



AGENDA

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

PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS *
ORANGE COUNTY WATER DISTRICT
Friday, October 23, 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 **November 4, 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

1037 Sherwood Lane, Santa Ana

303 W. Commonwealth Avenue, Fullerton

Hyatt Regency, Lobby, 1-1 Hangzhan South Road, Dayuan District, Taoyuan, Taiwan

1502 North Broadway, 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 AUGUST 28, 2026

RECOMMENDATION: Approve minutes as presented

MATTER FOR CONSIDERATION

2. REINITIATION OF CALTRANS DECERTIFICATION PROCESS FOR PROPERTY AT BURRIS BASIN

RECOMMENDATION: Agendize for November 4 Board meeting: Authorize the General Manager to reinitiate the decertification process for approximately 1.3 acres at Burris Basin owned by Caltrans, execute the Caltrans Decertification Study Agreement, and authorize payment of the initial \$65,000 deposit

INFORMATIONAL ITEMS

3. UPDATE ON IMPERIAL HIGHWAY PROPERTY ACCESS EVALUATION
4. 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 NOVEMBER 4 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
August 28, 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

Daniel Park, Property Manager
Chris Olsen, Executive Director
Ryan Bouley, Director of Engineering
Jess Sanders, General Counsel
Christina Fuller, District Secretary

Alternates

Dina Nguyen (arrived 12:05 p.m.)
Valerie Amezcua (absent)
Van Tran
Erik Weigand (participated as public)
Denis Bilodeau

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, Yoh, Green, Tran
Dir. Jung audio issues*

1. Meeting Minutes

The Minutes of the Property Management Committee meeting held July 24, 2026 were approved as presented.

2. Amendment to Pheasant Lease to Elaine Raahauge D.B.A. Mike Raahauge's Shooting Enterprises for One-Year Extension

Recommended for approval at September 2 Board meeting: Approve and authorize execution of Amendment Twenty-Two to Pheasant Lease to Elaine Raahauge DBA Mike Raahauge's Shooting Enterprises, granting a one-year extension through September 30, 2027, with all other terms and conditions remaining the same.

3. Reinitiation of Services with ATS Communications

Recommended for approval at September 2 Board meeting: Authorize the General Manager to execute the Agreement with ATS communications for consulting services to negotiate the renewal of the Communications Site License Agreement with T-Mobile.

MATTER FOR CONSIDERATION

4. Amendment to Lease to NSM Golf, LLC D.B.A. the Island Golf Center at Burris Basin for Three-Year Extension

Property Manager Daniel Park recalled that in April 2026, at the Board's direction, staff transmitted a

letter to Caltrans to re-initiate the decertification process for this area, as renewed review may support reconsideration of a future sublease exception. He advised that staff is currently awaiting Caltrans's response. Mr. Park stated that with the lease expiration approaching, NSM has requested a three-year extension through September 30, 2029, citing continued investment in the facility. He advised that NSM completed major kitchen improvements in 2020 and has since upgraded range equipment and customer amenities. He noted that NSM has maintained the site in good condition and continues to operate a successful concession.

Upon motion by Director Green, seconded by Director Meeks and carried [5-0], the Committee recommended for approval at the September 2 Board meeting: Approve Amendment Six to the Lease with NSM Golf, LLC d.b.a. The Islands Golf, granting a three-year lease extension through September 30, 2029, with annual CPI rental adjustment as stated in the lease.

Ayes: Sheldon, Meeks, Jung, Yoh, Green

INFORMATIONAL ITEM

5. Request to Modify District Easement at 8121 Ellis Avenue (Keystone DCS)

Mr. Park reported that Keystone Development & Construction Services, Inc. (Keystone), the developer of a proposed residential townhome project at 8121 Ellis Avenue in Huntington Beach, has requested the District's consideration of potential modifications to the District's existing easement on the property. Mr. Park advised that the District holds one recorded easement at this location, established in 2002 for a well site, pipeline, ingress/egress, and maintenance access. Keystone DCS representative Timothy Nguyen reported that to offset the reduction in access, Keystone proposes installing a permanent on-site electric air compressor, estimated cost of \$150k–\$300k, which would eliminate the need to transport the District's mobile diesel compressor to the site and reduce noise impacts to nearby residents. Mr. Nguyen provided mutual benefits of the proposed on site compressor. The Committee directed staff to further investigate a proposal from Keystone DCS to create a detailed "list of asks" and technical requirements for the board's consideration.

ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned at 12:40 p.m.

Steve Sheldon, Chair

AGENDA ITEM SUBMITTAL

Meeting Date: October 23, 2026

To: Property Management Committee
Board of Directors

From: John Kennedy

Staff Contact: C. Olsen/D. Park

Budgeted: N/A

Budget Amount: N/A

Cost Estimate: \$65,000

Funding Source: Reserves

Program/Line Item No.: 1069.51112

General Counsel Approval: N/A

Engineers/Feasibility Report Approved: N/A

CEQA Compliance: N/A

**Subject: REINITIATION OF CALTRANS DECERTIFICATION PROCESS FOR
PROPERTY AT BURRIS BASIN**

SUMMARY

The District leases approximately 1.3 acres of Caltrans-owned property at Burris Basin that is currently used by The Islands Golf Center. Caltrans has denied the District's request for a policy exception to continue subleasing the property but has indicated that reinitiating decertification may be beneficial in future discussions regarding the property's use. On October 6, 2026, Caltrans provided a Decertification Study Agreement and requested a \$65,000 deposit to evaluate whether the property may be declared excess and potentially sold.

Attachments:

- Caltrans letter dated October 6 regarding Reinitiation of Decertification
- Caltrans Decertification Study Agreement

RECOMMENDATION

Agendize for November 4 Board meeting: Authorize the General Manager to reinitiate the decertification process for approximately 1.3 acres at Burris Basin owned by Caltrans, execute the Caltrans Decertification Study Agreement, and authorize payment of the initial \$65,000 deposit.

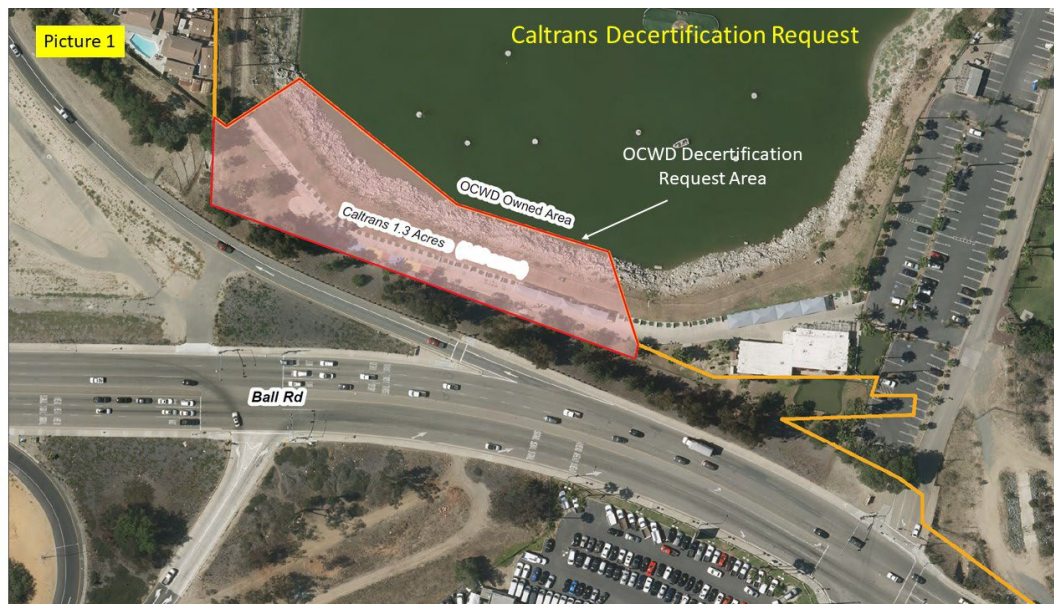
BACKGROUND/ANALYSIS

The District leases approximately 20 acres of Burris Basin in Anaheim to NSM Golf, LLC, dba The Islands Golf Center, under a lease recently extended through September 30, 2029 (Amendment Six). About 1.3 acres of the leased area is adjacent to the northbound Ball Road on-ramp to State Route 57 or the "Orange Freeway" and is owned by Caltrans (Property). The Property is delineated from the on-ramp with a fence that was previously assumed to be the boundary between District and Caltrans land. The District identified Caltrans ownership in a 2017 boundary review and has leased the area from Caltrans since 2018, first through a series of six-month Airspace Rental Agreements and, since February 1, 2020, on a month-to-month holdover basis at \$810 per month.

