



**Mitigation and Resource Protection Program Oversight Committee
Environmental Oversight Committee
Orange County Transportation Authority**

April 7, 2010

**Orange County Transportation Authority
600 S. Main Street, Orange CA**

**10 a.m. – 11:30 a.m.
Room 154**

AGENDA

- 1. Welcome**
- 2. Approval of February and March 2010 Minutes**
- 3. Property Acquisition Evaluation Status Update**
Dan Phu, OCTA
Action Recommendation: endorse the inclusion of the four remaining Group 1 properties for appraisal
- 4. Restoration Proposal Preliminary Results**
Dan Phu, OCTA
Action Recommendation: endorse the preliminary restoration evaluation results based on the Property Acquisition/Restoration/Management criteria matrices
- 5. Public Comments**
- 6. Committee Member Reports**
- 7. Next Meeting – Wednesday, May 5, 2010**
- 8. Adjournment**

Public Comments: The Agenda descriptions are intended to give notice to members of the public of a general summary of items of business to be transacted or discussed. Members from the public wishing to address the Committee will be recognized by the Chairman at the time the Agenda item is to be considered. A speaker's comments shall be limited to three (3) minutes. Any person with a disability who requires a modification or accommodation in order to participate in this meeting should contact the OCTA at (714) 560-5725, no less than two (2) business days prior to this meeting to enable OCTA to make reasonable arrangements to assure accessibility to this meeting.

Environmental Oversight Committee Meeting Minutes

March 30, 2010

Committee Members Present:

Chair Patricia Bates, OCTA Board of Directors
Vice-Chair Melanie Schlotterbeck, Measure M Support Groups
Nancy Jimeno, California State University, Fullerton
Dan Silver, Endangered Habitats League
Jonathan Snyder, US Fish and Wildlife Services
Erinn Wilson, CA Department of Fish and Game
Greg Winterbottom, OCTA Board of Directors

Committee Members Absent:

Rose Coffin, Taxpayers Oversight Committee
Veronica Chan, US Army Corps of Engineers
Adam Probolsky, Probolsky Research
Debbie Townsend, California Wildlife Conservation Board
Sylvia Vega, Caltrans

Orange County Transportation Authority Staff Present:

Ellen Burton, Executive Director of External Affairs
Marissa Espino, Senior Community Relations Specialist
Janice Kadlec, Public Reporter
Dan Phu, Project Development Section Manager
Monte Ward, Measure M Consultant

Members of the Public

Cindy Black, Costa Mesa Citizens
Steve Ray, Banning Ranch Conservancy
Ed Sauls, The Sauls Company
Paul Thier, Thier Property

1. Welcome

Vice-Chair Melanie Schlotterbeck opened the meeting at 2:35 p.m. and welcomed everyone. She asked Erinn Wilson to lead the Pledge of Allegiance.

2. Property Acquisition Evaluation Status

Dan Phu gave a status update on the two items presented at the last Transportation 2020 Committee (T2020) meeting. One item concerned the approval of the procurement for consultant services to prepare the Habitat Conservation Plan/Natural Conservation Community Plan (HCP/NCCP) and was unanimously passed.

The second item asked for the T2020 and the Board of Directors (Board) to approve the EOC's recommendations for property acquisition. This item also asked for

authorization to proceed with the appraisal process for a subset of the acquisition properties. Dan said nine of the properties on the previous list of Group 1 & 2 properties had dropped off the list because the owner(s) had decided not to sell. He went over the revised list of properties, which now listed 14 Group 1 properties and six Group 2 properties. In Group 1, 10 properties were recommended to move forward in the appraisal process, of which nine would require appraisals.

The Board approved the second item with four additional motions:

1. Remove Canyon Crest, Newport Banning Ranch, and Shell Area (HOSEC) properties from the list of potential acquisitions for the first round of funding.
2. Restrict the appraisal process and focus the acquisitions within Orange County.
3. Delegated the authority to EOC upon concurrence by the T2020 to add additional properties for further consideration (appraisal).
4. If a privately owned property is sold or donated to a non-profit organization and then that non-profit organization decides to sell to OCTA, the Board would like to be notified of these circumstances.

Vice-Chair Melanie Schlotterbeck said she attended both presentations made at the T2020 and the Board meetings and she noted the process was fair and open.

Vice-Chair Schlotterbeck handed over the Chair position to Chair Patricia Bates who arrived during the previous item. Chair Bates noted she made the motion at the OCTA Board meeting asking for the EOC and the T2020 to augment the addition of properties for further consideration, specifically the appraisal process, without Board approval. This would provide the property owners with more timely response to their petitions.

