



DISTRICT PROPERTIES COMMITTEE MEETING AGENDA
TRABUCO CANYON WATER DISTRICT
32003 DOVE CANYON DRIVE, TRABUCO CANYON, CA
ADMINISTRATIVE FACILITY, CONFERENCE ROOM
JANUARY 28, 2025 AT 2:00 PM

COMMITTEE MEMBERS

Edward Mandich, Committee Chair
Mark Anderson, Committee Member
Michael Safranski, Alternate Committee Member

DISTRICT STAFF

Fernando Paludi, General Manager
Michael Perea, District Secretary

AGENDA NOTE:

Trabuco Canyon Water District (District) will make this meeting available by telephone audio as follows:

Telephone Audio: 1 (669) 900-6833

Access Code: 818 1243 1650

Persons desiring to monitor the Committee meeting agenda items may download the District Properties Committee meeting agenda and documents on the internet at www.tcwd.ca.gov. You may submit public comments by email to the Committee at mperea@tcwd.ca.gov. In order to be part of the record, emailed comments on meeting agenda items must be received by the District, at the referenced e-mail address, not later than 1:00 p.m. (PDT) on the day of the meeting.

CALL MEETING TO ORDER

VISITOR PARTICIPATION

Members of the public wishing to address the Committee regarding a particular item on the agenda are requested to complete a speaker card and submit it to staff. The Committee Chair will call on the visitor following the Committee's discussion about the matter. Committees do not constitute a quorum of the Board of Directors and Committee Members cannot make decisions on matters. The Committee makes recommendations only to the Board of Directors. Members of the public will be given the opportunity to speak to the Committee prior to making a recommendation on the matter. For persons desiring to make verbal comments and utilizing a translator to present their comments into English reasonable time accommodations, consistent with State law, shall be provided. Please limit comments to three minutes.

ORAL COMMUNICATION

Members of the public who wish to make comment on matters not appearing on the agenda are invited to identify themselves and encouraged to make comment at this time. The Committee Chair will call on the visitor following the Committee's discussion about the matter. Committees do not constitute a quorum of the Board of Directors and Committee Members cannot make decision on matters. The Committee makes recommendations only to the Board of Directors. Under the requirements of State Law, Committee Members cannot take action on items not identified on the agenda and will not make decisions on such matters. The Committee Chair may direct District Staff to follow up on issues as may be deemed appropriate. For persons desiring to make verbal comments and utilizing a translator to present their comments into English reasonable time accommodations, consistent with State law, shall be provided. Please limit comments to three minutes.

COMMITTEE MEMBER COMMENTS

REPORT FROM THE GENERAL MANAGER

**TRABUCO CANYON WATER DISTRICT
DISTRICT PROPERTIES COMMITTEE MEETING AGENDA | JANUARY 28, 2025**

ADMINISTRATIVE MATTERS

ITEM 1: APPROVAL OF DISTRICT PROPERTIES COMMITTEE MEETING RECAP

RECOMMENDED ACTION:

Approve the following District Properties Committee Meeting Recap and recommend that the Board receive and file the same (Consent Calendar):

1. July 1, 2024

DISCUSSION MATTERS

ITEM 2: DISCUSSION AND POSSIBLE ACTION(S) REGARDING POTENTIAL USES OF DISTRICT PROPERTY

RECOMMENDED ACTION:

Committee to receive presentation at the time of the meeting and take action(s) as deemed appropriate.

OTHER MATTERS

ITEM 3: REPORTS OR COMMENTS FROM THE GENERAL MANAGER AND/OR STAFF

RECOMMENDED ACTION:

Hear other matters from the General Manager and/or Staff.

ADJOURNMENT

AVAILABILITY OF AGENDA MATERIALS

Agenda exhibits and other writings that are disclosable public records distributed to all or a majority of the members of the Trabuco Canyon Water District Board of Directors in connection with a matter subject to discussion or consideration at an open meeting of the Board of Directors are available for public inspection at the District Administrative Facility, 32003 Dove Canyon Drive, Trabuco Canyon, California (District Facility). If such writings are distributed to members of the Board less than 72 hours prior to the meeting, they will be available in the lobby area of the District Facility at the same time as they are distributed, except that, if such writings are distributed immediately prior to or during the meeting, they will be available in the Boardroom at the District Facility.

COMPLIANCE WITH THE REQUIREMENTS OF CALIFORNIA GOVERNMENT CODE SECTION 54954.2

In compliance with California law and the Americans with Disabilities Act, if you need special disability-related modifications or accommodations, including auxiliary aids or services in order to participate in the meeting, or if you need the agenda provided in an alternative format, please contact the District Secretary at (949) 858-0277 at least 48 hours in advance of the scheduled meeting. Notification 48 hours prior to the meeting will assist the District in making reasonable arrangements to accommodate your request. The District office is wheelchair accessible.

www.tcwd.ca.gov



**TRABUCO CANYON WATER DISTRICT
DISTRICT PROPERTIES COMMITTEE MEETING | JANUARY 28, 2025**

DISCUSSION MATTERS

ITEM 1: APPROVAL OF DISTRICT PROPERTIES COMMITTEE MEETING RECAP

The District Properties Committee Meeting Recap for the following meeting(s) is attached for Committee review.