In 2018, the Board authorized decertification to pursue acquiring the land (Picture 1), with an initial deposit of \$35,000. In 2024, Caltrans offered to consider only a smaller portion, primarily within the water basin, and requested an additional \$50,000 deposit to continue the review. Because the reduced area did not meet the District's operational objectives, the Board directed staff to terminate the decertification effort in September 2024.

Separately, in 2023, Caltrans proposed a three-year lease with the District, but following statewide policy changes for subleases advised that a new lease could not be issued and would require a separate policy exception. In June 2024, the Board authorized staff to negotiate a one-year lease for the Property and submit a policy exception request for the continued sublease to The Islands Golf Center. The District submitted the application on June 27, 2024.

In March 2026, Caltrans denied the District's request for a policy exception to continue subleasing the area. Caltrans has not stated that it intends to end the holdover, but the District has no assurance that a new sublease agreement will be approved in the future. In later discussions, Caltrans staff indicated that reinitiating decertification may be beneficial in future discussions about the Property's ongoing use, which staff understands could include reconsideration of a sublease exception. The Board directed staff to request reinitiation in April 2026, and the District did so by letter dated April 16, 2026.



Picture 1 – Area of the District's 2018 decertification request (Caltrans 1.3 acres)

On October 6, Caltrans provided a letter responding to the District's request to reinitiate the decertification process and outlined the requirements and procedures, which includes a Decertification Study Agreement and an initial deposit of \$65,000. Caltrans' costs incurred in the decertification process are charged against the deposit. Caltrans advises that the deposit would fund a feasibility study of whether the property is needed for transportation or other public purposes and, if it is excess, an appraisal to determine the market value of the Property. Caltrans

estimates the process will take six months to several years. Unused funds are refundable, but funds spent are not, and the deposit is separate from any purchase price.

Caltrans is required to offer property of notable environmental value and that qualifies for park or recreational use to local agencies before offering the property to the general public. If the property has access to a public street, it will be offered via competitive bid to the general public. If it does not have access to a public street, it will be offered to the adjoining property owners. Therefore, there is no guarantee that the District will ultimately acquire the Property following decertification. District staff believe the Property is landlocked, but its status and the method of conveyance would be worked out with Caltrans through the study.

The Board terminated the prior decertification effort in 2024 because the smaller area under consideration did not meet the District's operational objectives. However, subsequent changes in Caltrans' sublease policies resulted in the denial of the District's request for a policy exception to continue subleasing the Property. Reinitiating decertification may provide an opportunity to evaluate acquisition alternatives that better meet the District's operational needs while supporting future discussions regarding continued use of the Property. Accordingly, staff recommends that the Committee authorize the General Manager to execute the Decertification Study Agreement and authorize the initial deposit to Caltrans.

PRIOR RELEVANT BOARD ACTIONS

9/02/2026, R26-9-161, Authorizing Amendment Six to Lease Agreement with NSM Golf, LLC D.B.A. The Islands Golf Center at Burris Basin.

4/15/2026, R26-38, Direct staff to transmit a letter to Caltrans to reinitiate the decertification process for the 1.3 acres at Burris Basin.

9/04/2024, R24-86, Direct staff to transmit a letter to Caltrans to cease work on and terminate the "decertification" process for the 1.3 acres at Burris Basin.

6/5/2024, R24-6-60, Authorizing the General Manager to negotiate and execute a lease agreement with Caltrans, to negotiate and execute amendment six with NSM Golf and authorizing staff to apply for the policy exception to sublease Caltrans property.

