



**TRABUCO CANYON WATER DISTRICT  
DISTRICT PROPERTIES AD HOC COMMITTEE MEETING RECAP | FEBRUARY 19, 2019**

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**DIRECTORS PRESENT**

Vice President Don Chadd, Committee Chair  
President Mike Safranski, Committee Member Alternate

**STAFF PRESENT**

Michael Perea, Interim General Manager  
Lisa Sangi, Administrative Assistant

**CONSULTANTS PRESENT**

None

**PUBLIC PRESENT**

There were no members of the public present

**CALL MEETING TO ORDER**

Committee Chair/Vice President Chadd called the February 19, 2019 District Properties Ad Hoc Committee Meeting to order at 4:00 PM.

**VISITOR PARTICIPATION**

No visitor participation was received.

**ORAL COMMUNICATION**

No oral communication was received.

**COMMITTEE MEMBER COMMENTS**

No Committee Member comments were received.

**REPORT FROM THE INTERIM GENERAL MANAGER**

No Interim General Manager comments were received.

**ITEM 1: PRESENTATION BY WILLIAM LYON HOMES AND DISCUSSION CONCERNING THE PROPOSED PALOMA SQUARE DEVELOPMENT (DOVE CANYON PLAZA)**

William Lyon Homes (WLH) Vice President Michael Battaglia and Mr. Michael Recupero (Recupero & Associates) requested to meet with the Committee to request stakeholder input regarding the proposed Paloma Square Development (Dove Canyon Plaza). Mr. Battaglia explained that WLH does not have an agreement with the Dove Canyon Plaza owner, nor has an application for rezoning the Plaza for residential development been submitted to the City of Rancho Santa Margarita. Discussion occurred concerning the sensitive nature of the proposed development and social media information and its impacts.

Discussion ensued concerning the historical background of the Dove Canyon Plaza and surrounding residential developments. Director Chadd commented that the Board has not discussed this matter, but made the following statements:

1. The WLH development as proposed appears to be an incompatible use with the District's Administration Facility;
2. The District's Administration Facility is a fully-functional facility that serves as the de facto community center which is widely used by non-profit groups on a monthly basis;
3. There is no position by the District's Board of Directors concerning the proposed development.

Discussion occurred concerning the proposed development's potential impacts to the District's prescriptive easements and District-hosted activities throughout the year; Director Safranski commented that the Board would not want any impacts to the District's Administration Facility and to the services it provides to its customers and the public via access to the facility, including parking.

**RECOMMENDED ACTION:**

The Committee recommended that an update be provided to the Board of Directors (Action Calendar).

**ADJOURNMENT**

Vice President Chadd adjourned the February 19, 2019 District Properties Ad Hoc Committee Meeting at 5:45 PM.

**\*\*POSTING AND FURNISHING OF THIS COMMITTEE MEETING RECAP IS NOT STATUTORILY REQUIRED\*\***