

AGENDA
PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS *
ORANGE COUNTY WATER DISTRICT
18700 Ward Street, Fountain Valley (714) 378-3200
Friday, October 27, 2017, 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 the **November 15, 2017** Board meeting Agenda for approval.

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 SEPTEMBER 22, 2017

RECOMMENDATION: Approve minutes as presented

END OF CONSENT CALENDAR

MATTER FOR CONSIDERATION

2. GENTRY GOLF, INC. D.B.A THE ISLANDS GOLF CENTER AT BURRIS BASIN REQUEST TO RENEW LEASE

RECOMMENDATION: Agendize for November 15 Board meeting: Direct staff as appropriate

INFORMATIONAL ITEMS

3. STATUS UPDATE ON THE GENERAL PLAN AMENDMENT AND ZONE CHANGE FOR THE BALL ROAD BASIN PROPERTY
4. STATUS UPDATE ON PROPOSAL BY RIVERSIDE COUNTY PARKS AND OPEN-SPACE DISTRICT FOR LAND EXCHANGE AT PRADO FOR SANTA ANA RIVER TRAIL (SART) EASEMENTS
5. QUARTERLY REPORT ON LEASES AND PERMITS/LICENSES FOR THE PERIOD ENDING SEPTEMBER 30, 2017

CHAIR DIRECTION AS TO ITEMS TO AGENDIZE AS MATTERS FOR CONSIDERATION AT THE NOVEMBER 15 BOARD MEETING

DIRECTORS' COMMENTS/REPORTS

GENERAL MANAGER'S COMMENTS/REPORTS

ADJOURNMENT

PROPERTY MANAGEMENT COMMITTEE

Committee Members

Steve Sheldon - Chair
James Vanderbilt - Vice Chair
Vicente Sarmiento
Dina Nguyen
Roger Yoh

Alternates

Phil Anthony - Alternate 1
Cathy Green - Alternate 2
Bruce Whitaker - Alternate 3
Shawn Dewane - 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) 378-3233, by email at jdurant@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
September 22, 2017 @ 12:00 p.m.

Director Sheldon called the Property Management Committee meeting to order at 12:00 p.m. in Conference Room C-2. The Assistant District Secretary called the roll and reported a quorum as follows.

Committee

Steve Sheldon
James Vanderbilt
Vicente Sarmiento
Dina Nguyen
Roger Yoh

OCWD Staff

Mike Markus - General Manager
Bruce Dosier - Director IS/Property
Christina Fuller - Assistant District Secretary
Cindy Leinart - Property Manager

Alternates

Phil Anthony
Cathy Green
Bruce Whitaker
Shawn Dewane (absent)
Denis Bilodeau

CONSENT CALENDAR

The Consent Calendar was approved upon motion by Director Sarmiento, seconded by Director Anthony and carried [5-0].

Ayes: Sheldon, Vanderbilt, Sarmiento, Nguyen, Anthony

1. Minutes of the Meeting

The Minutes of the Property Management Committee meeting held July 28, 2017 were approved as presented.

2. Amendment to Fishing Concession Lease with Corona Recreation, Inc. and Consent to Parking Sublease with D. G. Performance Specialties, Inc. at Warner Basin

Recommended by Committee for approval at October 4 Board meeting: Authorize issuance of Amendment Six to Lease Agreement with Corona Recreation, Inc. and Consent to Parking Sublease that reduces the area for the parking of vehicles at Warner Basin by sublessee D. G. Performance Specialties, Inc. to seven (7) vehicles, and provides consent to the amendment to the Parking Sublease for the reduced number of vehicles.

3. Amendment to Water Well Lease with Yorba Linda Water District (YLWD) for YLWD Production Water Well No. 21

Recommended by Committee for approval at October 4 Board meeting: Approve and authorize execution of Amendment Two to Lease Agreement with Yorba Linda Water District to add Attachment 1, Well 21 Air Valve Exhibit to the existing Lease Agreement as Exhibit "E" to reflect the addition of the Air Valve placed above ground, in the existing Appurtenant Premises.

4. Amendment to Pheasant Hunting Lease with Elaine Raahauge D.B.A. Mike Raahauge's Shooting Enterprises at Prado Basin

Recommended by Committee for approval at October 4 Board meeting: Approve and authorize execution of Amendment Twelve to Pheasant Hunting Lease with Elaine Raahauge d.b.a. Mike Raahauge's Shooting Enterprises that provides for a one-year extension of the lease through September 30, 2018, with the condition that shooting will not be allowed in the Lease Premises and rent to be \$250 per month; with all other terms and conditions remain the same.

MATTER FOR CONSIDERATION

5. Proposal by Riverside County Parks and Open-Space District for Land Exchange at Prado for Santa Ana River Trail (SART) Easements

Director of Property/IS Bruce Dosier reminded the Committee that staff has met with Riverside County Regional Parks (Parks) and Open-Space District for several years to discuss the development of the Santa Ana River Trail (SART). He stated that Riverside County Parks is interested in a portion of the proposed SART on District property in Prado Basin. He reported that staff received a letter from Parks proposing an exchange of property rights in the Prado Basin that includes assigning and transferring properties that Parks leases with the Army Corps of Engineers (Corps) and a parcel in fee to the District in exchange for the District granting permanent easements through District owned parcels for the SART. Executive Director Greg Woodside presented a trail overview and discussed trail partnership and funding. He reviewed the trail location and the offer details from Parks. Mr. Woodside summarized benefits to the District in acquiring the leases currently held by Parks. Mr. Dosier reported that staff is reviewing the proposal and has requested additional information from Parks. The Committee requested that staff include a monthly update on this item.

Upon motion by Director Sheldon, seconded by Director Sarmiento and carried [5-0], the Committee recommended that the Board at its October 4 Board meeting: 1) Authorize the General Manager or his designee to negotiate the terms and conditions of land rights acquisition with Riverside County Parks and the Army Corps of Engineers in exchange for the District granting a trail easement in the District's Prado Basin land to Riverside County Parks for development of the Santa Ana River Trail 2) Authorize an amount not to exceed \$15,000 for conducting an Appraisal, Preliminary Title Report and Phase One Environmental on parcel APN 130-040-006 being offered in fee to the District.