9/6/2023, R23-9-118, Authorize the General Manager to negotiate and execute a new Three-year Directly Negotiated Lease Agreement with Caltrans at a rent of \$1,141 per month with 5% annual increase for the 1.3-acre property, subject to approval by legal counsel.

3/18/2020, R20-3-28, Authorize the General Manager to execute a new six-month Airspace Rental Agreement with Caltrans at a rent of \$736 per month for the 1.3-acre property, subject to General Counsel review.

2/5/2020, R20-2-15, Approve consent to assignment of Gentry Golf, DBA The Islands Golf Center Lease to NSM Golf, LLC for the remainder of the Lease term.

7/17/2019, R19-7-101, Authorize a temporary month-to-month lease agreement with Caltrans for the continued use of a 1.3-acre portion of land owned by Caltrans, while the staff continues to pursue decertification for permanent land acquisition.

2/6/2019, R19-2-13, Authorize a temporary month-to-month lease agreement with Caltrans for the continued use of a 1.3-acre portion of land owned by Caltrans, while the staff continues to pursue decertification for permanent land acquisition.

11/7/2018, R18-11-160, Authorize Amendment Two to Lease Agreement with Gentry Golf, Inc. D.B.A. The Island Golf Center at Burris Basin extending the lease through September 30, 2019.

7/18/18, M18-7-78, Authorize a temporary month-to-month lease agreement with Caltrans for the continued use of a 1.3-acre portion of land owned by Caltrans, while the staff continues to pursue decertification for permanent land acquisition.

4/4/18, M18-45, Authorize the General Manager to initiate the decertification process with Caltrans for the 1.3 acres at Burris Basin; approve initial deposit of \$35,000 to initiate the decertification; and approve additional funds of \$10,000 for additional professional services for the decertification.

4/4/18, M18-44, Staff is directed to negotiate a one-year lease extension with Gentry Golf, Inc. to commence when the current lease expires on September 30, 2018.

3/7/18, R18-3-19, Authorized issuance of Amendment One to Lease Agreement with Gentry Golf, Inc., providing additional General Liability insurance coverage, and consent to a Sublease with DH and LO, Inc. d.b.a. Olympus Golf Pro and Gentry Golf, Inc.

2/7/18, R18-2-9, Execution of a temporary month-to-month lease agreement with Caltrans for use of the property while staff continues to negotiate a short-term lease with Caltrans for the continued use of the 1.3 acres; and issuance of a Purchase Order to Fidelity National Title for a preliminary title report on such land; and issuance of a work order in an amount not to exceed \$6,000 to Paragon Partners for the appraisal of the 1.3-acre property;

Location Map



California Department of Transportation

DISTRICT 12
1750 East 4th Street, Suite 100 | SANTA ANA, CA 92705
(657) 328-6000 | FAX (657) 328-6522 TTY 711
<https://dot.ca.gov/caltrans-near-me/district-12>



October 6, 2026

Via Email: dpark@ocwd.com

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

12-ORA-57 | PM 13.5
File: Reinitiate Decertification
Process – Phase 2E8

Dear Mr. Park:

We received Orange County Water District's letter dated April 16, 2026, and we thank you for your continued interest in Caltrans' property adjacent to the northbound on-ramp from Ball Road to State Route 57 in the city of Anaheim. In response to your request for the reinitiation of the decertification process regarding the property, below is an outline of the requirements and procedures for having State-owned property reviewed and to be declared as excess land and made ready for sale.

INFORMATION REGARDING THE SALE OF STATE-OWNED PROPERTY:

To dispose of State-owned property, a decertification process must be undertaken. For Caltrans to acquire property for transportation related purposes, Caltrans must "certify" the need for the property, hence the word "decertify" is used to allow the disposal of the property. This process entails conducting a Feasibility Study to determine if the property is necessary for current or future Transportation needs or other public purposes. If the Feasibility Study determines the property might now be excess to Caltrans' needs, a Caltrans appraisal is prepared to determine the market value of the subject property.

