



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

May 18, 2011

**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 April 6, 2011 Minutes**
- 3. Acquisition Properties**
 - Dan Phu/Marissa Espino, OCTA
 - Monte Ward, OCTA Consultant
 - A. Property Tours
 - B. Saddle Creek South Commemoration Event
- 4. Restoration Properties**
 - Dan Phu, OCTA
 - Monte Ward, OCTA Consultant
 - A. Proposals Update
 - B. Second Call for Restoration Projects
- 5. Public Comments**
- 6. Committee Member Reports**
- 7. Next Meeting – TBD**
- 8. Closed Session**

Pursuant to Government Code Section 54956.8 to discuss the price and terms of payment for the acquisition of the following real properties.

The negotiators for OCTA are Monte Ward and Dan Phu. The negotiators for the real properties are as specified.

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.

Real Property	Geographic Area	Assessor's Parcel Number	Owner's Negotiator	Acreage
Aliso Canyon	Coastal	056-240-66	John Mansour	100
Irvine Mesa Corridor	Cleveland Nat'l	085-621-02, and 09, 105-040-29, 105-051-18, 21, 22, 33, 36, 57, 105-060-09, 19, 105-102-21, 36, 39, 43, 46, 62, 105-180-06, 08, 25, 48, 49, 105-201-11, 12, 876-011-02, 03, 07, 08, 11, 18, 19, 876-021-04, 05, 15	David Meyers	858
Ferber Ranch	Trabuco	842-041-04, 842-051-04, 842-011-04	Jennifer Robertson Trabuco Canyon, LLC	444
Hayashi	Brea	312-011-08, 09, 11, 12, 13	Leo Hayashi	298
Holtz Ranch (CCRC Farms LLC)	Cleveland Nat'l Forest	105-051-81, 105-051-83, 105-051-84, 105-051-85, 105-070-93, 105-070-94, 876-034-01, 876-041-01	Brad Schnepf	289.91
MacPherson	Cleveland Nat'l Forest	105-051-06, 105-051-08	Craig MacPherson	216.68
Mitchell Properties West	Trabuco	842-081-12	Steven U. Parker	101.7
O'Neill Oaks	Trabuco	125-035-33, 125-035-34	Jeff Pack O'Neill Oaks 136, LLC	149.9
Saddle Creek South	Trabuco	856-021-03, 08, 14, 18, 19	Michael Eadie Rutter Santiago, LP	85.97
Saddleback Meadows	Trabuco	856-071-01/09; 856-072-01/51; 856-073-01/58; 856-074-01/45; 856-075-01/57; 856-081-01/44; 856-083-01/46; 856-084-01/37; 856-085-01/41; 856-086-01/37; 856-091-01/11; 856-092-01/42; 856-093-01/25; 856-094-01/34; 856-095-01/62; 856-096-01/57; 856-097-01/34; 856-098-01/37	William Fleissig	222

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Real Property	Geographic Area	Assessor's Parcel Number	Owner's Negotiator	Acreage
Saddleback Valley Christian School	San Juan Capistrano	121-070-55 through 57	Ed Carney Saddleback Valley Christian School	67.93
Shell-Aera (HOSEC)	Tonner Canyon	306-011-03, 306-012-13, 306-013-01, 304-171-04, 304-171-03, 304-151-18, 304-151-17, 304-151-19, 304-151-14, 304-151-11, 304-151-12, 304-151-05	George Basye	300
Siena Summit	Laguna Niguel	658-011-41, 658-011-42, 658-011-44	Barry Hon Siena Summit, LP	54
Sky Ranch	Trabuco	842-021-4, 05, 07, 08 and 842-031-04, 05, 08, 09	Michael Eadie Rutter Santiago, LP	526.87
Takahashi (Baker Square LLC)	Cleveland Nat'l Forest	105-051-12, 105-051-11	Carl Reinhart	642
The Hafen Estates	Trabuco	856-042-06	Thomas Hafen	49
Watson	Trabuco	858-021-10 and 11	Michael Eadie Rutter Santiago, LP	98.32

9. Adjournment

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Environmental Oversight Committee Meeting Minutes

April 6, 2011

Committee Members Present:

