



MINUTES OF THE SPECIAL BOARD MEETING OF THE BOARD OF DIRECTORS OF TRABUCO CANYON WATER DISTRICT | SEPTEMBER 18, 2025

The Special Meeting of the Board of Directors of the Trabuco Canyon Water District (TCWD or District) conducted on September 18, 2025, was called to order by President Edward Mandich at 6:00 p.m. in the Board Room at the District Administrative Facility located at 32003 Dove Canyon Drive, Trabuco Canyon, California. Mr. Michael Perea, District Secretary, transcribed the minutes thereof.

DIRECTORS PRESENT

President Ed Mandich
Vice President Glenn Acosta
Director Mark Anderson
Director John Horst
Director Michael Safranski

STAFF PRESENT

Michael Perea, Assistant General Manager

STAFF ABSENT

Fernando Paludi, General Manager

DISTRICT CONSULTANTS

Laura Ratcliffe, District General Legal Counsel – Hanson Bridgett, LLP (Remote)
Brent Scharnberg, Stadia Realty
Brian Scharnberg, Stadia Realty

PUBLIC PRESENT

There were members of the public present

PLEDGE OF ALLEGIANCE

Director Horst led the Board of Directors, District staff, and audience in the Pledge of Allegiance.

VISITOR PARTICIPATION

None

ORAL COMMUNICATION

None

DIRECTOR'S COMMENTS

None

REPORT FROM THE GENERAL MANAGER

None

**TRABUCO CANYON WATER DISTRICT
SPECIAL MEETING OF THE BOARD OF DIRECTORS MINUTES | SEPTEMBER 18, 2025**

ACTION CALENDAR

ITEM 1: DISCUSSION AND POSSIBLE ACTION(S) REGARDING POTENTIAL USES OF DISTRICT'S PORTER PROPERTY

Mr. Perea introduced this matter for Board consideration, and he introduced Brent and Brian Scharnberg with Stadia Realty to provide their final report on the potential uses of the District's Porter Property. Mr. Perea indicated that the land conservation representatives were unable to attend the meeting due to scheduling conflicts, but they would attend a future meeting to discuss opportunities with the Board.

Mr. Scharnberg provided a detailed review of the final report, including the methodology used, public and tribal affairs findings, financial feasibility, development opportunities and limitations, and broker recommendations. Mr. Scharnberg reported that their findings suggest the best potential uses for the property would be a conservation land sale/banking and/or CAL Fire land lease.

Discussion occurred concerning alternative options for the property, including residential development and utility uses. Mr. Scharnberg cautioned the Board that Stadia's findings demonstrate significant regulatory and easement restrictions that challenge entitlement of the property for residential development. Mr. Perea recommended that the Board strategically consider future potential utility uses for the District, including reservoir storage siting and a full riparian rights study to fully understand the District's asset prior to disposition.

Director Mandich and Safranski expressed concerns related to property appraisal fairness to the District.

Mr. Perea recommended scheduling a special meeting of the board in the near future to receive a presentation from the land conservation team, as well as separate agreement with Stadia Realty to negotiate on behalf of the District.

Mr. Al Burnam – District customer

Mr. Burnham addressed the Board of Directors related to the potential uses of the Porter Property.

MOTION: None

ADJOURNMENT

President Mandich adjourned the September 18, 2025 Special Board Meeting at 7:31 p.m.