Ayes: Sheldon, Vanderbilt, Sarmiento, Nguyen, Yoh

INFORMATIONAL ITEM

6. Status Update on the General Plan Amendment and Zone Change for the Ball Road Basin Property

Mr. Dosier reported that District staff and the City of Anaheim received a final draft of the Environmental Impact Report (EIR) and are concurrently reviewing the draft. He reported that filing a Notice of Availability is planned for October and should be available for public comment in November.

CHAIR DIRECTION AS TO ITEMS TO AGENDIZE ON THE CONSENT CALENDAR AT THE OCTOBER 4 BOARD MEETING

It was agreed that item Nos. 2- 5 be agendized on the Consent Calendar at the October 4 Board meeting.

ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned at 12:45 p.m.

Steve Sheldon, Chair

AGENDA ITEM SUBMITTAL

Meeting Date: October 27, 2017

Budgeted: N/A

To: Property Management Committee
Board of Directors

Budgeted Amount: N/A

Cost Estimate: N/A

From: Mike Markus

Funding Source: N/A

Program/ Line Item No.: N/A

General Counsel Approval: N/A

Staff Contact: B. Dosier/C. Leinart

Engineers/Feasibility Report: N/A

CEQA Compliance: N/A

**Subject: GENTRY GOLF, INC. D.B.A THE ISLANDS GOLF CENTER AT BURRIS
BASIN REQUEST TO RENEW LEASE**

SUMMARY

Gentry Golf, Inc., d.b.a. The Islands Golf Center (Gentry Golf) operates a golf driving range concession at Burris Basin, located at 14893 Ball Road, Anaheim. The current lease expires on September 30, 2018. Staff received a letter from Gentry Golf requesting a long-term lease agreement of twenty (20) years, and to allow upgrades to enhance their business and property. Staff is seeking direction from the committee.

Attachment(s): Letter from Gentry Golf requesting long term lease agreement

RECOMMENDATION

Direct staff as appropriate

BACKGROUND/ANALYSIS

Gentry Golf operates a golf driving range concession at Burris Basin, located at 14893 Ball Road, Anaheim. The District entered into a lease agreement with Gentry Golf December 1991, and an amended and reinstated lease agreement August 2008. On March 19, 1997, the Board approved fifty percent (50%) interest in Gentry Golf, Inc. to Peacock Trading, LTD, a Hong Kong corporation, with Damoi Park as representative. William Cathcart remained as President of Gentry Golf, Inc.

The District received a letter from Gentry Golf October 13, 2017, notifying the District of Gentry Golf's desire to enter into a new long-term lease agreement of twenty (20) years. The current lease expires on September 30, 2018.

Gentry Golf is requesting to continue operations at the lease site. On September 21 staff met with partner Damoi Park to discuss the terms of their current lease. Damoi Park expressed interest in entering into a long-term lease, and to allow upgrades to enhance their business and property.

The current monthly rent is \$8,434, with an annual Consumer Price Index (CPI) rent adjustment on October 1 of each year. Gentry Golf is in full compliance with the terms and conditions of their lease and the rent has been made on time. Staff is looking for direction from the committee.

PRIOR RELEVANT BOARD ACTION(S)

3/16/16, M16-41, Discussion of the request for rent relief for the Islands Golf Center deferred for 60 days to allow The Islands Golf Center to prepare requested documentation

4/3/13, R13-4-28, Approving Gentry Golf Consent to Sublease to S & W Golf;

4/3/13, R13-4-29, Approving Gentry Golf Consent to Sublease to Golf for Life Skills;

9/7/11, R11-9-124, Approving Gentry Golf Consent to Sublease to Golf on the Edge at Burris Basin;

7/20/11, R11-07-112, Approve Consent to Sublease with Gentry Golf d.b.a. The Islands Golf Center to sublease to Golf on the Edge, for a term of 5 days;

8/6/08, R08-8-107, Authorizing amended and restated lease agreement with Gentry Golf, Inc. d.b.a. The Island Golf Center at Burris Basin;

10/20/04, R04-10-128, Consent to Sublease to Worldwide Golf Enterprises, Inc. d.b.a. Roger Dunn Golf Shop for operation of a golf pro shop;

08/06/08, R08-08-107, Approved and Authorized Execution of Lease to Gentry Golf, Inc. d.b.a. The Island Golf Center for Golf Facility at Burris Pit;

9/17/03, R03-9-139, Authorized Amendment Five to Lease to extend the Expiration Date of Lease to October 22, 2003;

10/15/03, R03-10-150, Approve and authorize Amendment Six to Lease to Extend the term of the Lease to September 30, 2008, a new option to extend the lease for 5 years, change the percentage rent to 12% of Gross Receipts for 2 years with a 1% increase in the percentage rent thereafter, Minimum rent set at \$6,000/mo. and after two years increase it by equal amounts to \$7,000/mo. and other minor changes;

7/21/99, M99-135, Approve Waiver of Rent at the Island Golf Center for One Evening for the Anaheim Fire Department Swift Water Rescue Team Water Rescue Demonstration;

4/21/99, R99-4-50, Approving and Authorizing Execution of Consent to Sublease by Gentry Golf of the Islands Golf Center to David Graf for Operation of Restaurant/Bar;

4/16/97, R97-4-55, Approving and Authorizing Amendment Four to Gentry Golf, Inc. Lease for Burris Pit Golf Concession;

3/19/97, R97-3-39, Approving and Authorizing Execution of Gentry Golf, Inc. Consent to Assignment of Lease and Consent to Subleases;

3/19/97, R97-3-39A, Consent to Assignment of 50% interest in Gentry Golf, Inc. to Peacock Trading, LTD, a Hong Kong corporation