3. Property Submittal Virtual Tour

Dan Phu presented information and provided fact sheets on the following acquisition properties in Group 1 and Group 2 being considered for the M2 Freeway Mitigation Program. The fact sheets provided information on property location, property evaluation, surrounding land use, biological resources, special status biological resources, and included a photo of the property on a topographical map:

Group 1

- | | |
|---------------------------------------|------------------------|
| 1. Ferber Ranch | 8. Takahashi |
| 2. Hayashi | 9. The Hafen Estates |
| 3. Holtz Ranch | 10. Watson |
| 4. Mitchell Properties West | 11. MacPherson |
| 5. O'Neill Oaks | 12. Saddleback Meadows |
| 6. Saddle Creek South | 13. Siena Summit |
| 7. Saddleback Valley Christian School | 14. Sky Ranch |

Group 2

- | | |
|----------------|-------------------------|
| 1. Adams | 4. Saddleback Vineyards |
| 2. Deer Canyon | 5. Thier 1 |
| 3. Mitchell | 6. Thier 2 |

Erinn Wilson asked about a small square within the Ferber Ranch property and was told this was a Trabuco Water District easement.

Nancy Jimeno asked about the significance of Ferber Ranch being in the Foothill/Trabuco Specific Plan. Dan said the Foothill/Trabuco Specific Plan allows certain types of low density development. Under the existing land use plans, the property could be developed into estate lots, but the current landowner is not considering this at this time and would try to get an amendment to the plan.

Nancy Jimeno said some of the properties are grouped in a way to form a substantial area for acquisition. Monte Ward said it makes sense from a geographical standpoint to acquire the properties for this reason, but the question is does it make sense for Measure M to be responsible for the preservation of all the properties. Nancy Jimeno asked if the NCCP would look at the whole area. Monte said yes.

Melanie Schlotterbeck noted the property acreage is off on some of the fact sheets and needed to be corrected.

4. Public Comments

Paul Thier, Thier Property, thanked the Committee for their efforts and updated the Committee on a couple of items. The Thier 1 property now has water from the Trabuco Canyon Water District and The Thier 2 property now has the Humboldt lily included in its Biological Resources.

Erinn Wilson said the application submitted for the Thier properties suggested some property may be held back from acquisition and asked if that is still correct. Paul Thier said no, a portion of the property will not be held back. Erinn asked if there was a home on the property. Paul Thier said no, the homes are on property to the north of Thier.

Cindy Black, of Costa Mesa Citizens, said the Committee seemed very interested and knowledgeable in what they were doing. She wanted to urge the Committee to save the Banning Ranch area, there are endangered species located on it, and the people want to preserve the property. She asked to be pointed where she should go for assistance in saving the property.

Chair Patricia Bates asked staff to talk to Ms. Black after the meeting and give her an update on the status of the property. Chair Bates indicated the Banning Ranch property is no longer under consideration for this first round. However, should the

owners decide to participate in the M2 environmental program for future rounds of funding, they are free to do so since this program is in place for the next 30 years.

Ed Sauls, The Sauls Company, asked staff to show a topographical map representing 12 properties in the Foothill/Trabuco area and pointed out how they were connected. He said he also wanted to address an earlier question about to what extent is this a responsibility of OCTA and Measure M. He said it probably is not, it is just a question of what can be accomplished in the area. This block of properties would create a continuous linkage of open space and should be preserved.

Steve Ray, of Banning Ranch Conservancy, said the Banning Ranch Conservancy will be coming back to the EOC with a request to accelerate the re-inclusion of Banning Ranch into the M2 Mitigation process. This will probably occur in May 2010.

5. Committee Member Reports

Nancy Jimeno asked if there has been any discussion on access to wilderness areas, especially around Whiting Ranch. Monte Ward said one of the things evaluators looked at was proximity to the existing trail system and possible extensions to existing trail systems. The potential for this was taken into consideration when evaluating non-biological factors but the actual operation or extension of a trail would be a future management issue. There will be a framework for this in the HCP/NCCP.

Melanie Schlotterbeck said wilderness access is one of the listed co-benefits and when the discussion begins on this subject, there are a number of experts the EOC can call upon to facilitate with the discussion.

Chair Patricia Bates said questions continually come up at Board meetings about the issue of who will own and manage the properties. She recommended starting to include any information on this with future presentations. Monte Ward said meetings have begun to be held with potential managers or entities that would assume management or eventual ownership of the properties. More information will be available when the next step in the process begins.

Chair Patricia Bates said it would help to see a map of how all the properties fit together. Dan Phu said a draft regional concept map of all the properties is in the process of being designed. Monte Ward said this will also allow staff to revisit all of the property acreages to get a more accurate picture.

6. Next Meeting, April 7, 2010

The next meeting of the EOC will be Wednesday, April 7, at 10 a.m.

7. Adjournment

The meeting adjourned at 4 p.m.

Acquisition Properties Evaluation (PCA and Non-PCA – Biological Criteria)

The attached Acquisition Properties Evaluation and map are updated based on the latest willing seller status. Under Group 1, there are 14 properties that are recommended for further consideration and five properties that are no longer under consideration because the owners/representatives no longer wish to participate in the Measure M2 (M2) Environmental Mitigation Program.

At the April 7, 2010 Environmental Oversight Committee (EOC) meeting, the EOC will consider adding the four remaining Group 1 properties to be appraised. Those properties include MacPherson, Saddleback Meadows, Siena Summit, and Sky Ranch. This recommendation was made by the EOC Working Group to include these properties for the appraisal process. The OCTA Board of Directors at the March 22, 2010 meeting delegated to the EOC, with concurrence from the Transportation 2020 (T2020) Committee, the authority to add acquisition properties to the list for further consideration (appraisal). Upon endorsement from the EOC to include the four remaining acquisition properties for further consideration, Staff will obtain concurrence from the T2020 at the May 2010 meeting.

