



DISTRICT PROPERTIES COMMITTEE MEETING AGENDA
TRABUCO CANYON WATER DISTRICT
32003 DOVE CANYON DRIVE, TRABUCO CANYON, CA
ADMINISTRATIVE FACILITY, CONFERENCE ROOM
DECEMBER 9, 2025 AT 2:00 PM

COMMITTEE MEMBERS

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

DISTRICT STAFF

Michael Perea, Interim General Manager

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: 961 7636 0948

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 INTERIM GENERAL MANAGER

**TRABUCO CANYON WATER DISTRICT
DISTRICT PROPERTIES COMMITTEE MEETING AGENDA | DECEMBER 9, 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. September 3, 2025

DISCUSSION MATTERS

ITEM 2: PORTER PROPERTY DISPOSITION STATUS UPDATE FROM STADIA REALTY, INC.

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 INTERIM GENERAL MANAGER AND/OR STAFF

RECOMMENDED ACTION:

Hear other matters from the Interim 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 | DECEMBER 9, 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. September 3, 2025*

CONTACTS (staff responsible): PEREA



**TRABUCO CANYON WATER DISTRICT
DISTRICT PROPERTIES COMMITTEE MEETING RECAP | SEPTEMBER 3, 2025**

DIRECTORS PRESENT

Director Edward Mandich, Committee Chair
Director Mark Anderson, Committee Member

STAFF PRESENT

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

CONSULTANTS PRESENT

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

PUBLIC PRESENT

None

CALL MEETING TO ORDER

Director Mandich called the September 3, 2025 District Properties Committee Meeting to order at 2:00 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

ADMINISTRATIVE MATTERS

ITEM 1: APPROVAL OF DISTRICT PROPERTIES COMMITTEE MEETING RECAP

Mr. Paludi presented the District Properties Committee Meeting Recap for Committee review in accordance with the agenda.

MOTION: The Committee recommended forwarding this matter to the Board of Directors (Consent Calendar).

**TRABUCO CANYON WATER DISTRICT
DISTRICT PROPERTIES COMMITTEE MEETING | SEPTEMBER 3, 2025**

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

Mr. Paludi introduced this matter for Committee consideration, and he introduced Brent and Brian Scharnberg with Stadia Realty to provide their final report on potential uses of the District's Porter Property.

Mr. Scharnberg provided a detailed review of the final report including methodology, 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 and/or CAL Fire and lease.

Director Mandich recommended scheduling a meeting with the full Board and land conservation representatives to further discuss potential disposition of the property.

MOTION: Provide an update on this matter to the Board of Directors at a Special Board meeting (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 Mandich adjourned the September 3, 2025 District Properties Committee Meeting at 3:43 p.m.

DRAFT

**TRABUCO CANYON WATER DISTRICT
DISTRICT PROPERTIES COMMITTEE MEETING | DECEMBER 9, 2025**

DISCUSSION MATTERS

ITEM 2: PORTER PROPERTY DISPOSITION STATUS UPDATE FROM STADIA REALTY, INC.

Trabuco Canyon Water District (District) owns 120 acres of real property in Trabuco Canyon commonly referred to as the 'Porter Property'. In February 2024, the District's Board of Directors (Board) adopted a resolution declaring the Porter Property as surplus land in accordance with the Surplus Land Act, the California law which establishes requirements for public agencies intending to sell or lease surplus property.

In July 2025, the District Properties Committee commissioned a study of the potential uses of the Porter Property that could derive benefits for the District and its ratepayers. Stadia Realty Inc. (Stadia) was retained to perform the study. Stadia will present updated findings and recommendations to the Committee based on direction provided by the Board of Directors.

District staff may provide additional information 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): PEREA/RATCLIFFE

**TRABUCO CANYON WATER DISTRICT
DISTRICT PROPERTIES COMMITTEE MEETING | DECEMBER 9, 2025**

OTHER MATTERS

ITEM 3: REPORTS OR COMMENTS FROM THE INTERIM 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 Interim General Manager and/or Staff.

CONTACTS (staff responsible): PEREA