1/15/97, R97-1-7, Instructing Staff to Issue Notices to Gentry Golf to Pay Delinquent Rent and Cure Lease Violations;

4/20/94, R94-4-65, Approving and Authorizing Execution of Amendment Three to Gentry Golf Lease at Burris Pit adds rent for Chipping Green and sets pro shop rent at \$2,000 per month;

1/19/94, R94-1-8, Provides for Issuance of License Agreements;

7/7/93, R93-7-120, Receiving and Filing Affidavit of Publication of Notice Inviting bids and rejecting all bids for Contract No. SAR -93-2, Islands Golf Center Site Improvements; and Approving and Authorizing execution of Amendment No. 2 to Gentry Golf, Inc. Lease providing for Purchase Lease Back Agreement;

2/17/93, R93-2-27, Approved and Authorized Execution of Amendment One to Gentry Golf Lease and transfer of funds;

12/18/91, R91-12-284, Approved and Authorized Execution of Lease to Gentry Golf, Inc. for Golf Facility at Burris Pit.

Location Map



Cindy Leinart, Property Management

Orange County Water District

18700 Ward Street

Fountain Valley, Ca. 92708

Dear Cindy,

This brief letter is prepared to show our interest in renewing our lease here at the Islands Golf Center. As you know, we have been here for the past twenty four years and our current lease will end in September 2018.

We respectfully request a long term agreement of twenty years. With a long term lease, we will have money available to improve upon your property and our current facilities. We have already been approved for several upgrades that will make Islands even a more desirable place to visit. Islands is becoming a destination place for local residence and travelers from all around. When considering us for this lease extension, keep in mind the "First Tee" organization who sub leases from us. First Tee is a children's mentoring program sponsored by the Professional Golf Association "PGA" and they have made Islands their Orange County Chapter. This is a National program that helps children learn the basic skills of life. We have more and more families coming out to Islands than ever before. This is a great thing to see.

Once again, please consider our request for a long term lease agreement. We would like to continue our relationship with you all at the OCWD and look forward to doing some exciting upgrades to enhance the entire property. If there is anything else you need from me at this time, I will be happy to provide whatever it is you need. Thank you very much for your time and the past twenty four years of being landlord and friend.

Respectfully,

A handwritten signature in black ink, appearing to read "Michael A Green". The signature is fluid and cursive, written in a professional style.

Michael A Green, General Manager

For Damoi Park, Bill Cathcart, owners

AGENDA ITEM SUBMITTAL

Meeting Date: October 27, 2017

To: Property Management Committee
Board of Directors

From: Mike Markus

Staff Contact: B. Dosier/C. Leinart

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 THE GENERAL PLAN AND ZONE CHANGE FOR THE BALL ROAD BASIN PROPERTY

SUMMARY

The District continues the process to change the General Plan and Zoning from Open Space/Transitional to General Commercial with the City of Anaheim (City) for the Ball Road Basin property (BRB). Based on comments provided by the City, the District's consultant is finalizing the Draft Environmental Impact Report (DEIR) and will provide it to the City for final review and comments. Additionally, the District's real estate representative, Voit Real Estate Services has been marketing BRB to prospective clients. Staff will update the Committee.

RECOMMENDATION

Informational

DISCUSSION/ANALYSIS

In 2007, the Board authorized staff to begin the process to change the General Plan and Zoning of the Ball Road Basin property from Open Space/Transitional to General Commercial. A Conceptual Design Review application was submitted by the District to the City for a General Plan Amendment and Zone Change (GPA/ZC) and updated in April 2011.

As part of the process, an Environmental Impact Report (EIR) is being prepared by Environmental Advisors, LLC. In January 2017, Environmental Advisors (EA) completed the second screencheck Draft EIR (DEIR) incorporating data from a recently updated Traffic Study and District staff comments and provided it to the City for review and comments. The City provided their comments to the second screencheck DEIR and EA is revising it accordingly, including information from several updated technical studies and the inclusion of a trail designation around the north, east and south sides of the BRB as a project design feature.

Additionally, the District's real estate representative, Voit Real Estate Services has been marketing BRB to prospective clients. Staff will update the Committee.

Summary of Prior Steps Taken:

November 2006	Letter to OCFCD regarding developing the Ball Road Basin property including resolving flood easement on Ball Road Basin
February 2007	Letter from OCFCD requesting evaluation of specific issues including a Hydrology and Hydraulics study prior to conceptual approval of releasing flood easement on Ball Road Basin
July	RFP issued by OCWD Engineering for Hydrology and Hydraulics study of Ball Road Basin and Chantilly Storm Channel
August	Filed General Plan Amendment and Zone change with \$22,000 deposit with the City
September	Agreement approved with Boyle Engineering for Hydrology and Hydraulics study of Ball Road Basin and Chantilly Storm Channel Received City staff comments regarding the General Plan Amendment and Zone change
October	Staff met with City staff to review City staff's comments regarding the General Plan Amendment and Zone change
January 2008	Staff and Boyle met with OCFCD to discuss the Hydrology and Hydraulics study and OCFCD's requirements for conceptual approval of the levee encroachment and improvements to the Chantilly Storm Drain Extension to the Santa Ana River
February	Meeting with Army Corps of Engineers (Corps) to discuss the Hydrology and Hydraulics study and Corps' requirements for conceptual approval of the levee encroachment and improvements to the Chantilly Storm Drain Extension to the Santa Ana River
March	Letter sent to the Corps by Boyle requesting conceptual approval
April	Letter received from Corps stating conceptual approval Staff and Boyle met with OCFCD to discuss the Corps conceptual approval Letter sent to OCFCD requesting conceptual approval
August	Letter received from OCFCD stating conceptual approval and would be able to relinquish their easement over the Basin provided that certain criteria, as outlined in the letter, are met
September	Boyle finalized the Hydrology and Hydraulics report
October	Draft Agreement sent to OCFCD
March 2009	Staff received a revised draft Agreement and is reviewing
April	Staff has reviewed the agreement and has requested a meeting with OCFCD

to discuss and clarify several items including assignment of the agreement to another party.