Under Group 2 , there are six properties that will remain in the queue if a large number of the remaining Group 1 properties drop out of contention. There are four properties in Group 2 that the owners/representatives no longer wish to participate in the M2 Environmental Mitigation Program.

Acquisition Properties Evaluation (PCA and Non-PCA - Biological Criteria)

Notes: The Conservation Assessment identified 11 core habitat areas within Orange County: Santa Ana Mountains, Northern Foothills, Southern Foothills, San Joaquin Hills, Chino Hills, West Coyote Hills, Upper Santa Ana River, and the North Coast Lagoons (Bolsa Chica, Santa Ana River Mouth, Seal Beach, and Upper Newport Bay). Unprotected lands within the core habitat areas were further refined into priority conservation areas (PCA) based on conservation values.

Property Number	Acquisition/ Restoration	Property *	Geographic Area	Acreage			
22	Acquisition	Ferber Ranch**	Trabuco	444	GROUP 1 (Under Consideration)	General Biological Characteristics: high quality habitat, heterogeneous habitat, very good connectivity/contiguity opportunities, larger sized properties, aligns with impacted habitats, contains covered species	General Non-Biological Characteristics: higher potential for development, no good land use solutions, potential future property owner/manager identified, partnership and leveraging opportunities identified, neighboring land uses consist of open space/existing preserves, no have major complications (e.g., access and toxics issues, etc.), and includes support from local/state governments and the community
28	Acquisition	Hayashi**	Brea	298			
103	Acquisition	Holtz Ranch (CCRC Farms LLC)**	Cleveland Nat'l Forest	289.91			
105	Acquisition	MacPherson**	Cleveland Nat'l Forest	216.68			
54	Acquisition	Mitchell Properties West**	Trabuco	101.7			
56	Acquisition	O'Neill Oaks**	Trabuco	149.9			
66	Acquisition	Saddle Creek South**	Trabuco	85.97			
67	Acquisition	Saddleback Meadows**	Trabuco	222			
68	Acquisition	Saddleback Valley Christian School**	San Juan Capistrano	67.93			
77	Acquisition	Siena Summit**	Laguna Niguel	54			
79	Acquisition	Sky Ranch**	Trabuco	526.87			
106	Acquisition	Takahashi (Baker Square LLC)**	Cleveland Nat'l Forest	642			
82	Acquisition	The Hafen Estates**	Trabuco	49			
93	Acquisition	Watson**	Trabuco	98.32			
99	Acquisition	Canyon Crest	Chino Hills State Park	352.92	GROUP 1 (Removed from consideration by project sponsor)		
101	Acquisition	First Cornerstone Land LLC (Silverado Canyon LP)	Cleveland Nat'l Forest	229.13			
55	Acquisition	Newport-Banning Ranch	Coastal	402			
75	Acquisition	Shell-Aera (HOSEC)	Tonner Canyon	2935			
95	Acquisition	West Coyote Hills	Fullerton	510			

Property Number	Acquisition/ Restoration	Property *	Geographic Area	Acreage		
97	Acquisition	Adams	Cleveland Nat'l Forest	50.13	GROUP 2 (Under Consideration)	General Biological Characteristics: good quality habitat, homogeneous habitat, good connectivity/contiguity opportunities, medium sized properties, contain some covered species
16	Acquisition	Deer Canyon	SR-91	45		
54	Acquisition	Mitchell Properties East	Trabuco	40		
69	Acquisition	Saddleback Vineyards	Trabuco	99.29		
83	Acquisition	Thier Property 1	Trabuco	78.6		
84	Acquisition	Thier Property 2	Trabuco	19.9		
98	Acquisition	Baczynski	Cleveland Nat'l Forest	71.68	GROUP 2 (Removed from consideration by project sponsor)	
100	Acquisition	Dulac (LOPEZ)	Cleveland Nat'l Forest	56.1		
102	Acquisition	Gittelson (Bergman)	Cleveland Nat'l Forest	223.31		
104	Acquisition	Inter-American Investments	Chino Hills State Park	123.86		