Chair Patricia Bates, OCTA Board of Directors
Vice-Chair Melanie Schlotterbeck, Measure M Support Groups
Chris Flynn, Caltrans
Nancy Jimeno, California State University, Fullerton
James Kelly, Measure M2 Taxpayers Oversight Committee
David Mayer, CA Department of Fish and Game
Adam Probolsky, Probolsky Research
Dan Silver, Endangered Habitats League

Committee Members Absent:

Veronica Chan, US Army Corps of Engineers
Dave Mears, California Wildlife Conservation Board
Jonathan Snyder, US Fish and Wildlife Services
Debbie Townsend, California Wildlife Conservation Board
Sylvia Vega, Caltrans
Erinn Wilson, CA Department of Fish and Game
Greg Winterbottom, OCTA Board of Directors

Orange County Transportation Authority Staff Present:

Marissa Espino, Senior Community Relations Specialist
Dan Phu, Project Development Section Manager
Monte Ward, Measure M2 Consultant

Members of the Public

Paul Thier

1. Welcome

Chair Patricia Bates welcomed everyone to the meeting at 10:10 a.m. and led the Pledge of Allegiance.

2. Approval of March 9, 2010 Minutes

Chair Patricia Bates asked if there were any additions or corrections to the March 9, 2011 Environmental Oversight Committee (EOC) meeting minutes. Melanie Schlotterbeck asked for one correction. Page 3, last paragraph: "*Melanie Schlotterbeck said based on the development plan she had seen (~~excluding~~ including the Orange County portion) the wild life corridor.....*"

A motion was made by Melanie Schlotterbeck and seconded by Dan Silver to approve the March 9, 2011, EOC meeting minutes as corrected. The motion passed unanimously.

3. Call for Candidate Acquisition Properties

Dan Phu reported after approval at the last EOC meeting to add three new Group 1 properties to the list for property acquisition, staff took the recommendation to the OCTA Executive Committee and received approval to add the properties to the existing Acquisition list upon OCTA Board Approval.

Monte Ward gave an update on the progress of the property acquisitions. He said offers have been made and purchase of sale agreements entered into. Four Tier 1 properties are currently in escrow and should close within the next 30 days. One Tier 1 property is anticipated to enter into escrow shortly. Announcement of the properties selected will take place after escrow closes. Monte Ward said the three newly added properties will enter into the appraisal process within the next 30 days but will take time to complete. There are still properties on the Tier 1 list which offers have not been made that were previously authorized. There is some capacity issues with how many properties could be negotiated at one time. It is anticipated a closed session discussion on this subject will take at the next EOC meeting.

Dan Silver asked, with the addition of the three new properties, how the decision making process would work in terms of which properties are next in line for offers. Monte Ward said it would be the same matrix as used in the past – evaluation scoring, how the properties fit in strategically, and management issues. He said regular consultations will be held with the wildlife agencies and a consultation with the EOC will be held at the next meeting. Additional offers will not be made until after the first week in May 2011.

Nancy Jimeno asked if it would help for the EOC to meet sooner than May 4. Monte Ward said he did not believe it would make a difference if the EOC met earlier. A certain amount of work needs to be done in the process. Although they do not want to delay the process, a special meeting can always be called if necessary.

Melanie Schlotterbeck asked if once the Board approves the new properties the appraisals would start immediately. Monte Ward said they would not start immediately because the appraisal contract currently in place would have to be redone to accommodate the new properties. This would be at least a 30-day process.

Dan Phu said to better accommodate timing staff is recommending property tours of only the three additional Group 1 properties. Marissa Espino said the tours are being planned for early May and would take two days. She will send an email asking for member availability. Several of the committee members requested the property tours

take place in only one day. Melissa Espino said they can do the tours in one day if it works better for the members' schedules.

Monte Ward said OCTA is in the beginning stages of planning a ceremony observing the purchase of property which will take place on one or two of the properties. Melanie Schlotterbeck said the Environmental Coalition would be happy to partner OCTA in this event.

4. Restoration Proposals Update

- A. Proposals Update: Dan Phu gave status update on the Restoration Properties. Of the six properties the Board originally approved for funding, four are in the process of signing legal agreements, one should be ready to sign legal agreements shortly, and one property (City of Anaheim) dropped out and the money allocated for this property will go into the second round of funding (approximately \$100,000).