May Staff met with OCFCD staff to discuss and clarify several items including assignment of the agreement to another party.

June Staff sent revised agreement to OCFCD.

October Staff discussed changes to agreement with County Counsel.

Staff advised by OCFCD that they are still reviewing the draft Agreement

April 2010 Staff received a revised draft Agreement and is reviewing

May Staff reviewing revised draft Agreement

June Staff submitted comments regarding Guaranty to OCFCD

August Staff met with OCFCD to discuss Guaranty and potential alternatives

Staff received a revised draft Agreement and is reviewing

September Staff reviewing revised draft Agreement

Staff advised that OCFCD will be providing additional revisions

November Staff advised that OCFCD is finalizing the revised draft Agreement

December Staff received revised Agreement from OCFCD

January 2011 Staff reviewed Agreement and provided additional comments to OCFCD

February Staff met with City staff to determine how to proceed with the GPA/ZC

March Staff received final draft Agreement from OCFCD

April Filed an updated application for the GPA/ZC

May Hired Chamber's Group, Inc. for CEQA Initial Study

August OCFCD sent signing copies of agreement for OCWD signature

September Returned signed copies of the agreement to OCFCD for processing.

October Met with Anaheim Planning and Traffic staff to discuss traffic study requirements in the Initial Study

January 2012 Chambers developing Initial Study (traffic study)

OCFCD agreement agendized for OC Board of Supervisors approval

February Chambers continued development of Initial Study (traffic study and air quality report)

March	Chambers continued development of Initial Study (waiting for Anaheim data for traffic study)
April	Traffic and Air studies complete and Chambers has provided a draft Initial Study for staff review
May	Staff reviewing draft Initial Study
July	Final version of Initial Study received from Chambers Initial Study provided to City of Anaheim
August	Board authorized issuance of an RFP for preparation of an EIR City of Anaheim provided comments on the Initial Study
September	Initial Study revised by District environmental consultant and provided to City for additional comments
October	City of Anaheim provided additional comments on the Initial Study Initial Study revised by District environmental consultant and provided to City for additional comments Issued RFP to select consultant to prepare EIR
November	Received proposals to prepare EIR; review proposals and interview firms
December	Board authorized preparation of an EIR by Environmental Advisors for the Ball Road Basin Property; and Engineering Support services from Adams- Streeter Engineering.
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January 2013	Held EIR kickoff meeting with consultants.
February	NOP distributed and 30-day review period started Held EIR scoping meeting with City of Anaheim for public comment
March	NOP 30-day review period ended and City has received public comments.
April	Technical studies for EIR prepared
May	Draft technical studies out for review
June	Final technical studies out for review
July	First Screencheck Draft EIR reviewed by staff, City staff and peer review

August	First Screencheck Draft EIR reviewed by staff, City staff and peer review
September	Second Screencheck Draft EIR under development
October	Second Screencheck Draft EIR under review by staff. Meeting with City staff regarding use as a Utility under Commercial land use designation
December	Lease Option Agreement executed with Orange County Energy Park, LLC. (OCEP), Competitive Power Ventures, Inc. – “CPV” Second Screencheck Draft EIR under review by staff.

January 2014	Meeting with City of Anaheim to discuss additional EIR requirements.
February	Received NOP for EIR from City of Anaheim for City’s proposed GPA/ZC to Park
March	District sends response letter to NOP
May	District sends letter requesting additional explanation for evaluating park and power plant alternatives
August	District sends letter to City of Anaheim advising it is suspending efforts on GPA/ZC
November	OCEP terminates Lease Option Agreement

January 2015	Meeting with City of Anaheim to discuss City’s interest in acquiring Ball Road Basin for park purposes
September	Board directs staff to continue effort with EIR for GPA/ZC
November	Board approval of change order for additional EIR work for the GPA/ZC; and for land entitlement and government relations services; and survey services

March 2016	Board authorizes additional funds for City’s peer review.
April	Additional funds approved in March deposited with the City of Anaheim Depositor Trust Fund.
July	Additional funds approved by the Board for new Traffic Study.
October	City authorizes consultant to work on traffic model.
November	Traffic model completed. Transpo Group completes Traffic Study.
December	Environmental Advisors provided screencheck draft EIR to OCWD for review and comment

OCWD staff provided comments on the screencheck draft EIR to Environmental Advisors

- January 2017 Environmental Advisors finalized second screencheck draft EIR
- Environmental Advisors provided second screencheck draft EIR to City of Anaheim for review and comment.
- February Second Screencheck Draft EIR reviewed by City staff and peer review and provided comments
- May Include trail designation around North, East and South sides of Ball Road Basin in the DEIR
- Authorize agreement with Voit to market Ball Road Basin property.