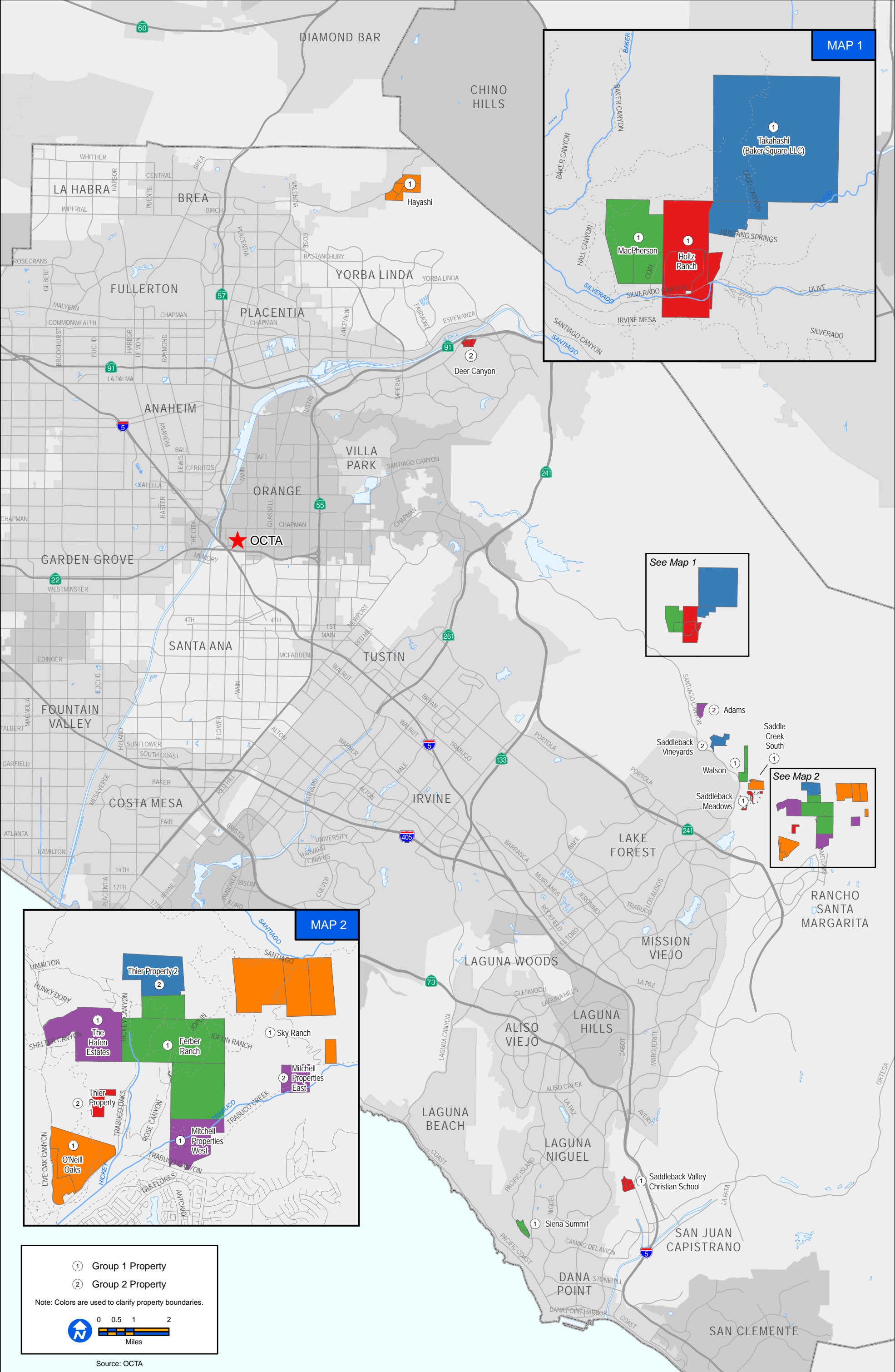
LEGEND

* Properties are in alphabetical order within each group

** Recommended for proceeding with appraisal process and/or for acquisition consideration (in bolded text). The remaining Group 2 properties will be appraised at a later time if a considerable number of properties are removed from contention.

	Properties in PCA
	Properties outside of PCA
	In PCA and Removed by Project Sponsor
	Outside of PCA and Removed by Project Sponsor

Groups 1 & 2 Acquisition Properties Under Consideration



Property Restoration Criteria: Biological Factors Preliminary Results

The attached Property Restoration Criteria: Biological Factors and map contain the preliminary results for the restoration proposals. As noted in the attachment, the restoration proposals are based solely on the biological criteria. It is possible that their placement may be changed upon further information obtained for the non-biological factors. The factors that may change the overall placement of a restoration proposal may include price per acre for restoration and leveraging partnership. The restoration proposals are ranked in four groups, with Groups 1 and 2 recommended for further consideration.

Group 1 restoration proposals generally possess high potential to support similar vegetative communities lost to freeway projects, restore species that are considered sensitive under the California Natural Diversity Database (CNDDDB), have high potential net benefit in ecological value for target species, and high connectivity/contiguity opportunities. Group 2 restoration proposals generally possess good potential to support similar vegetative communities lost to freeway projects, restore species that are considered sensitive under CNDDDB, have good potential net benefit in ecological value for target species, and good connectivity/contiguity opportunities. The next steps will be to ascertain non-biological criteria to determine if there are leveraging opportunities between the restoration proposals and the potential acquisition properties as well as maximizing the mitigation opportunities for the Measure M2 (M2) freeway projects.

Upon endorsement from the EOC at the April 7, 2010 meeting of the preliminary restoration evaluation results, Staff will obtain concurrence from the T2020 and approval from the Board of Directors at the May 2010 meetings.