Dan Phu said staff is gearing up for the second Call for Projects for Restoration Properties and the application process will be similar to the process used for the recently revamped second call for Acquisition Properties. Marissa Espino reported there will be a letter sent from the data base and an "e-blast" in mid-May after the OCTA Budget is approved. She noted the application form had been revised and is in the EOC committee members' agenda packages. She asked the members to review the form and get in touch with her if they had any comments or revisions by April 15.

Monte Ward suggested giving a copy of the most recent distribution list. Marisa Espino said she will get a copy of the distribution list to the EOC members.

Melanie Schlotterbeck asked for clarification on when applications are due. Dan Phu said they are allowing approximately six weeks for the Call for Projects. Once the information is in it will be evaluated by OCTA, the wildlife agencies, and Caltrans and a decision reached by late summer or early fall. All the legal work will be completed by the end of the calendar year. This will allow the project sponsors to take advantage of the seasonality of their restoration project.

Dave Mayer asked if the Army Corps would be reviewing the projects and if so would they be involved in the procurement. Dan Phu said yes, there is an agreement in place with the Army Corps for them to participate and OCTA is also in a separate process with the Army Corps for the Water Quality permits. This is similar to the biological permit process established for the conservation planning effort. Even for the first round of the Restoration Projects he has been in continued discussion with the Army Corps to discuss any opportunity to align the watershed benefits from the first round of projects to the freeway projects. They

will be focusing on the benefits to waters of the U.S. as well as waters of the State to satisfy the water quality permit.

Adam Probolsky asked if the application form can be found on-line. Marissa Espino said yes, it will be on-line when the Call for Projects is released. Adam Probolsky said he has people wanting information on a regular basis. He asked if they could sign up on-line to be on the distribution list? Marissa Espino said there is an opportunity to sign-up on-line for the distribution list.

Monte Ward said as a follow-up to the earlier discussion of the water quality issues and impacts with the U.S. and the State, the State Water Quality Resources Board is proposing some changes to how State waters are treated in terms of the regulatory process. There is a possibility this may change our process mid-stream. Information can be provided if any of the committee members are interested in learning more about it. It could potentially be disruptive to programs such as the environmental programs because the rules might be changing and could affect mitigation requirements.

- B. Second Call For Restoration Projects: Monte Ward said staff discussed the Restoration Projects with the Executive Committee on Monday, April 4. A motion was added to the Restoration Proposal item to, upon approval of the OCTA Budget in May 2011, issue a Call for Projects for the next round of Restoration Properties. In this case there is a more extensive list of people to send to (over 1000) and staff has a much better idea of what to look for in the applications. Also applicants have a better understanding of the project and some of the applicants who received money this time have additional phases to their projects.

5. Public Comments

Paul Thier said he had a number of issues regarding the Feber Property. The first issue is the property will need to be split and this will cause problems if OCTA does not have Title yet. Jack Dangelo has decided on the first right of refusal and this may cause a problem. He assumed the EOC received a letter from Supervisor Campbell regarding the property and easement concerns which have not been addressed. Mr. Thier dropped off a letter addressed to Chair Patricia Bates laying out all the issues and he has not gotten a response to the letter. Thier Ranch LLC has a leasehold on the Feber property and he has not been notified by OCTA on anything regarding the property.

Paul Thier said this leaves him with four options.

1. He can ask OCTA to put wording into the escrow to clear-up the legal implications.
2. He can file a complaint. It is already drafted and will be filed next week.
3. He can help finance the first right of refusal.
4. He can file a suit under Thier Ranch LLC as a leasehold interest.

These issues are easily solvable – just give him the easements promised to him in the original purchase and make a swap which has already been designated. Hopefully this property is not in escrow because if it is he will exercise his rights under this. There are federal laws involved as to what can and cannot be done if the property changes hands.

Paul Thier gave the direction of his attorney. His attorney and the OCTA legal counsel can talk and maybe this situation can be resolved.

Monte Ward said the issues Mr. Thier has raised have surfaced in discussion about this property. The property owners are aware of the issues but do not have any resolution to the issues.

Chair Patricia Bates said she has not seen the letter Mr. Thier addressed to her but will look for it. Paul Thier said he would forward her a copy.

Monte Ward will follow-up with legal counsel.