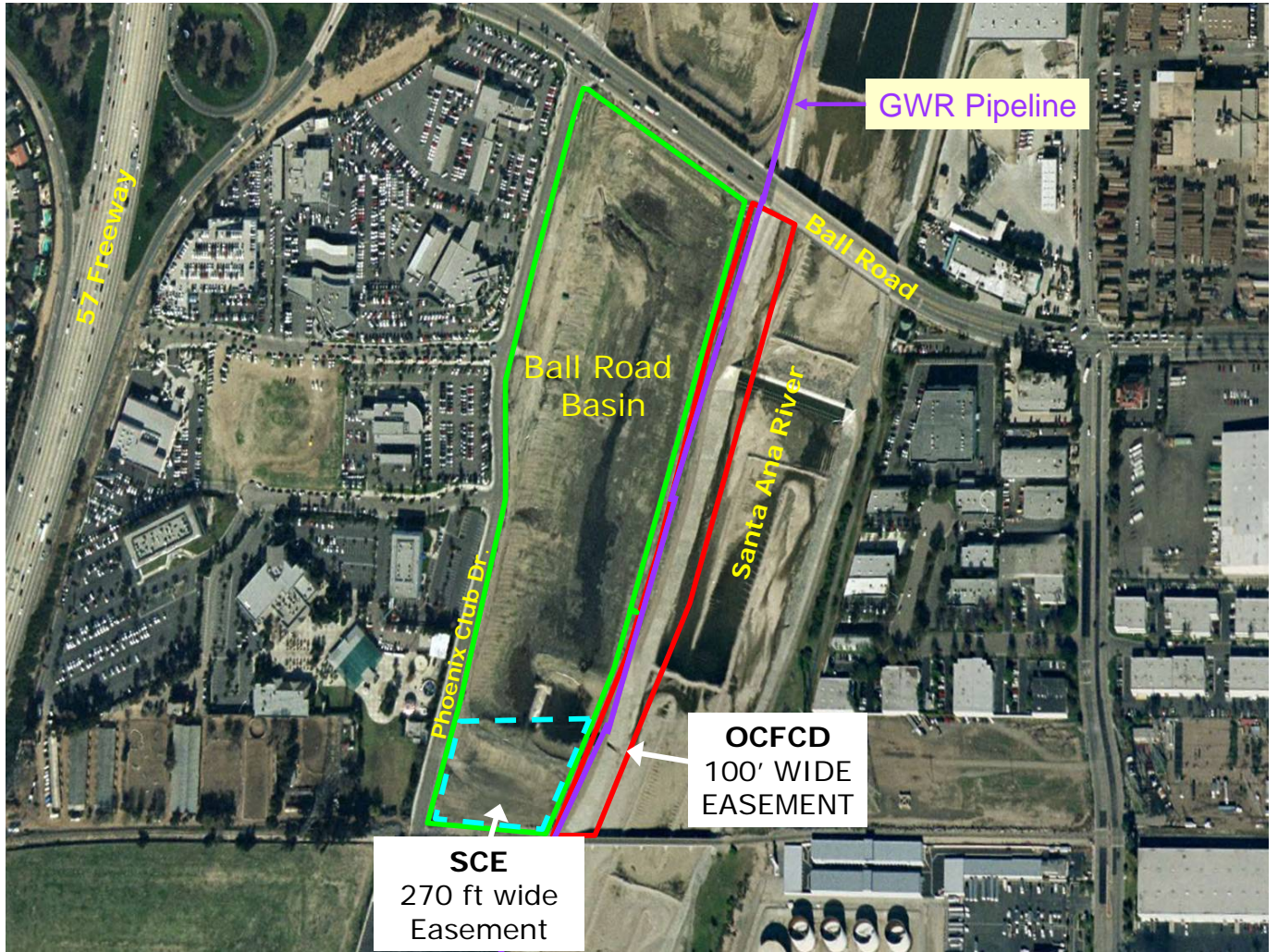
PRIOR BOARD ACTION(S):

- 05/03/17, M17-67 Include a trail designation around the North, East and South sides of the Ball Road Basin property as a project design feature in the Environmental Impact Report (EIR) for the Ball Road Basin General Plan Amendment and Zone Change; and approve and authorize execution of Professional Services Agreement and Schedule of Commissions with Voit Real Estate Services to represent the District in negotiations to market, lease and/or sell the Ball Road Basin property in Anaheim.
- 07/06/16, R16-7-90 Authorize execution of a Change Order to Environmental Advisors to exceed \$39,100 for additional work on the EIR for Ball Road Basin General Plan Amendment and Zone change; and authorize payment to the City of Anaheim in amount not to exceed \$4,000 as an additional deposit of funds for the General Plan Amendment and Zone Change application to cover District costs associated with the updated Traffic Study for the City of Anaheim's Environmental Impact Report peer review process.
- 03/16/16, Motion 16-42 Authorize payment of \$20,000 to the City of Anaheim as an additional deposit of funds to cover District costs for the City of Anaheim's Environmental Impact Report peer review process.
- 11/18/15, R15-11-170 Authorize issuance of Change Order to Environmental Advisors in the amount of \$28,295; and agreement with Environmental Advisors for Services in the amount not to exceed \$26,000; and for survey services not to exceed \$20,000 for the General Plan and Zone Change for the Ball Road Basin Property located on Ball Road and Phoenix Club Drive, Anaheim.

9/02/15, M15-125	Direct Staff to continue efforts with the EIR in connection with the application with the City of Anaheim for a General Plan Amendment and Zone Change for the Ball Road Basin.
8/06/14, M14-114	Directing staff to transmit a letter to City of Anaheim advising that OCWD is suspending efforts on General Plan Amendment and Zone Change for the Ball Road Basin Property.
12/09/13, R13-12-145	Option Agreement for the lease of real property to Orange County Energy Park, LLC, for proposed gas-fired electric, electrical generation facility on the Ball Road Basin property located on Ball Road and Phoenix club drive in Anaheim; authorizing agreement to sell GWRS water to CPV, and requiring mitigation of traffic impacts.
9/18/2013, R13-9-123	Amendment to Exclusive Due Diligence and Negotiation Agreement with Basin Development, LLC (Competitive Power Ventures, Inc. – “CPV”) to allow use of the property as a park by the City of Anaheim so long as it is consistent with the development of the power plant that CPV proposes.
8/21/13-R13-8-110	Six-month Exclusive Due Diligence and Negotiation Agreement with Basin Development, LLC (Competitive Power Ventures, Inc. – “CPV”) for a potential future lease for an Electrical Generation Station.
4/03/13, M13-46	Issue check in the amount of \$57,500 to City of Anaheim for additional funds deposit for the General Plan Amendment and Zone Change; for Sewer Study; and for peer review of the Environmental Impact Report
12/19/12, R12-19-145	Issue Work Order to Environmental Advisors to prepare an EIR for an amount not to exceed \$185,921; and an Agreement with Adams-Streeter for engineering support services in the amount of \$24,700
9/07/11, M11-144	Issue Work Order to Chambers Group for an amount not to exceed \$21,000 to prepare traffic and air quality studies
3/02/11, M11-41	Direct staff to hire a consultant to prepare initial study and determine appropriate CEQA documentation (resulted in hiring Chambers Group for the amount of \$32,611)
2/02/11, R11-2-12	General Manager to finalize and execute the Chantilly Storm Channel Agreement with Orange County Public Works Department- Flood Control Division
9/05/07, R07-9-118	Professional Services Agreement to Boyle Engineering Corporation for an amount not to exceed \$47,233 for the Ball Road Basin Hydrology and Hydraulics Study
8/15/07, M07-111	General Plan Amendment and Zone Change Application with City of Anaheim for Ball Road Basin and issuance of a check in the amount of \$22,000 to City of Anaheim for the application deposit.

