



**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).

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**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.