6. Committee Member Reports

Melanie Schlotterbeck said State law SB375 requires reductions in Green House Gas emissions focusing on passenger vehicles and light trucks. All the metropolitan planning organizations (this area belongs to Southern California Association of Governments) are required to create a sustainable community strategy. Orange County and the Gateway Cities have chosen to create their own. She has talked with Dan Phu, Monte Ward and Dave Simpson (Orange County Council of Governments) about expanding the Measure M program. As part of the Green Vision Coalition they sent out a letter asking people to sign on and requested a new strategy be added to the Orange County Sustainable Community Strategy that an open space acquisition program be developed as a way to reduce or avoid emissions. Several groups have signed on and they are trying to work this concept into future planning efforts.

7. Next Meeting – Wednesday May 4, 2011

The next meeting of the EOC will be Wednesday, April 6, 2011 at the OCTA offices.

8. Adjournment

The meeting adjourned at 10:45 a.m.

OCTA Measure M2 Environmental Mitigation Program Updated Acquisition Properties List (Biological Criteria)

Measure M2 (M2) includes a Freeway Environmental Mitigation Program (Mitigation Program) which provides mitigation for the 13 freeway projects. The Mitigation Program is designed to streamline the biological permitting process through partnerships with the California Department of Transportation (Caltrans), the California Department of Fish and Game (CDFG), and the United States Fish and Wildlife Service (USFWS).

In 2009, the Orange County Transportation Authority (OCTA), Caltrans, CDFG, and USFWS completed the preliminary evaluation of properties available for acquisition. The evaluation was based on the biological criteria approved by the Board of Directors (Board) for acquisition, restoration, and management criteria. This resulted in a four-tiered grouping (Groups 1-4) of the acquisition properties. The CDFG and USFWS have indicated that properties within Groups 1 and 2 possess the highest quality biological resources that would off-set potential impacts from the M2 freeway projects. The Board subsequently authorized staff to appraise the 14 Group 1 properties for funding consideration and potential purchase.

In November 2010, the Board authorized the Chief Executive Officer to negotiate and execute agreements with Group 1 property owners and representatives for the acquisition of real property interests, in a total amount not to exceed \$42 million. Concurrently, the Board of Directors directed staff to accept additional applications to be submitted for possible voluntary acquisition.

Group 1 acquisition proposals are generally large in size and possess high quality, heterogeneous habitat with very good connectivity/contiguity opportunities. Group 1 properties also align with impacted habitats and contain covered species. The Board approved appraisal of the 14 Group 1 properties in May 2010. Within Group 1, five properties were removed from consideration by the project sponsor. Following the 2011 Call for Acquisition Properties, the Board approved three additional Group 1 properties in April 2011. These include Aliso Canyon (Laguna Beach), Irvine Mesa Corridor (partially adjacent to Cleveland National Forest), and Shell-Aera (Brea). The Aliso Canyon and Shell-Aera properties are in private ownership and are recommended for appraisal. The Irvine Mesa Corridor property is owned by a non-profit entity and is in need of additional funds for long-term management. CDFG and USFWS have indicated that OCTA would obtain mitigation credits for this property if an endowment can be established for long-term management. The endowment cost can be established through a high-level comparable sales valuation of the property to assess the mitigation credits value. There are currently a total of 17 properties in Group 1.

Group 2 acquisition proposals generally possess good quality, homogeneous habitat on medium sized properties with good connectivity/contiguity opportunities and contain some covered species. The Board approved the placement of six Group 2

properties in May 2010. Within Group 2, four properties were removed from consideration by the project sponsor. The Board also approved an additional six Group 2 properties following the 2011 Call for Acquisition Properties in April 2011, which resulted in a total of 12 properties in Group 2. The Group 2 properties could be under consideration for appraisal if a significant number of Group 1 properties withdraw or otherwise fall out.

Group 3 acquisition proposals are generally smaller properties that possess lower quality habitat, lower potential for connectivity/contiguity, and tend to be highly disturbed. There were 26 Group 3 properties from the 2010 list and an additional 7 Group 3 properties from the 2011 Call for Acquisition Properties were added to the list, which resulted in a total of 33 properties in Group 3.