7/18/07, M07-103	Issue RFP for Hydrology and hydraulics Study of Ball Road Basin
5/02/07, M07-71	Direct staff to investigate approach for clearing entitlements from Ball Road Basin property
10/18/06, M06-131	Determine Ball Road Basin not suitable for surface recharge, or storage; and retaining a portion of the basin for potential injection well recharge using GWR

Location Map



AGENDA ITEM SUBMITTAL

Meeting Date: October 27, 2017
To: Property Management Committee
Board of Directors

From: Mike Markus

Staff Contact: B. Dosier/C. Leinart

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 PROPOSAL BY RIVERSIDE COUNTY PARKS AND OPEN-SPACE DISTRICT FOR LAND EXCHANGE AT PRADO FOR SANTA ANA RIVER TRAIL (SART) EASEMENTS

SUMMARY

Riverside County Parks and Open Space District (Parks) is interested in locating a portion of the proposed Santa Ana River Trail (SART) on District property in the Prado Basin. Staff is negotiating with Parks and the Army Corps of Engineers (Corps) on multiple agreements for the exchange of property rights in the Prado Basin that would potentially include assigning and transferring properties that Parks leases from the Corps and a parcel Parks owns in fee to the District in exchange for permanent easements through District owned parcels for the SART. Staff will update the committee.

RECOMMENDATION

Informational

BACKGROUND/ANALYSIS

SART is a 100-mile long recreational trail extending along the river from the San Bernardino Mountains to the Pacific Ocean that exists in varying stages of completion.

On July 25, 2017, Parks submitted a proposal to OCWD, which includes assignment and transfer of the current lease with the Corps from Parks to OCWD. On October 4, District staff met with Corps, Parks and their consultants to discuss the development of the SART, the potential exchange of property rights in the Prado Basin, and the lease requirements. At the October 4, 2017, the Board authorized negotiations of the terms and conditions of land rights acquisition with Parks and the Corps in exchange for the District granting a trail easement in the District's Prado Basin land to Parks for development of the SART. Staff will update the committee.

PRIOR RELEVANT ACTION(S)

10/4/17, M17-XX, Authorizing General Manager to negotiate terms and conditions of land exchange with Riverside County Parks and Army Corps of Engineers

LOCATION MAP



AGENDA ITEM SUBMITTAL

Meeting Date: October 27, 2017
To: Property Management Committee
Board of Directors
From: Mike Markus
Staff Contact: B. Dosier/C. Leinart

Budgeted: N/A
Budget Amount: N/A
Cost Estimate: N/A
Funding Source: N/A
Program/Line Item No.: N/A
General Counsel Approval: N/A
Engineers/Feasibility Report: N/A
CEQA Compliance: N/A

**Subject: QUARTERLY REPORT ON LEASES AND PERMITS/LICENSES FOR
THE PERIOD ENDING SEPTEMBER 30, 2017**

SUMMARY

Attached for Board review is the Quarterly Report on Leases and Permits/Licenses for the period of July 1, 2017 to September 30, 2017.

Attachment(s): Summary Report of Leases & Permits/Licenses ending September 30, 2017

RECOMMENDATION

Informational

BACKGROUND/ANALYSIS

The District has approximately 1,161 acres of land under 19 leases and 30 permits/licenses.

3rd QUARTER RENT COMPARISON

3rd Qtr. 2017	3rd Qtr. 2016	Increase/(Decrease) 3rd Qtr. 2017 vs. 3rd Qtr. 2016	Percentage Increase/(Decrease) 3rd Qtr. 2017 vs. 3rd Qtr. 2016
\$294,081.15	\$ 327,922.60	\$ (33,841.45)	-10.32%

YEAR TO DATE RENT COMPARISON

Year to Date 2017	Year to Date 2016	Increase/(Decrease) YTD 2017 compared to 2016	Percentage Increase/(Decrease) YTD 2017 compared to 2016
\$990,487.31	\$911,150.85	\$79,336.46	8.71%

Note: Rents decreased over the same period in 2016 due to the termination of Corona Recreation's sublease to CADE Parking in July 2017. Gentry Golf paid delinquent rent and fees in 2016, depicting an increase in third quarter 2016 rents. Sandwood Inc., dba Sandbagger is delinquent on August and September rent, in addition to outstanding interest/penalties. Dan Copp Crushing's increased rent has increased the YTD totals for 2017.

UPCOMING RENEWALS AND ACTIONS

RENEWALS

2017

4th Quarter

License - SCE and Royal Street Communications for cellular services, License expires On November 13, 2017, and may be renewed by mutual consent.

ACTIONS-Staff

Sandwood, Inc. lease was renewed March 31, 2017 for only one year because of consistent delinquencies in rent. Currently Sandwood has August and September past due rents. Staff is working with Sandwood to bring rent and delinquent fees current. All other Lessees and Permittees/Licensees are in full compliance with the terms of their lease/permit/license and all are current with their rent.

