaine Raahauge, Owner

AGENDA ITEM SUBMITTAL

Meeting Date: June 26, 2026

To: Property Management Committee
Board of Directors

From: John Kennedy

Staff Contact: C. Olsen/D. Park

Budgeted: N/A

Budget Amount: N/A

Annual Revenue: N/A

Funding Source: N/A

Program/Line Item No.: N/A

General Counsel Approval: N/A

Engineers/Feasibility Report: N/A

CEQA Compliance: N/A

Subject: WIRELESS PROGRAM OVERVIEW AND POTENTIAL REINITIATION OF SERVICES (ATS COMMUNICATIONS)

SUMMARY

ATS Communications (ATS), which previously represented the District under a site management agreement that has since expired, recently contacted staff to share its updated approach to wireless program support. With the SCE/T-Mobile Communications Site License Agreement expiring in November 2027, ATS has been invited to provide the Committee with an overview of current industry practices and potential service options.

Attachment(s):

- 1) Letter dated June 15, 2026
- 2) ATS Scope of Services

RECOMMENDATION

Informational

BACKGROUND/ANALYSIS

The District currently hosts a wireless communications facility on a Southern California Edison (SCE) transmission tower located on District property near Orange-Olive Road. This is the District's only active wireless installation. Under the 2007 Communications Site License Agreement, the District currently receives \$1,178 per month, with a 3% annual escalator. The agreement included two five-year extension options, both of which have been exercised, extending the term through November 2027. No further extension options remain.

ATS first began working with the District in 2006, when the District entered into a site management agreement for wireless program support. Under that agreement, ATS was responsible for marketing District properties to wireless carriers and coordinating with SCE and other entities. As part of that role, ATS facilitated the 2007 Communications Site License Agreement between the District, SCE, and Royal Street Communications (now T-Mobile), which remains in effect today.

The ATS agreement has since expired, and the District does not currently have a consultant providing wireless program support. ATS recently reached out to staff to share its updated service model and has been invited to present this information to the Committee. The

presentation will provide an overview of current wireless industry practices, consultant roles, and potential options for supporting the upcoming SCE/T-Mobile renewal and broader program needs.

PRIOR RELEVANT BOARD ACTIONS

12/17/2014, R14-12-163 Approved and authorized execution by the General Manager of an Authorization for Improvements with Southern California Edison Company and Royal Street Communications to allow Royal Street to construct improvements related to the upgrade of utilities at the existing communications facility

10/3/2007, R07-10-137 Approved Communications Site License Agreement with SCE and Royal Street Communications for cellular services located in the City of Orange.

10/4/2006, R06-10-127 Awarding Site Management Agreement to ATS Communications for marketing of wireless communications cellular sites.

10/16/1963 Approve Easement to Southern California Edison Company to place electrical towers and lines from Olive Basin across the Santa Ana River, parallel with the right of way of the Atchison, Topeka, and Santa Fe Railway Company.



Orange County Water District
Daniel Park, Property Manager
18700 Ward Street
Fountain Valley, CA 92708

June 15, 2026

Subject: T-Mobile Renewal at Orange-Olive Road Property

Dear Property Committee:

In 2006, ATS Communications entered into a Services Agreement with Orange County Water District to provide consulting services for unmanned wireless facilities on District Property. One of the projects worked on for the District was with a new wireless provider named Metro PCS. T-Mobile acquired Metro PCS a few years later and now this wireless facility is part of their network.

The term of the agreement with Metro PCS/T-Mobile started in 2007 and was for 20 years. The agreement is up for renewal in 2027. ATS Communications proposes to assist with the renewal of this agreement between the District and T-Mobile under the new terms of our agreements with other water agencies in which ATS Communications charges the wireless provider a site application fee instead of taking a percentage of the monthly rent.

ATS Communications only provides services to water agencies, school districts and municipalities. We do not work for the wireless providers, their site acquisition subcontractors, the tower companies or the monetization entities. The negotiation of this agreement is somewhat complicated by the inclusion of the SCE tower. ATS has experience with Tri-party agreements between utility agencies.

Serving Moulton Niguel Water District, Santa Margarita Water District, South Coast Water District and El Toro Water District among others, ATS Communications is uniquely qualified for this service as there are no other qualified and non-conflicted entities in California that provide our services. I will attend the Property Committee meeting to answer any questions.

Sincerely,

Tony Ingegneri

Tony Ingegneri
President

SCOPE OF SERVICES

Wireless Consulting for South Coast Water District

New Site Builds and Modifications Review

Upon the District's direction, ATS shall commence the review of carrier's project submittal. ATS shall determine if the application is complete and communicate to the District regarding the issues related to the proposed project. Either directly or through the District, ATS can communicate the necessary information needed to complete the project review and prepare ancillary documents on behalf of the District.

Development of Staff Reports, Conditions of Approval, CUP's and Resolutions.

ATS will prepare the necessary documents related to the project for review by District. These documents include, but are not limited to, staff reports, Conditions of Approval, Conditional Use Permits and Resolutions.

Participate in Staff Meetings and Public Hearings.

ATS, at the District's direction, will attend meetings with staff related to new and existing wireless facilities reviewed by ATS. Representatives from ATS will be available to provide information and answer questions about proposals for new wireless facility development and site modifications to existing wireless facilities.

Best Practices.

ATS will provide District staff examples of deployed wireless communications facilities that exhibit the state-of-the-art in the wireless industry in terms of aesthetic design and/or minimal footprint.

Project Tracking.

ATS will maintain a detailed log of its work product for all project submittal assignments through completion.

Audit/Code Enforcement Services.

ATS will conduct site audits of all wireless communications facilities on District's properties. ATS visit each property to photograph and document each of the carriers' wireless communications facilities. ATS will review and evaluate all existing District leases/licenses and compare them each to the actual carrier development on District's properties, outline any inconsistencies between what was Leased/Licensed versus what exists on site and make recommendations of appropriate corrective action, including, but not limited to, back rent and/or penalties for unauthorized equipment installations.

Marketing.

ATS will market District's properties to all the major wireless providers. ATS will inventory the properties, identify development opportunities (inclusive and exclusive) and geocode datasets for market distribution.

Implement Policy & Procedures.

ATS will develop a program establishing a Policy and Procedures for processing new cell site development and modifications to existing cell site infrastructure. This program will coalesce the professional services described herein and provide a framework for a systematic, efficient and thorough process for processing application effecting cell sites on District-owned properties.

AGENDA ITEM SUBMITTAL

Meeting Date: June 26, 2026

To: Property Management Committee
Board of Directors

From: John Kennedy

Staff Contact: K. O'Toole/A. Waite

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 phase of this project. Staff will update the Committee.

RECOMMENDATION

Informational

DISCUSSION/ANALYSIS

OCWD owns property in Prado Basin that it leases 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. In 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 December 2025, the Property Committee approved an updated scope of work and budget with AECOM to complete the planning phase of the project. This includes the finalization of a remedial action plan, CEQA documentation and CAMU engineering designs.

The Initial Study/Mitigated Negative Declaration (IS/MND), as required by the California Environmental Quality Act (CEQA), has been completed and is awaiting public review. The revised Remedial Action Plan (RAP) was submitted to DTSC in April for review and conditional approval. When DTSC completes its review of the RAP it is anticipated the Public Review period for the RAP and IS/MND will occur simultaneously. Engineering Designs are nearing completion and are anticipated to be finalized in July.

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.