Group 4 acquisition proposals are generally very small areas highly disturbed habitats which may not align with freeway impacts. There were 23 Group 4 properties from the 2010 list and an additional 11 Group 4 properties from the 2011 Call for Acquisition Properties were added to the list, which resulted in a total of 34 properties in Group 4.

**OCTA Measure M2 Environmental Mitigation Program
Updated Acquisition Properties List (Biological Criteria)**

Property Number	Property**	Geographic Area	Acreage	General Biological Characteristics	
1*	Aliso Canyon	Coastal	100	High quality habitat, heterogeneous habitat, very good connectivity/contiguity opportunities, larger sized properties, aligns with impacted habitats, contains covered species	GROUP 1
15*	Irvine Mesa Corridor	Cleveland Nat'l Forest	858		
29 (75)*	Shell-Aera (HOSEC)	Tonner Canyon	300		
22	Ferber Ranch	Trabuco	444		
28	Hayashi	Brea	298		
103	Holtz Ranch (CCRC Farms LLC)	Cleveland Nat'l Forest	289.91		
105	MacPherson	Cleveland Nat'l Forest	216.68		
54	Mitchell Properties West	Trabuco	101.7		
56	O'Neill Oaks	Trabuco	149.9		
66	Saddle Creek South	Trabuco	85.97		
67	Saddleback Meadows	Trabuco	222		
68	Saddleback Valley Christian School	San Juan Capistrano	67.93		
77	Siena Summit	Laguna Niguel	54		
79	Sky Ranch	Trabuco	526.87		
106	Takahashi (Baker Square LLC)	Cleveland Nat'l Forest	642		
82	The Hafen Estates	Trabuco	49		
93	Watson	Trabuco	98.32		
99	Canyon Crest	Chino Hills State Park	352.92	GROUP 1 (Removed from consideration by project sponsor)	
101	First Cornerstone Land LLC (Silverado Canyon LP)	Cleveland Nat'l Forest	229.13		
55	Newport-Banning Ranch	Coastal	402		
75	Shell-Aera (HOSEC)	Tonner Canyon	2935		
95	West Coyote Hills	Fullerton	510		

* Properties are submitted and reviewed during 2011 Call for Acquisition Projects

** Properties are listed in alphabetical order within each group

() Denotes properties that were previously submitted and assigned a property number

**OCTA Measure M2 Environmental Mitigation Program
Updated Acquisition Properties List (Biological Criteria)**

Property Number	Property**	Geographic Area	Acreage	General Biological Characteristics	
6*	Chiquita Ridge	City of RSM	92	Good quality habitat, homogeneous habitat, good connectivity/contiguity opportunities, medium sized properties, contain some covered species	GROUP 2
18 (106)*	Ladd Canyon	Cleveland Nat'l Forest	78.8		
22*	MacPherson 3	Silverado Canyon	30		
25 (91)*	Rancho Van Thof	Trabuco Creek	15		
26*	Rio Santiago	Santiago Creek	110		
28 (68, 56)*	Saddleback (Potential package w/O'Neill Oaks)	Trabuco	249.19		
97	Adams	Cleveland Nat'l Forest	50.13		
16	Deer Canyon	SR-91	45		
54	Mitchell Properties East	Trabuco	40		
69	Saddleback Vineyards	Trabuco	99.29		
83	Thier Property 1	Trabuco	19.9		
84	Thier Property 2	Trabuco	78.6		
98	Baczynski	Cleveland Nat'l Forest	71.68	GROUP 2 (Removed from consideration by project sponsor)	
100	Dulac (LOPEZ)	Cleveland Nat'l Forest	56.1		
102	Gittelsohn (Bergman)	Cleveland Nat'l Forest	223.31		
104	Inter-American Investments	Chino Hills State Park	123.86		

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**OCTA Measure M2 Environmental Mitigation Program
Updated Acquisition Properties List (Biological Criteria)**