Property considered "of notable environmental value" per Streets and Highways Code Section 118.6 and that qualify for park or recreational use will be offered to local agencies before being offered to the general public. If the property has access to a public street, whether capable or incapable of independent development, it will be offered via competitive bid to the general public. If the property does not have access to a public street (landlocked), it will be offered to the adjoining owner(s). If more than one adjoining owner is interested in the property, it will be disposed of via a private sale amongst adjoining owners. The sale is subject to the approval of the California Transportation Commission. Please be advised that the entire procedure may last anywhere from six (6) months to several years.

All costs associated with the decertification and subsequent sale of the property are borne by the requestor. An initial decertification deposit of Sixty-Five Thousand Dollars (\$65,000.00) is required by Caltrans to allow our Accounting Branch to set up an account to start the decertification process (in some cases, this amount will be more). All work conducted by Caltrans for the decertification process will be charged to this account. When the account reaches approximately Five Thousand Dollars (\$5,000.00), you will be notified those additional funds will be required if you wish to continue. All work on the process will stop if the account reaches zero dollars (\$0.00). If the process does not deplete the entire deposited amount from the account, we will refund the remainder to the requestor.

This deposit is not part of the purchase price. In addition, the deposit is not a guarantee that the sale will be approved by the California Transportation Commission, nor does it give you any special advantage at a public auction or private sale, should it be deemed appropriate to sell the property in that manner.

To proceed, attached is the Decertification Study Agreement to be executed by all parties. In addition, please wire funds using the enclosed wiring instructions or you may forward a certified check or money order in the amount of Sixty-Five Thousand Dollars (\$65,000.00) payable to the Department of Transportation.

If you have any questions or concerns regarding this information, please feel free to contact me at (424) 413-1161 or Ernesto.Martinez@dot.ca.gov or Stephanie Vo, Associate Right of Way Agent at (916) 707-1354 or Stephanie.Vo@dot.ca.gov.

Sincerely,



Ernesto Martinez
Branch Chief, R/W Excess Lands
Office of Right of Way

cc: Bruce Dosier, Director of Information Services/Property Management, OCWD,
bdosier@ocwd.com

Enclosed: Decertification Study Agreement, EFT Wiring Instructions

**State of California
Department of Transportation**

Agreement Number: 2026-02

AGREEMENT FOR DECERTIFICATION STUDY

EA: 0R00D Project ID: 1213000095
Phase: 2E8 (reinitiation)

This agreement is entered into this ____ day of October, 2026 by and between the Department of Transportation (Caltrans) and Orange County Water District (Requesting Party):

This agreement is for the services required by Caltrans to complete a decertification investigation to dispose of Caltrans' property/property rights. All costs for the services rendered by Caltrans under this agreement, including, but not limited to, direct and indirect costs (functional and administrative overhead), preparation of a director's deed and review of the appraisal of the property/property rights are to be paid by the Requesting Party.

The Requesting Party shall submit the full amount of the initial deposit of \$65,000.00 with Caltrans prior to services rendered. If the initial deposit funds are exhausted, Caltrans shall request additional deposit of funds from the Requesting Party. Work in the investigation shall cease if the funds in the account are exhausted and additional deposits are not made. Any deposits for Caltrans' investigation are separate and apart from the purchase price of the property/property rights.

If the decertification investigation indicates that Caltrans can dispose of the property/property rights to the Requesting Party, Caltrans will determine the appropriate means of conveyance. Disposal of property/property rights shall be at the fair market value established by a Caltrans appraisal. Please note that all sales are subject to CTC approval.

Caltrans makes no guarantee that the property/property rights will be decertified. Any work associated with the decertification will be done in a timely manner, but at the discretion of Caltrans, and will not take precedence over project delivery work.

Caltrans and the Requesting Party reserve the right to terminate this Agreement by written notice at any time when they deem that it is in their best interest to do so. Once the property/property rights have been disposed of, or, if either party formally asks to terminate the decertification process, Caltrans shall return any remaining funds not exhausted in the decertification process to the Requesting Party. If the Requesting Party terminates the decertification process, the Requesting Party shall be responsible for the cost incurred by Caltrans to reincorporate the property back into operating State right-of-way and for the posting on the Right of Way Map, if applicable.