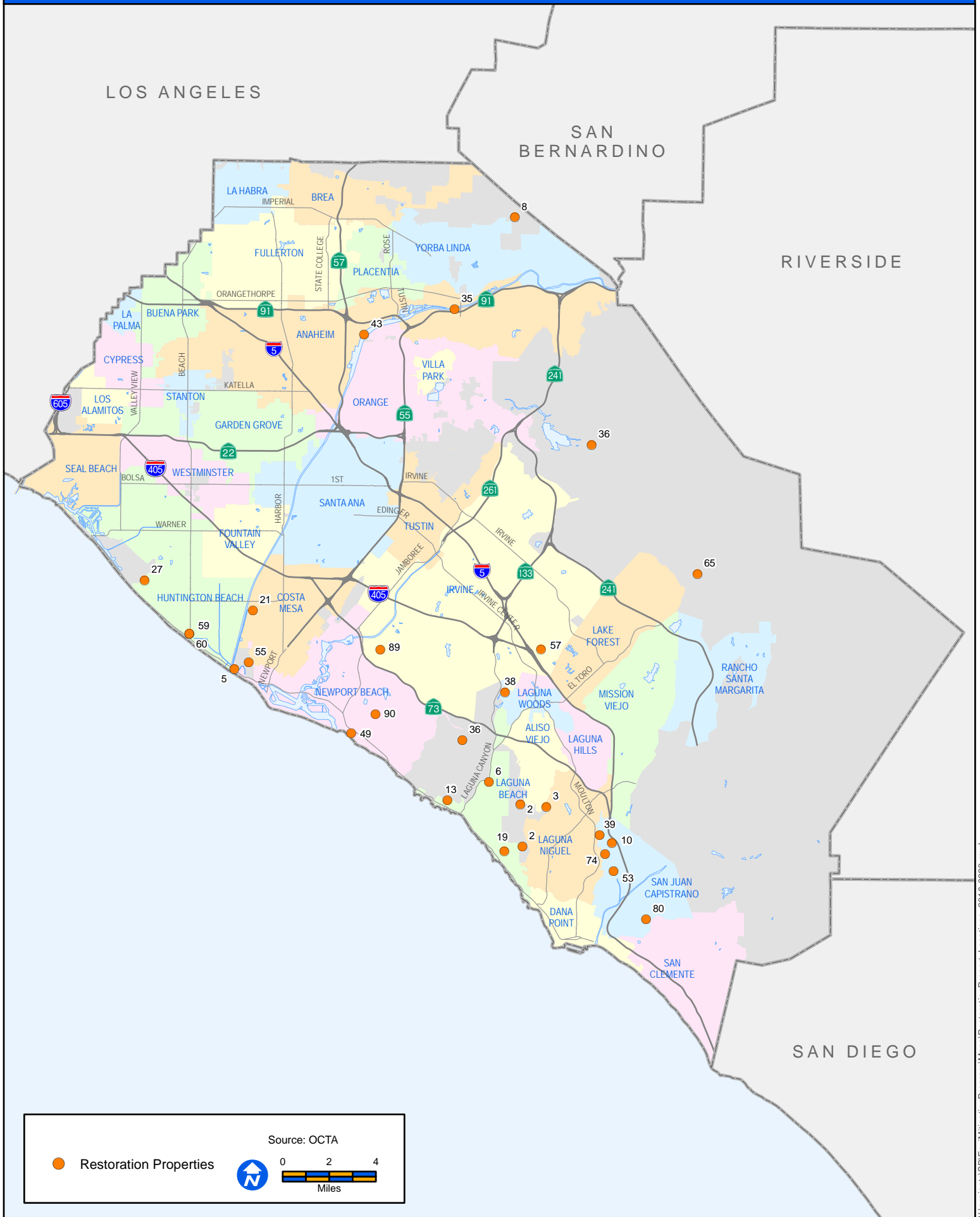
**Property Restoration Criteria: Biological Factors
Preliminary Results***