Property Number	Property**	Geographic Area	Acreage	General Biological Characteristics	
7*	Collins Property	Modjeska Canyon	30	Lower quality habitat, lower connectivity/contiguity potential, smaller properties, highly disturbed	GROUP 3
8 (14)*	Davis Property	Laguna Canyon	5.68		
11 (29)*	Heiderali Property	Laguna Canyon	38		
12*	Hunt Trust	Modjeska Canyon	10		
16*	Johnson Property	Modjeska Canyon	6		
19*	Madariaga Property	Harding Canyon	8.21		
33*	Trabuco Highlands (The Banana Property)	City of RSM	28.75		
1	100-Acre Lowlands (aka Hellman Properties LLC)		100		
7	Cheyenne		7.48		
14	Davis		6		
17	Diemer		9		
18	Domanskis		10		
20	Edwards Thumb		59.75		
23	Frost		60		
25	Goodell		6.22		
29	Heiderali		38		
32	Hospital		7.8		
33	Hsiao Williams		73.3		
34	Hunter		10		
37	Juarez		7.65		
41	Lavendar Lane (aka Lag Beach Preserve, Anacapa)		56		
42	Leckey		18		
45	Lorch		16.54		
53	Mehdi		22		
62	Powell		2.66		
63	Rosenbaum		2.4		
71	San Juan Villas		9.21		
73	Shea (Bolsa Chica)		50		
76	Shuff		18		
107	Valencia		8.49		
91	Van Thof		13.14		
92	Ventanas		5.3		
94	Wells Fargo/Earhar		12.3		

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**OCTA Measure M2 Environmental Mitigation Program
Updated Acquisition Properties List (Biological Criteria)**

Property Number	Property**	Geographic Area	Acreage	General Biological Characteristics	
13*	Hunt Trust II	Modjeska Canyon	4.721	Typically very small habitat, highly disturbed, some do not align with freeway habitats	GROUP 4
17*	Khanbolooki Property	Modjeska Canyon	1.26		
20*	MacPherson 1	Cleveland Nat'l Forest	1+		
21*	MacPherson 2	Cleveland Nat'l Forest	1.5+		
23 (52)*	McGraw Property	Laguna Canyon	2		
24*	Norman Property	Modjeska Canyon	.25		
27*	Rose Canyon	City of RSM	4.7		
31*	Sunny Hills Church of Christ	Fullerton	2.4		
32*	Temple Property	Modjeska Canyon	1+		
36*	Zadeshi Property	Modjeska Canyon	1.73		
4	Baca Park		14.34		
5	Beach and Bay Mobile Homes		2.85		
11	Collen		2		
12	Crystal Cathedral		162.3		
26	Harden		1		
30	Hollingsworth		5		
31	Holocene		2		
40	Lake Forest		16. 8, 10.9,13.7		
44	Little Church Int'l		1.5		
46	Los Alisos Parcel 1		20.41		
47	Los Alisos Parcel 2		48.73		
48	Los Alisos Parcel 3		7.1		
51	Mazzie		3		
52	McGraw		2		
61	Peric		5		
70	Salinas		4		
72	Schroeder		5.02		
81	Summit Drive		0.12		
85	Trail Property 1		20.05		
86	Trail Property 2		15.27		
87	Tustin Branch (Middle)		11.48		
88	Tustin Branch (North)		2 linear miles		
96	Winner		2.14		

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**OCTA Measure M2 Environmental Mitigation Program
Updated Acquisition Properties List (Biological Criteria)**

Property Number	Property**	Geographic Area	Acreage	General Biological Characteristics	
2*	Alley Property	Modjeska Canyon	9.89	Owner did not respond to 1.26.2011 OCTA letter confirming participation	
3*	Appel Property	Modjeska Canyon	2.67		
5*	Chi Property	Modjeska Canyon	60		
9*	Ellis Property	Modjeska Canyon	1.5		
10*	Goldberg Property	Santiago Creek	20		
14*	Hutton Properties	Santiago Canyon	40		
34*	Townsend Property	Modjeska Canyon	1.2		
4 (55)*	Banning Ranch	Coastal	412	Removed by project sponsor	
30*	Shepston Property	Silverado Canyon	1.2		
35 (95)*	West Coyote Hills	Fullerton	510		
19	Driftwood Restoration		20	Will be evaluated as part of Restoration Properties	
24	Goeden Co.		4.3	Outside of PCA and Removed by Project Sponsor	
50	Lyon Homes		14.28		
58	Pacific Triangle Management		96	In PCA and Removed by Project Sponsor	
64	Royale Capistrano		25		
78	SJD Properties		12.32	Outside of PCA and Removed by Project Sponsor	

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Acquisition Properties

