



AGENDA STAFF REPORT

Control: 26001130

MEETING DATE: 06/23/2026

LEGAL ENTITY TAKING ACTION: Board of Supervisors

BOARD OF SUPERVISORS DISTRICT(S): District 5

SUBMITTING AGENCY/DEPARTMENT: County Executive Office

DEPARTMENT CONTACT PERSON(S): Thomas Miller, 714-834-6019
Brian Bauer, 714-834-5663

SUBJECT: Assignment and Transfer of Membership Shares-Strawberry Farms Golf Club, LLC

CEO CONCUR	COUNTY COUNSEL REVIEW	CLERK OF THE BOARD
Concur	Approve agreement to form	CONSENT CALENDAR 3 Votes Board Majority

Budgeted: N/A	Current Year Cost: N/A	Annual Cost: N/A
Staffing Impact: No		Sole Source: No
Current Fiscal Year Revenue: N/A	Funding Source: N/A	County Audit in Last 3 years: No
Levine Act Review Completed? Yes		

Prior Board Action: 9/24/2024 #31, 11/20/2007 #13, 12/10/1996 #2, 10/22/1996 #19

RECOMMENDED ACTION(S):

1. Approve and authorize the Chief Real Estate Officer or designee to execute the Assignment and Transfer of Membership Shares of 80 percent of the limited liability company membership for the ownership of Strawberry Farms Golf Club, LLC from The Dong II and Soo In Lee Trust (20.000 percent), Jamison Holdings, LP (28.667 percent), Cha Family Trust dated January 28, 2004 (10.000 percent), Sung II and Myung Hee Lee, The Lee Family Trust (8.333 percent), Strawberry Golf Investment, LLC (7.000 percent), and Paul Kim and Jenny H. Kim, The P&J Kim Family Trust (6.000 percent) to D&J Ahn Enterprises, LP for the continued operation of the Strawberry Farms Golf Course at William R. Mason Regional Park.
2. Authorize the Chief Real Estate Officer or designee to execute subsequent documents or amendments that make non-monetary and/or monetary changes that do not increase County liability or costs by more than \$75,000 per fiscal year as approved by County Counsel and Director of OC Parks.

SUMMARY:

Approval of the Assignment and Transfer of Membership Shares will allow D&J Ahn Enterprises, LP to assume 100 percent ownership of Strawberry Farms Golf Club, LLC, which will provide continued and uninterrupted operation of the Strawberry Farms Golf Course.

BACKGROUND INFORMATION:

On December 20, 1994, the Board of Supervisors (Board) approved a joint venture with Irvine Ranch Water District (IRWD) to develop a golf course facility (Golf Course) at Mason Regional Park (Park).

On August 22, 1995, an Option Agreement (Option) was executed between the County of Orange (County) and Sand Canyon LLC (Sand Canyon), granting Sand Canyon an option to lease a portion of the Park for the development and operation of the Golf Course for the term and in accordance with the covenants and conditions set forth in the lease. The term of the Option was for 300 days and commenced on August 22, 1995.

Also on August 22, 1995, the Board approved the execution of a Concession Management Agreement (CMA) between the County and IRWD. The CMA provided for the combination of adjacent respective County and IRWD reservoir parcels for the purpose of developing the 18-hole public urban Golf Course.

On October 22, 1996, the Board approved an extension of the Option with Sand Canyon and authorized execution of a Lease Agreement (Lease) for development of the Golf Course at the Park, which was executed between the County and Sand Canyon. Sand Canyon developed the Golf Course on the lands owned by the County and IRWD. The County property consists of the front nine holes of the Golf Course, club house, parking and barn. The IRWD property consists of the back nine holes of the Golf Course.

On December 10, 1996, the Board approved a First Amendment to Lease with Sand Canyon. The First Amendment incorporated certain easements into the leasehold premises, added language to the limitation of leasehold clause and added Clause 15 titled “Initial Construction by Tenant.”