Requesting Party:

Orange County Water District
18700 Ward Street
Fountain Valley, CA 92708
(714) 378-3200

State of California

Department of Transportation (Caltrans)

Approved By:

Signature

Print Name

Title

Date

Ernesto Martinez, Branch Chief
Right of Way Excess Lands
District 12 – Office of Right of Way

Date

AGENDA ITEM SUBMITTAL

Meeting Date: October 23, 2026

To: Property Management Committee
Board of Directors

From: John Kennedy

Staff Contact: C. Olsen/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: UPDATE ON IMPERIAL HIGHWAY PROPERTY ACCESS EVALUATION

SUMMARY

Dudek and its subconsultant, Wood Rodgers, have been evaluating access alternatives for the District's Imperial Highway Property, including concepts requested by the Committee and coordination with Caltrans. The consultant team is finalizing its analysis and anticipated recommendations regarding potential access improvements and development feasibility. Staff will provide an update.

RECOMMENDATION

Informational

DISCUSSION/ANALYSIS

The District owns a 19-acre parcel in Anaheim (APN 358-291-01) located west of Imperial Highway and south of the SAR (Property). The Property has access through a gate entrance on the southbound side of Imperial Highway, which passes over a portion of the SAR Trail. This trail and gate are maintained by the County of Orange, and the District has limited access to the Property for maintenance purposes.

In July 2025, Dudek was contracted to provide traffic engineering services focusing on the segment of Imperial Highway between the SAR and the SR-91 eastbound ramps. Working with its subconsultant Wood Rodgers, Dudek developed conceptual access plans consistent with Caltrans standards and evaluated intersection operations to identify feasible access options and potential land uses.

To date, the team's traffic engineering work has highlighted significant challenges in establishing acceptable access to the Property. Preliminary analyses indicate that several configurations could result in substantial queuing and congestion along Imperial Highway, raising concerns about securing Caltrans approval. In response, Dudek advanced the evaluation of additional access alternatives to determine whether any option can balance development potential with transportation standards and regulatory requirements.

Following the December 2025 Property Committee meeting, staff met with Dudek and Wood Rodgers to discuss additional concepts for improving access to the Property. In April 2026, the Board approved a second Agreement with Dudek to further evaluate access feasibility through a phased approach. Phase 1 included development and analysis of underpass and roundabout access concepts, preparation of concept plans and horizontal geometry layouts, traffic operations and collision analyses, preliminary cost estimates, and Caltrans meetings. If Phase 1 did not identify a potentially feasible access concept, the amendment contemplated a Phase 2 evaluation of a Diverging Diamond Interchange (DDI) configuration.

Staff will provide an update regarding the status of the access evaluation and related efforts for the Property.

PRIOR RELEVANT BOARD ACTIONS

04/15/2026, R26-4-62: Authorizing Agreement with Dudek for the phase 1 access analysis for the Imperial Highway Property

10/15/2025, R25-10-177: Authorize re-engagement of Voit Real Estate Services to market and lease the Imperial Highway Property under the same Commission Schedule and Leasing Terms previously approved in November 2022.

02/05/2025, R25-02-6: Authorize the General Manager to hire a consultant for traffic engineering services pertaining to potential development of access to the Imperial Highway property in an amount not to exceed \$20,000.

