



**DISTRICT PROPERTIES COMMITTEE MEETING AGENDA**  
**TRABUCO CANYON WATER DISTRICT**  
**32003 DOVE CANYON DRIVE, TRABUCO CANYON, CA**  
**ADMINISTRATIVE FACILITY, CONFERENCE ROOM**  
**FEBRUARY 5, 2026 AT 2:00 PM**

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**COMMITTEE MEMBERS**

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

**DISTRICT STAFF**

Larry McKenney, General Manager  
Michael Perea, Assistant General Manager

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**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](http://www.tcwd.ca.gov). You may submit public comments by email to the Committee at [mperea@tcwd.ca.gov](mailto: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 | FEBRUARY 5, 2026**

**ADMINISTRATIVE MATTERS**

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**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. December 9, 2025*

**DISCUSSION MATTERS**

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**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**

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**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**

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*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**

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*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](http://www.tcwd.ca.gov)



**TRABUCO CANYON WATER DISTRICT  
DISTRICT PROPERTIES COMMITTEE MEETING | FEBRUARY 5, 2026**

**DISCUSSION MATTERS**

**ITEM 1: APPROVAL OF DISTRICT PROPERTIES COMMITTEE MEETING RECAP**

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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. *December 9, 2025*

**CONTACTS (staff responsible): PEREA**



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

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### **DIRECTORS PRESENT**

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

### **STAFF PRESENT**

Michael Perea, Interim 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 December 9, 2025 District Properties Committee Meeting to order at 2:01 p.m.

### **VISITOR PARTICIPATION**

No visitor participation was received.

### **ORAL COMMUNICATION**

No oral communication was received.

### **COMMITTEE MEMBER COMMENTS**

Director Mandich expressed his appreciation to Ms. Lausten for providing him with a tour of the pipeline rehabilitation project job site.

### **REPORT FROM THE GENERAL MANAGER**

None

### **ADMINISTRATIVE MATTERS**

#### **ITEM 1: APPROVAL OF DISTRICT PROPERTIS COMMITTEE MEETING RECAP**

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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 | DECEMBER 9, 2025**

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

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

Mr. Scharnberg provided an update on the recent changes to the federal government's environmental protections that may affect the overall mitigation value of the District's Porter property. Discussion occurred regarding alternative paths forward that will meet the District's goals. The Committee directed Stadia to explore potential mitigation opportunities at the state level, engage both CalFire and OCFA for any interest in a portion of the property, and perform additional due diligence at the direction of the Committee.

**MOTION:** Provide an update on this matter to the Board of Directors at the December Regular Board meeting (Action Calendar).

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

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There were no reports or comments presented to the Committee.

**MOTION:** No action was taken.

**ADJOURNMENT**

Director Mandich adjourned the December 9, 2025 District Properties Committee Meeting at 3:06 p.m.

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**TRABUCO CANYON WATER DISTRICT  
DISTRICT PROPERTIES COMMITTEE MEETING | FEBRUARY 5, 2026**

**DISCUSSION MATTERS**

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

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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): MCKENNEY/PEREA/RATCLIFFE**

**TRABUCO CANYON WATER DISTRICT  
DISTRICT PROPERTIES COMMITTEE MEETING | FEBRUARY 5, 2026**

**OTHER MATTERS**

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

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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): MCKENNEY/PEREA**