PROPERTY LICENSE AGREEMENT ISSUED BY GENERAL MANAGER IN 2017 TO DATE

1. January 18, 2017 - Mike Raahauge's Shooting Enterprises: License to allow installation, and maintenance of one (1) potable water well, one (1) water treatment facility, one (1) potable water storage tank, and one (1) brine waste storage tank.
2. March 15, 2017 – T.B.U., Inc. for the use of storage of construction equipment and materials at Conrock Basin, while performing construction work for Yorba Linda Water District. License is effective from March 15, 2017 through May 31, 2017, with a License Fee of \$1,148.
3. May 31, 2017 – T.B.U., Inc. for the use of storage of construction equipment and materials at Conrock Basin, while performing construction work for Yorba Linda Water District. Extension to license is effective from May 31, 2017 through June 7, 2017.
4. July 10, 2017 - Fish & Wildlife for the use of the taking of water samples within the basin and habitat assessment at Santiago Basin, along the shore line as described in the National Lakes Assessment 2017. License is effective from July 10, 2017 through October 10, 2017, with no License Fee.
5. July 3, 2017 – Oltmans Construction Company for the use of access to Licensee's property, from Fee Ana Street, Anaheim CA, to Licensee's construction site located at 4240 La Palma Avenue, Anaheim. License is effective from July 3, 2017 through August 31, 2017, with a License fee of \$1,148.

6. July 17, 2017 – T.E. Roberts for the use of a fenced storage area at Huckleberry Basin for Licensee's equipment and materials, while performing construction work for City of Anaheim. License is effective from July 10, 2017 through January 9, 2018, with a License fee of \$1,148.

7. September 19, 2017 – T.E. Roberts for the use of a fenced storage area, for Licensee's equipment and materials, while performing construction work for City of Anaheim. License is effective September 19, 2017 through February 18, 2018, with a License fee of \$500 per month.

**SUMMARY REPORT
STATUS OF LEASES
THIRD QUARTER ENDED SEPTEMBER 30, 2017**

Leases	Location	Monthly Rent	3rd Quarter Rent Paid	Year to Date	Status of Rent	Lease Violations	Expiration Date	Acres	Use
Anaheim, City of Well 58	Anaheim Lake	Flat Fee \$1.00	N/A	N/A	Current	None	03-31-61	0.380	Production Water Well
Anaheim, City of	Burris Basin	\$1.00/Annual	N/A		Current	None	01-31-31	14.000	Park
County of Orange, Integrated Waste Mgt.	Smith Basin	Reports	N/A	N/A	Current	None	12-12-17	0.010	Monitoring wells for Reeve's Pit
Corona Rec. Inc., Doug Elliott	Warner Basin	5% of Gross Receipts or \$6,200/mo.	\$ 23,596.70	\$ 72,444.94	Current	None	09-30-21	128.150	Fishing concession.
Corona Rec. Inc., Doug Elliott	Warner Basin	50% of rent for parking lot	\$ 750.00	\$ 2,250.00	Current	None	09-30-21	1.000	Parking Concession
Corona Rec. Inc., Doug Elliott	Anaheim Lake	\$592.79 for house	\$ 1,778.33	\$ 4,742.28	Current	None	09-30-21	90.700	Alternate lake rental of house of office space.
Corona Rec. Inc., Doug Elliott (2)	Anaheim Lake	50% of rent for parking lot	\$ 4,400.00	\$ 18,700.00	Current	None	09-30-21	N/A	Parking Concession
Dan Copp Crushing Corp. (5)	Huckleberry Pond	\$64,294.00	\$ 128,588.00	\$ 485,438.64	Current	None	03-31-2027	5.650	Concrete/Asphalt crushing.
Gentry Golf, Inc.	Burris Pit	\$8,434.00	\$ 25,302.00	\$ 84,340.00	Current	None	09-30-18	15.000	Golf driving range - 5 year option.
Harvest Landscape Enterprises, Inc.	South of Lincoln Ave.	\$1,729.24	\$ 5,187.72	\$ 15,462.93	Current	None	03-31-22	3.600	Container nursery.
Montoya Enterprises Inc. - Nursery	Santiago Basins	\$1,322.00	\$ 4,086.00	\$ 15,504.58	Current	None	03-31-19	2.600	Container nursery.
Newport Beach, City of	Seawater Pipeline	Flat Fee \$1	-	-	Current	None	10-01-21		
Prado Basin Duck Club (1)	Prado Basin - Lower Ponds	\$15,418.00	\$ -	\$ -	Current	None	06-30-18	66.000	John Kelly Astor - Duck Hunting Concession
Raahaug Shooting Enterprises - Range	Prado	\$17,042.00	\$ 51,126.00	\$ 153,378.30	Current	None	4-30-2047	135.000	Sporting clays/trap & skeet shooting.
Raahaug Shooting Enterprises - Ducks (1)	Prado	Flat Fee \$64,588	\$ -	\$ -	Current	None	06-30-18	450.000	Duck hunting, Oct. to Jan.
Raahaug Shooting Enterprises - Pheasant	Prado	\$250/mo.	\$ 750.00	\$ 2,250.00	Current	None	09-30-18	110.000	Hunter safety classes, dog kennels, raising of game birds.
Sandwood Inc. (4)	Batavia Street	\$10,523.65	\$ 32,811.97	\$ 85,945.58	Past Due	None	03-31-18	2.600	Sandbagging/Firewood
Sunny Slope Tree Farm Co	Imperial Highway	\$3,820.00	\$ 7,640.00	\$ 34,380.00	Current	None	Mo. to Mo.	19.000	Container nursery.
Yorba Linda Water District (3)	Warner Basin	\$4,170.94 per year	\$ -	\$ -	Current	None	12-31-62	0.4224	Production Water Well 21
TOTAL FOR LEASES			\$ 286,016.72	\$ 974,837.25				1,044.112	

NOTES:

1. Prado Basin Duck Hunting & Raahaug Duck Hunting - (Rent due 50% by October 15 and 50% by December 15).
2. Corona Recreation Subleases front parking lot at Anaheim Lake for \$2,000 per week to CADE - Lease terminated July 6, 2017
3. YLWD rent due on Dec. 31 of each year.
4. Sandwood, Inc.: Lease renewed 1 year - expiration March 31, 2018 (August & September rent & penalty fees of \$22,036 past due)
5. Dan Copp Crushing rent increased from \$33,324.88 to \$64,294, beginning April 1