RECOMMENDED ACTION:

Approve the following District Properties Committee Meeting Recap and recommend that the Board receive and file the same (Consent Calendar):

- 1. July 1, 2024*

CONTACTS (staff responsible): PALUDI/PEREA



TRABUCO CANYON WATER DISTRICT DISTRICT PROPERTIES COMMITTEE MEETING RECAP | JULY 1, 2024

DIRECTORS PRESENT

Director Ed Mandich, Committee Chair
Director Stephen Dopudja, Committee Member

STAFF PRESENT

Fernando Paludi, General Manager
Michael Perea, Assistant General Manager
Roseann Lejsek, Administrative Assistant

CONSULTANTS PRESENT

Claire Collins, District General Legal Counsel – Hanson Bridgett, LLC

PUBLIC PRESENT

None

CALL MEETING TO ORDER

Director Mandich called the July 1, 2024 District Properties Ad Hoc Committee Meeting to order at 5:43 p.m.

VISITOR PARTICIPATION

No visitor participation was received.

ORAL COMMUNICATION

No oral communication was received.

COMMITTEE MEMBER COMMENTS

None

REPORT FROM THE GENERAL MANAGER

None

DISCUSSION MATTERS

ITEM 1: APPROVAL OF DISTRICT PROPERTIS COMMITTEE MEETING RECAP

Mr. Paludi presented the Executive Committee Meeting Recap(s) for Committee consideration in accordance with the agenda.

MOTION: Approve the Executive Committee Meeting Recap(s) and recommend the Board of Directors receive and file the same (Consent Calendar) – Director Dopudja

SECOND: Director Mandich

AYES: Directors Mandich & Dopudja

NOES: None

ABSTAIN: None

MOTION PASSED/FAILED: Passed 2 – 0

**TRABUCO CANYON WATER DISTRICT
DISTRICT PROPERTIES COMMITTEE MEETING | JULY 1, 2024**

ITEM 2: DISCUSSION AND POSSIBLE ACTION(S) REGARDING POTENTIAL USES OF DISTRICT PROPERTY

Mr. Paludi introduced this matter for Committee consideration, and he asked staff to provide a brief update on the process thus far as well as the District's next steps. Mr. Perea reported that the District-owned properties have been listed on the California Department of Housing and Community Development's (HCD) Surplus Land Portal for a minimum of sixty days as required by law, and that no public interest has been received for either property. Ms. Collins reported that the next step will be to place deed restrictions on each of the District-owned properties. Ms. Collins stated that deed restrictions are required to ensure that if housing is built on the land, that a percentage of the dwellings on the site are designated as affordable housing. Ms. Collins recommended that staff agendaize this item at the July Regular Board Meeting with a recommendation that the General Manager execute deed restrictions on said properties. Discussion occurred regarding appraising each property and moving forward with finding a broker.

MOTION: Provide an update on this matter to the Board of Directors at the following regular meeting and recommend the General Manager execute a deed restriction on each of the properties. (Action Calendar).

ITEM 3: REPORTS OR COMMENTS FROM THE GENERAL MANAGER AND/OR STAFF

There were no reports or comments presented to the Committee.

MOTION: No action was taken.

ADJOURNMENT

Director Dopudja adjourned the July 1, 2024 District Properties Committee Meeting at 6:02 p.m.

DRAFT

**TRABUCO CANYON WATER DISTRICT
DISTRICT PROPERTIES COMMITTEE MEETING | JANUARY 28, 2025**

DISCUSSION MATTERS

ITEM 2: DISCUSSION AND POSSIBLE ACTION(S) REGARDING POTENTIAL USES OF DISTRICT PROPERTY

Trabuco Canyon Water District (District) owns certain facilities and real property within and outside of its service area for District-related purposes and uses. At the December 21, 2023 Regular Board Meeting, the Board of Directors (Board) discussed an agenda item pertaining to the potential uses of District property consistent with the Surplus Land Act (SLA), the California law which establishes requirements for public agencies intending to sell or lease surplus property. As part of December 21st discussion, the Board directed staff to work through the District Properties Committee to identify any real property owned by the District that can potentially be classified as surplus land as defined under the California government code.

At the January 8, 2024 District Properties Committee meeting, staff presented two real property parcels that could potentially be categorized as surplus land, and the Board of Directors adopted resolutions declaring the properties as surplus land in accordance with the SLA at the February 15, 2024 Regular Board Meeting. District staff will provide a status update to the Committee on this matter.

RECOMMENDED ACTION:

Committee to receive presentation at the time of the meeting and take action(s) as deemed appropriate.

EXHIBIT(S):

None

CONTACTS (staff responsible): PALUDI/PEREA

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OTHER MATTERS

ITEM 3: REPORTS OR COMMENTS FROM THE GENERAL MANAGER AND/OR STAFF

Other matters may have arisen after the posting of the agenda and will be brought forward for discussion and/or information at the time of the meeting.

RECOMMENDED ACTION:

Hear other matters from the General Manager and/or Staff.

CONTACTS (staff responsible): PALUDI/PEREA