On November 20, 2007, the Board approved a consent to assign the Lease from Sand Canyon to Strawberry Farms Golf Club LLC (SFGC). The approval of the assignment to SFGC in accordance with the terms of the Lease would ensure a qualified operator provides a high-quality recreational golf and related facility to the public. Currently, SFGC operates the Golf Course with ancillary uses, such as an event space, golf retail and a restaurant pursuant to the Lease.

In 2007, the SFGC was formed as a Delaware limited liability company. In that same year, SFGC filed an application for registration of a foreign corporation with the California Secretary of State. As of March 2026, SFGC is in good standing with the California Secretary of State, California Franchise Tax Board, and Agent for Service of Process. Since its creation, SFGC’s ownership has consisted of the following members:

SFGC Member	Percentage of Shares Owned
D&J Anh Enterprises, LP	20.000%
The Dong II and Soo In Lee Trust	20.000%
Jamison Holdings, LP	28.667%
Cha Family Trust dated January 28, 2004	10.000%
Sung II and Myung Hee Lee, The Lee Family Trust	8.333%
Strawberry Golf Investment, LLC	7.000%
Paul Kim and Jenny H. Kim, The P&J Kim Family Trust	6.000%

Since 1996, Sand Canyon and SFGC have made combined investments of over \$17.5 million for capital improvements and site modernization; however, the aging buildings and infrastructure require additional investment.

On October 2, 2023, SFGC maintenance staff observed distressed land movement adjacent to the cart path along the tee box of Hole #10 and contacted the landowner, IRWD, regarding the issue. After conducting observations and investigations, IRWD assigned SFGC to address measures required to remedy the land movement.

On September 24, 2024, the Board approved a Second Amendment to the Lease (Second Amendment). The Second Amendment extended the term for an additional 20 years to November 30, 2061. In exchange for the term extension, SFGC agreed to complete certain capital improvements totaling \$5.3 million including repair/rebuild of hole #10, installation of replacement walk-in refrigeration, electric golf cart solar charging structure, and repairs to golf cart paths and irrigation controllers/pipes throughout the Golf Course.

On January 21, 2026, SFGC informed the County that D&J Anh Enterprises, LP intends to purchase all of the membership shares of SFGC owned by the other members due to their desire to retire from the business for a combined sales price of \$15,920,000. According to SFGC, this assignment of company shares will have no effect on the operation of the Golf Course and the daily operations will remain the same.

Clause 25 (Assignment, Subletting and Encumbering), Subsection D (Assignment and Refinance Fee) of the Lease states that in the event of an assignment of all or any portion of SFGC's equitable interest or any substantial portion of membership stock, County shall receive an Assignment Fee equal to 50 percent of the Net Sales Price. The Net Sales Price is defined as the gross amount of consideration received less the sum of the cost of capital improvements, not to exceed \$11,000,000, or such larger amount as County has agreed in writing, which represents actual cost of capital improvements. On March 17, 2023, the County confirmed that the total actual cost of capital improvements as of that date was \$17,502,570. Since the actual cost of capital improvements exceeds the gross amount of consideration of \$15,920,000 for the assignment of shares in SFGC, the assignment fee due to the County will be \$0.

In accordance with Clause 25.C of the Lease, SFGC has paid an assignment processing fee to the County. The assignment processing fee of \$1,500 has been adjusted to proportionate changes in the Consumer Price Index, resulting in a total adjusted amount of \$3,273.20.

Compliance with CEQA:

The proposed project was previously determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class1) of the CEQA Guidelines, on September 24, 2024, when it was originally approved because it provides for the lease of existing public or private structures and facilities involving negligible or no expansion of the existing use. The proposed project is still consistent with this determination.

FINANCIAL IMPACT:

N/A

STAFFING IMPACT:

N/A

REVIEWING AGENCIES/DEPARTMENTS:

N/A

ATTACHMENTS:

Attachment A - Location Map

Attachment B - Assignment and Transfer of Membership Shares

Attachment C - Lease and Amendments

Attachment D - Capital Improvement Approval Notice from County