**SUMMARY REPORT
STATUS OF PERMITS/LICENSES
THIRD QUARTER ENDED SEPTEMBER 30, 2017**

Permits/Licenses	Location	Monthly Rent	3rd Quarter Rent Paid	Year to Date	Status of Rent	Permit/License Violations	Expiration Date	Acres	Use
Anaheim Model Airplane Club & Scamps	Foster-Huckleberry Pond	Comm. Svc.	N/A	N/A	Current	None	Mo. to Mo.	1.15.820	Model airplane flying area.
Anaheim, City of Well Maintenance	Anaheim Lake	Comm. Svc.	N/A	N/A	Current	None	Mo. to Mo.	0.230	Maintain wells and pipeline.
Anaheim, City of	Burris Basin	N/A	N/A	N/A	Current	None	Year to Year		Pumphouse
Anaheim, City of	Anaheim Lake	Flat Fee \$1.00	\$ 1.00	\$ 1.00	Current	None	09-30-6 1		Drain pipe Rio Vista Res.
Anaheim, City of	Alderdale Ave/Maychelle Dr.	Easement Fee \$1,510	\$ -	\$ -	Current	None	N/A		12" Transmission water main pipeline
Boy Scouts of America, Troop 850	Santiago Bond Basin	Clean Premises					Mo. to Mo.		Store 2 container trailers
CA Dept of Fish & Wildlife	Santiago Basin	Water Quality Test Report	N/A	N/A	Current	None	10-10-17		Water samples, testing & measurements
CA Dept. of Forestry & Fire Protection	Prado - Highway 71	Fire Protection	N/A	N/A	Current	None	Mo. to Mo.		Cut fire break along fence - Highway 71.
Inland Empire Utility District	Prado Basin	WQ Report	N/A	N/A	Current	None	03-31-34		Monitoring well site
Andre Bello/Dan DeBusschere	Prado - Highway 71	Flat Fee \$1,148	\$ 1,148.00	\$ 1,148.00	Current	None	06-30-22		Access Permit / Fee increased from \$550 to \$1,148.
Robert & Debra Peterson	Prado - Highway 71	Flat Fee \$1,148	\$ 1,148.00	\$ 1,148.00	Current	None	06-30-22		Access Permit / Fee increased from \$550 to \$1,148.
Orange, City of	Orange Reservoir No. 10	N/A	N/A	N/A	Current	None	05-31-34		Antenna on Reservoir No. 10
Riverside County Flood Control District	Prado Basin	Copy of Reports	N/A	N/A	Current	None	05-31-20		Collect water/insect samples
Phoenix Club, Inc.	Ball Road Basin	\$182.68	\$ 548.04	\$ 1,461.44	Current	None	Mo. to Mo.	0.025	Directional signs.
Phoenix Club, Inc. (4)	Oktoberfest	\$1,148 one time fee	\$ -	\$ -	Current	None			Parking
SAWA	Prado Basin	Project Cost	N/A	N/A	Current	None	07-23-18		Arundo Removal.
SCE and Royal Street Communications (ATS) (1)	Riverdale Avenue, Orange	70% of \$1,266.77/mo.	\$ 2,740.02	\$ 8,220.06	Current	None	11-13-17		Cellular Comm. Relay Site
Southern California Edison Co. (2)	Anaheim Lake	\$672.03 + CPI Annual	0	\$ 692.19	Current	None	02-28-38		Relocate Power Pole
Serrano Irrigation District	Santiago Basin	Conj. well site	N/A	N/A	Current	None	07-01-10	0.220	Conjunctive use well.
TBU Inc.	Conrock Basin	\$1,148 one time fee	\$ 1,148.00	\$ 1,148.00	Current	None	9-1-17		Construction for YLWD 12/5/16 - Sept 1, 2017
T.E. Roberts	Huckleberry Basin	\$1,148 one time fee	\$ 1,148.00	\$ 1,148.00	Current	None	1-6-18		Staging area for City of Anaheim Pipeline work
T.E. Roberts (3)	Ball Road Basin	\$500 month	\$ 183.37	\$ 683.37	Current	None	2-18-18		Staging area for City of Anaheim Pipeline work
University of So. Calif.	Fullerton Airport/ Other Locations	N/A	N/A	N/A	Current	None	Mo. to Mo.		Measure seismic activity in monitoring wells.
University of Calif., Riverside	Prado Basin	Reports	N/A	N/A	Current	None	06-30-19		Mosquito Study
Ultra Systems Inc.	Prado Basin	Flat Fee \$1,148.00	N/A	N/A	Current	None	06-30-19		Access to Basin
US Geological Survey	Prado Basin	Train OCWD staff on Shake Alert Sys.	N/A	N/A	Current	None	06-29-2020		Seismic Monitoring
Verizon (AirTouch Cellular)	Santa Ana River	Flat Fee \$2,000	N/A	N/A	Current	None	06-30-18		Fiber Optics Cable - Trustn Ave.
Water Replenishment District of S. C.	Leisure World, Seal Beach	Copy of Reports	N/A	N/A	Current	None	08-31-19		Access to water wells to take samples.
Western Riverside Co. Regional Wastewater	Prado Basin	Copy of Reports	N/A	N/A	Current	None	6-30-46		Monitoring wells - 3
Wildermulh Environmental	Prado Basin	Flat Fee \$550	N/A	N/A	Current	None	04-30-17		Water samples & measurements (Will not renew)
Yorba Linda Water District	Warner Basin Complex	Flat Fee \$550.00	N/A	N/A	Current	None	12-31-60		Discharge from well water 20.
TOTAL FOR PERMITS/LICENSES			\$ 8,064.43	\$ 15,650.06				116.295	
TOTAL FOR LEASES & PERMITS/LICENSES			\$ 294,081.15	\$ 990,487.31				1,160.407	

NOTES:

1. Monthly Rent is 70% of \$1,266.77 which is adjusted by the CPI annually
2. SCE License Fee due on March 1 of each year.
3. T.E. Roberts paid Oct rent Sept 29