Property Number	Acquisition/ Restoration	Property	Geographic Area	Watershed	Acreage	Project Information	Cost/Acre	Est. Total Cost		
8	Restoration	Chino Hills State Park	Chino Hills State Park	Lower Santa Ana River	180.0	150 acres of CSS & cactus scrub	\$50,000	\$7,500,000		
							\$75,000	\$11,250,000		
						30 acres of sycamore/willow riparian	\$25,000	\$750,000		
							\$35,000	\$1,050,000		
10/74	Restoration	City Parcel Restoration (aka as Shea Restoration)	San Juan Capistrano	San Juan Creek	53.0	Riparian corridor, upland CSS, oak woodlands, native grassland habitats, artichoke thistle, mustard invasives, arundo	\$25,000	\$1,325,000	GROUP 1	General Biological Characteristics: high potential to support similar vegetative communities lost to freeway projects, restores species that are considered sensitive under the California Natural Diversity Database (CNDDB), high potential net benefit in ecological value for target species, and high connectivity/contiguity opportunities
							\$35,000	\$1,855,000		
21	Restoration	Fairview Park	Cost Mesa	Talbert Channel/Greenville Banning	20.0	40 acres of wetlands riparian habitat, CSS, native grassland, and oak woodland	\$150,000	\$3,000,000		
							\$160,000	\$3,200,000		
36	Restoration	Irvine Ranch	Irvine	San Diego Creek	500.0	2.2 acres chaparral, 362.4 CSS, 138.4 CSS/native grassland mix, 108.3 native grassland, 47.4 oak/sycamore woodland, 81.5 passive restoration (est. total of 740.5 acres, but proposing 500 acres for restoration)	\$11,000	\$5,500,000		
57	Restoration	Orange County Great Park	Irvine	San Diego Creek	176.4	88 acres of CSS, 45 acres of grasslands, 34 acres of riparian thickets and wetlands, 5.4 acres of oak, 4 acres of cactus scrub	sponsor assumes prevailing market rate per acre		GROUP 2	General Biological Characteristics: good potential to support similar vegetative communities lost to freeway projects, restores species that are considered sensitive under CNDDB, good potential net benefit in ecological value for target species, and good connectivity/contiguity opportunities
89	Restoration	UCI Ecological Reserve	Irvine	San Diego Creek	8.5	8.5 acres cactus scrub	\$38,235	\$325,000		
6	Restoration	Big Bend	Laguna Beach	Laguna Canyon Channel	5.0	3.5 acres of native habitat	\$20,000	\$70,000		
							\$25,000	\$87,500		
27	Restoration	Harriett Wieder Regional Park (aka Bolsa Chica Conservancy)	Bolsa Chica	Los Alamitos/E Garden Grove/Bolsa Chica	25.0	coastal dune, upland/mesa habitats	\$50,000	\$1,250,000		
35	Restoration	Imperial/SR-91 Proposal	Anaheim	Lower Santa Ana River	5-10	Est. five to ten acres to establish riparian, transitional, and upland native plan communities	\$45,000	\$225,000	GROUP 3	General Biological Characteristics: lower potential to support similar vegetative communities lost to freeway projects, fewer species that are considered sensitive under CNDDB, lower net benefit in ecological value for target species, and fewer connectivity/contiguity opportunities
							\$45,000	\$450,000		
80	Restoration	Southern Open Space (OS) Restoration	San Juan Capistrano	San Juan Creek	39.7	Upland CSS	\$20,477	\$812,927		
90	Restoration	Upper Buck Gully	Newport Beach	Los Trancos/Muddy Creek	68.3	Active restoration (47.7 acres)	\$7,000	\$478,100		
						Passive restoration (20.6 acres)	\$1,500	\$102,450		
						Total request		\$867,000		
13	Restoration	Dartmoor	Laguna Beach	Los Trancos/Muddy Creek/Laguna Canyon Channel	39.7	High quality CSS, sensitive plants	\$20,477	\$812,927	GROUP 3	General Biological Characteristics: lower potential to support similar vegetative communities lost to freeway projects, fewer species that are considered sensitive under CNDDB, lower net benefit in ecological value for target species, and fewer connectivity/contiguity opportunities
19	Restoration	Driftwood Restoration	Laguna Beach	Laguna Canyon Channel/Aliso Creek/Salt Creek	6.0	ESHA replanting, monitoring; high quality CSS	\$120,000	\$720,000		
39	Restoration	Laguna Heights HOA	San Juan Capistrano	San Juan Creek	20-30	Upland CSS, native grasslands	\$27,000	\$540,000		
								\$810,000		

* The restoration proposals are based solely on their biological criteria. It may be possible their placement may be changed upon further information that are obtained for the non-biological factors. For instance, the type of habitats to be restored; price per acre for restoration; and leveraging partnership may change the overall ranking of the restoration proposals.

**Property Restoration Criteria: Biological Factors
Preliminary Results***

Property Number	Acquisition/Restoration	Property	Geographic Area	Watershed	Acreage	Project Information	Cost/Acre	Est. Total Cost		
5	Restoration	Beach and Bay Mobile Home Park	Newport Beach		3.0	purchase and/or habitat improvement			GROUP 4	General Biological Characteristics: very low potential to support similar vegetative communities lost to freeway projects, very few species that are considered sensitive under CNDDB, very low net benefit in ecological value for target species, and very low connectivity/contiguity opportunities
43	Restoration	Lincoln/Glassel Proposal	Anaheim		1.6	Est. one acre to establish riparian, transitional, and upland native plant communities				
59	Restoration	Pacific View Avenue/Beach Blvd.	Huntington Beach		1.0	Wetland reclamation				
60	Restoration	Pacific View Avenue/Beach Blvd.	Huntington Beach		2.0	Wetland reclamation				
38	Restoration	Laguna Coast Wilderness Park	Laguna Beach	Laguna Canyon Channel	6,000.0	Laguna Lakes/wetlands, upland habitat meadows			DOES NOT ALIGN WITH M2 FUNDING CYCLE	
55	Restoration	Newport Banning Ranch	Newport Beach	Santa Ana River	80.0	coastal mesa, bluffs, arroyos, and wetlands; cactus wren, maritime succulent scrub, southern coastal bluff scrub, tidal coastal salt marsh, southern willow forest, vernal pools, southern tarplant				
2	Restoration	Aliso & Wood Canyons Wilderness Park	Laguna Niguel	Aliso and Sulphur Creeks	4,000.0	CSS; riverine habitat			REMOVED BY PROJECT SPONSOR	
3	Restoration	Aliso Creek	Laguna Niguel	Aliso and Sulphur Creeks	4.0	ecosystem restoration and streambed stabilization				
9	Restoration	City of Irvine Properties	Irvine		203.0					
49	Restoration	Lower Buck Gully	Newport Beach		50.0	habitat improvements				
65	Restoration	Saddle Creek North	Trabuco (Unincorporated County)		30.0	upland and riparian restoration	\$24,733	\$741,990		