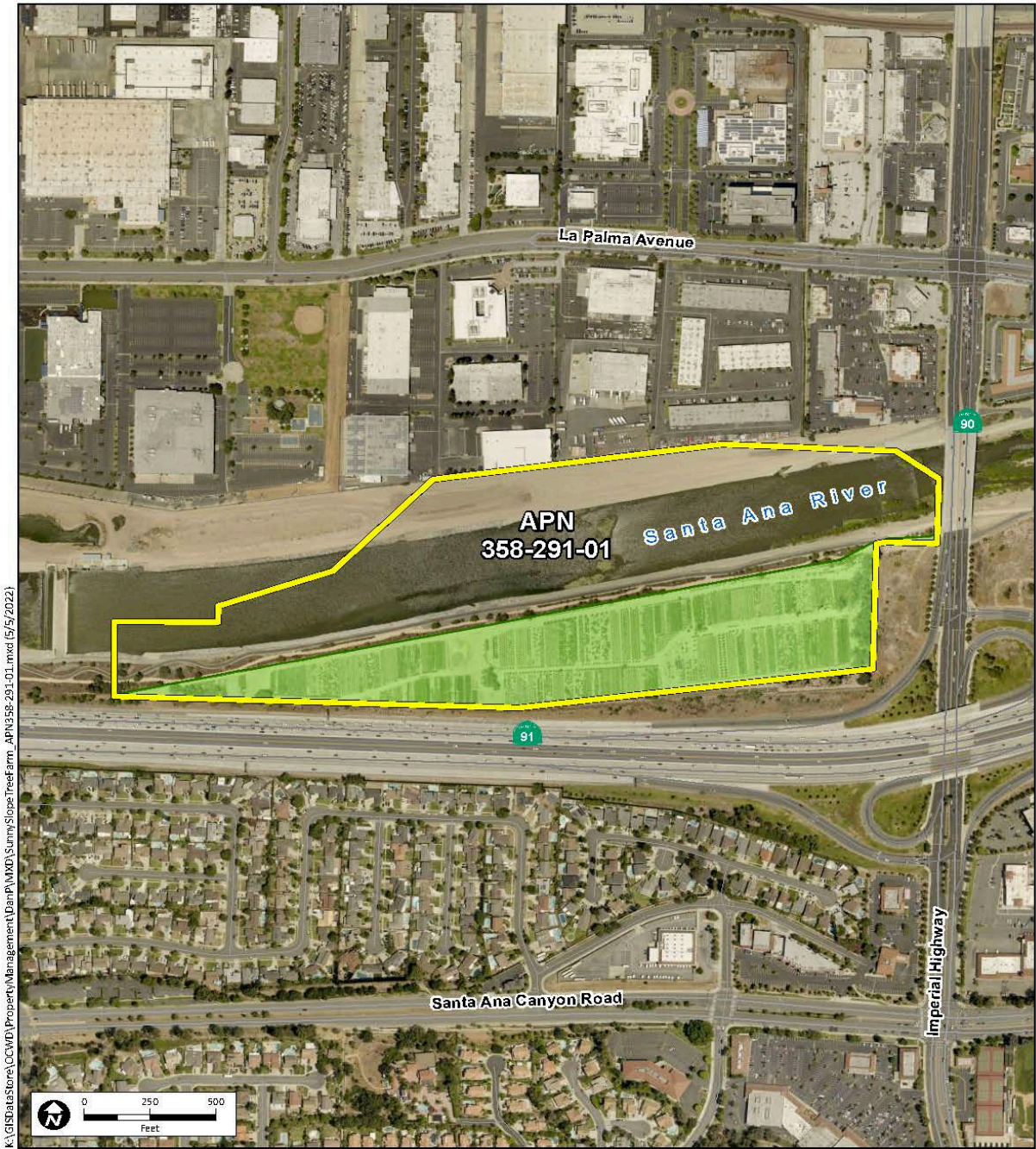
10/02/2024, R24-10-124: Approve and authorize execution of an Agreement with Voit Real Estate Services, exploring bridge access options to the Imperial Highway Property for 6-month term, at a rate of \$450 per hour, with a total cost not to exceed \$7,500.

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\Property\Management\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: October 23, 2026

To: Property Management Committee
Board of Directors

From: John Kennedy

Staff Contact: K. O'Toole/R. Bouley

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.

Attachment: Remedial Action Plan Letter of Adequacy for Prado Lead Remediation Project from Department of Toxic Substances Control

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 polycyclic aromatic 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 Board 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.

A revised Remedial Action Plan (RAP) was submitted to DTSC in April. OCWD recently received a Letter of Adequacy from DTSC for the RAP. The next step in the Project will be to conduct public participation for the RAP and associated CEQA documentation which will occur simultaneously. Engineering designs have been completed pending the outcome of public participation. Remediation is anticipated to occur in Fall of 2027

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.



Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Katherine M. Butler, MPH, Director
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Cypress, California 90630

<https://dtsc.ca.gov/>

Gavin Newsom
Governor

September 28, 2026

SENT VIA ELECTRONIC MAIL

Mr. Kevin O'Toole
Orange County Water District
18700 Ward Street
Fountain Valley, California 92708
kotoole@ocwd.com

ADEQUACY OF REMEDIAL ACTION PLAN, PRADO SHOOTING RANGE, 14980
RIVER ROAD, CORONA (SITE CODE: 401866)

Dear Mr. O'Toole:

The Department of Toxic Substances Control (DTSC) has reviewed the revised Remedial Action Plan (RAP) (AECOM, July 15, 2026) and the Response to Comments (RTC) submitted via e-mail on July 22, 2026, prepared for the former Prado Shooting Range Areas of Concern consisting of the Former Clay Target Range (FCTR) and Pigeon Hill areas, collectively identified as the Site. The RAP specifies remedial action objectives, evaluates alternatives, and describes the recommended alternative proposed for the Site. The objective of the RAP is to address soil impacted by lead shot at Pigeon Hill area by capping it and to address soil impacted by lead, lead shot, and polyaromatic hydrocarbons (PAHs) at FCTR area by excavating impacted soil and consolidating it into a Corrective Action Management Unit.

According to the RAP, the Site is approximately 66.02 acres with the FCTR measuring 16.20 acres and Pigeon Hill measuring 49.82 acres. The Site operated historically as a shooting range by Raahauge Shooting Enterprises on land leased from Orange County Water District (OCWD). The shooting activities were prohibited in 1995 and 2016 at the FCTR and Pigeon Hills respectively. The Site is currently vacant with plans to keep Pigeon Hill as an undeveloped open space and to develop FCTR for unrestricted land use.

Environmental investigations conducted at the Site in 2016, prior to DTSC's oversight, identified lead shot contamination at the FCTR and Pigeon Hill in addition to lead and PAHs contamination in soil at the FCTR. Additional investigations were conducted in 2020 under DTSC oversight and were documented in the Remedial Investigation/Feasibility Study (RI/FS) (AECOM Technical Services, Inc., March 17, 2022). The RI/FS identified approximately 1.4 acres and 14.1 acres to be impacted at Pigeon Hill and FCTR respectively. Following its review of the RI/FS, DTSC determined on April 20, 2022, that a RAP was required. Additional data was collected post RI/FS in 2024 and 2025 and consisted of a geotechnical study and vertical contamination profile sampling.

The RAP satisfactorily addressed DTSC comments. DTSC hereby finds the RAP adequate for public review and comment.

A California Environmental Quality Act (CEQA) review and corresponding Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared by the OCWD evaluating the potential environmental impacts resulting from cleanup activities at the Site. DTSC, as a responsible agency under CEQA, will utilize the IS/MND to comply with CEQA for the RAP. DTSC will file a Notice of Determination with the Office of Land Use and Climate Innovation's CEQA State Clearinghouse upon approval of RAP.

OCWD shall mail the Community Update to the Site mailing list and publish the Public Notice in a local newspaper of general circulation for a formal 30-day public comment period and community meeting on the RAP. In addition, OCWD shall place the RAP, Community Update, and Community Profile in the designated information repositories for public access at the start of the public comment period. Please forward to DTSC a proof copy of the posted Public Notice that indicates the start and end of the public comment period.

DTSC will place the RAP, Community Update, and Community Profile electronically on DTSC's EnviroStor website for public access at the start of the public comment period. During the public comment period, a public meeting will be held via Zoom to present the RAP. After the public comment period ends, DTSC will consider all comments received prior to modifying and/or approving the RAP. The final RAP may be implemented after it is approved by DTSC.

Mr. Kevin O'Toole
September 28, 2026
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If you have any questions, please contact Ms. Lina Hijazi, Project Manager, at (714) 484-5334 or by e-mail at Lina.Hijazi@dtsc.ca.gov, or contact me at (714) 484-5472 or by e-mail at Aslam.Shareef@dtsc.ca.gov.

Sincerely,



Aslam Shareef
Acting Branch Chief
Brownfields Restoration and Schools Evaluation Branch
Site Mitigation and Restoration Program

cc: (via e-mail)

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Brownfields Restoration and Schools Evaluation Branch Reading File - Cypress