Measure M2
Environmental Mitigation Program
EOC Joint Working Group Meeting

February 11, 2010
9:00 a.m. to 11:00 a.m.
OCTA Offices
550 South Main Street
Conference Room 1112

AGENDA

1. January 2010 OCTA Properties Submittal Letters

Marissa Espino provided a status update of the property submittal letters. Most of the property owners and representatives responded that they are interested in participating in the Measure M2 Environmental Mitigation Program (Mitigation Program). The following owners/representatives have not responded to the OCTA letter as of this meeting: Baczynski, Gittleson (Bergman), Inter-American Investments, Canyon Crest, and West Coyote Hills. Melanie Schlotterbeck suggested that Baczynski, Gittleson (Bergman), and Inter-American Investments be removed from further consideration for the first phase funding.

2. Acquisition Properties Evaluation

Melanie provided comps for open space purchases between approximately 2003 through 2009. Most of the 15 properties were located within Orange County. The price per acre ranged from as low as \$2,500 for inland areas to over \$600,000 for coastal areas.

Dan Phu provided a preliminary draft spreadsheet of the properties within Groups 1 and 2 using these comps as a baseline assumption to derive a rough estimate of what inland properties might cost OCTA to purchase for the Mitigation Program. Group discussion ensued. The participants generally concurred that more information was needed about the appraisal process, impacts of recent sales, and the downturned economy. The Group also discussed the non-biological attributes of the properties within the Foothill/Trabuco area.

3. Next Steps

Participants suggested that Tim Neely, former County of Orange Planning Director, be invited to share his knowledge of the Foothill/Trabuco area as well as other regions within the County. There will be continued discussions of the non-biological criteria for the remainder of properties within Group 1.

4. Open Discussion

ACTION ITEMS

Responsible Party	Due Date/Timeline	Status
1. Melanie/Terry: set up meetings with appraisers (Melanie: Lance Doré and Terry: Al Wright).		
2. Dan: contact Scott Ferguson regarding real estate transaction information.		Meeting in March 2010.
3. Dan: contact Debbie Townsend regarding conservation lands valuation.		
4. Dan: invite Tim Neely at 2/16/10 Working Group meeting to discuss conservation efforts in Orange County.		Attending 2/16/10 Working Group Meeting.



Renewed Measure M Environmental Mitigation Program EOC Joint Working Group Meeting

February 16, 2010
9:00 a.m. to 12:00 p.m.
OCTA Offices
550 South Main Street
Conference Room 1112

AGENDA

1. January 2010 OCTA Properties Submittal Letters

Marissa provided an update on the submittal letters.

2. Acquisition Properties Evaluation

The group discussed the non-biological attributes of the Group 1 properties. The participants discussed his/her knowledge of the potential for development and whether there are land use solutions.

3. Conservation Efforts in Orange County - Tim Neely

Mr. Tim Neely, former Planning Director of the County of Orange, was invited to share his knowledge of conservation efforts in the County. Having led the Trabuco Specific Plan effort, Mr. Neely is intimately familiar with the landscape of this area and shared his view of the opportunities and limitations from a planning/conservation perspective.

4. Next Steps

5. Open Discussion

ACTION ITEMS		
Responsible Party	Due Date/Timeline	Status
1. Melanie/Terry: set up meetings with appraisers (Melanie: Lance Doré and Terry: Al Wright).		
2. Dan: contact Scott Ferguson regarding real estate transaction information.		Meeting in March 2010.
3. Dan: contact Debbie Townsend regarding conservation lands valuation.		
4. Dan: invite Tim Neely on 2/16/10 Working Group meeting to discuss conservation efforts in Orange County.		Attending 2/16/10 Working Group Meeting.



Renewed Measure M Environmental Mitigation Program EOC Joint Working Group Meeting

**March 3, 2010
10:00 a.m. to 11:30 a.m.**
OCTA Offices
550 South Main Street
Conference Room 207

AGENDA

Attendees made self-introductions. At the February 24th EOC meeting, staff recommended a subset of the Group 1 acquisition properties for further consideration. These included 14 of the 19 Group 1 properties. Three property representatives whose properties were not part of the initial 14 made public comments to request that the EOC reconsider its position by possibly augmenting the recommended list.

The EOC moved the recommendation with the 14 properties for acquisition consideration. However, Chairwoman Bates delegated to the EOC Working Group to revisit the three properties to determine if they were placed in the appropriate group based on biological criteria and non-biological criteria. Chairwoman Bates further stated that if any of the properties were reconsidered for further consideration, the augmented list would be moved to the T2020 Committee meeting (set for March 15th) without having to return to the EOC. Subsequent to the EOC meeting, two additional representatives requested a reevaluation of their properties, and they were added to the discussion.

The discussions are summarized below along with the conclusion from the participants.

1. Revisit Acquisition Proposals (per EOC public comments)

- **#67 Saddleback Meadows:** It is a low elevation property and would be very good property for open space. Geologic challenges make it difficult to develop even per revised settlement plans, therefore, it has a good land use solution. Doesn't appear to have imminent development threat. Entitled for first development proposal, but not entitled for the revised settlement plans.

Conclusion: Saddleback Meadows to remain in Group 1 and be considered for the next suite of property appraisals if a substantial number of the initial 14 properties fall out of contention.

- **#83 & #84 Thier Properties:**

Thier Property I: Smaller properties like this one could be considered if excess funds are available. Remaining four properties under Group 1 would be considered prior to the Group 2 properties.

Thier Property II: Similar discussions occurred for this property. Additionally, there is dwelling unit on this property.

Conclusion: Both Thier properties to remain in Group 2.

- **#41 Lavender Lane (aka Laguna Beach Preserve, Anacapa):** Relative to most properties in Group 3, contains higher quality habitat, but doesn't contain key/critical linkage. Surrounded by development and not in designated Priority Conservation Area (PCA).

Conclusion: Lavender Lane to remain in Group 3.

2. Revisit Acquisition Proposals (per sponsor's request)

- **#69 Saddleback Vineyards:** It has had a couple of land use plans and is situated at a higher elevation. The site contains two-thirds Chaparral and therefore, it does not align with target species/habitat.

Conclusion: Saddleback Vineyards to remain in Group 2.

- **#1 100-acre Lowlands (aka Hellman Properties, LLC):** Although there are good non-biological factors to consider, this property does not align with target species/habitat. For instance, this property contains large areas of salt marsh, which are not impacted by the freeway projects. It is also surrounded by development. It is also not within a PCA.

Conclusion: 100-acre Lowlands to remain in Group 3.

3. Next Steps

4. Open Discussion

ACTION ITEMS		
Responsible Party	Due Date/Timeline	Status
1.		
2.		
3.		
4.		
5.		



Renewed Measure M Environmental Mitigation Program EOC Joint Working Group Meeting

**March 30, 2010
12:30 p.m. to 2:30 p.m.**
OCTA Offices
550 South Main Street
Conference Room 207

AGENDA

Attendees made self-introductions.

1. Acquisition Properties Status Update

Dan Phu provided an overview of the March 22, 2010 OCTA Board of Directors' (Board) actions on the acquisition properties, as outlined below:

A. Approved the Acquisition Property Evaluation Results based on the Property Acquisition/Restoration/Management Criteria Matrices - Biological Criteria.

B. Authorized staff to proceed with the appraisal process with a subset of the Group 1 acquisition proposals.

C. Directed staff to remove Canyon Crest, Newport-Banning Ranch, and Shell-Aera from the list of potential acquisitions for further consideration for the first funding cycle.

D. Directed Staff to restrict the appraisal process and the focus of acquisition to properties within the County of Orange.

E. Directed that the Environmental Oversight Committee (EOC), acting through the process they have established for evaluating properties, be given the authority to add properties for consideration and appraisal based upon any of the current properties withdrawing or otherwise falling out (with concurrence from the T2020) for the remaining Group 1 properties (five properties) and Group 2 properties (ten properties).

F. If a property recommended under this Board action for further consideration changed ownership, Staff must bring this to the attention of the T2020 and Board prior to the purchase of any properties.

Dan shared with the group the following nine properties are no longer under consideration within the first two groups: Canyon Crest, First Cornerstone, Newport-Banning Ranch, Shell-Aera, and West Coyote Hills (Group 1), and

Baczynski, Dulac, Gittleson, and Inter-American (Group 2). Twenty properties remain within the first two groups.

The group discussed the recommendation to move the remaining four Group 1 properties through the appraisal process. The group concurred that Group 2 properties would be recommended for appraisal if a substantial number of the Group 1 properties drop out of contention. Staff will make this recommendation to the EOC at the April 7, 2010 meeting.

2. Restoration Proposal Preliminary Results

Dan provided the preliminary results of the restoration proposals. The restoration proposals are based solely on the biological criteria. It is possible their placement may be changed upon further information obtained for the non-biological factors. The factors that may change the overall placement of a restoration proposal may include price per acre for restoration and leveraging partnership. The restoration proposals are ranked in four groups, with Groups 1 and 2 recommended for further consideration.

The next steps will be to ascertain non-biological criteria to determine if there are leveraging opportunities between the restoration proposals and the potential acquisition properties as well as maximizing the mitigation opportunities for the Measure M2 (M2) freeway projects. The group suggested that Staff include more detailed project information for the next iteration to enable the decision-makers to decipher whether the restoration proposals would adequately offset impacts from the M2 freeway projects.

3. Next Steps

4. Open Discussion

ACTION ITEMS		
Responsible Party	Due Date/Timeline	Status
1.		
2.		
3.		
4.		
5.		