



AGENDA

Environmental Oversight Committee

Committee Members

*Lisa Bartlett, Chair
Melanie Schlotterbeck, Vice Chair
Charles Baker, Caltrans District 12
Dr. David Chapel, Grand Jury
Association of OC
Lori Donchak, OCTA Board of Directors
David Mayer, CA Dept. of Fish & Wildlife
Derek McGregor, DMC Engineering
Veronica Li, US Army Corps of Engineers
Dan Silver, Endangered Habitats League
Jonathan Snyder, US Fish & Wildlife
Service
Anthony Villa, Taxpayers Oversight
Committee Representative
John Walsh, CA Wildlife Conservation
Board*

*Orange County Transportation Authority
600 South Main Street, First Floor - Room 154
Orange, California*

Wednesday, May 4, 2016 at 2:30 p.m.

Any person with a disability who requires a modification or accommodation in order to participate in this meeting should contact the OCTA Clerk of the Board, telephone (714) 560-5676, no less than two (2) business days prior to this meeting to enable OCTA to make reasonable arrangements to assure accessibility to this meeting.

- 1. Welcome**
- 2. Pledge of Allegiance**
- 3. Approval of March 2, 2016 Minutes**
- 4. Harriett Wieder Restoration Project Update**

*Lesley Hill, OCTA
Grace Adams, Executive Director, Bolsa Chica Conservancy*

The Bolsa Chica Conservancy (BCC) presented a status update to the Environmental Oversight Committee (EOC) at the November 4, 2015 EOC meeting. The EOC requested that staff provide monthly status updates and that BCC return every three months with a progress report. A status update for the project will be provided by the Bolsa Chica Conservancy staff this month.



AGENDA

Environmental Oversight Committee

5. United States Forest Service Dam Removal Project

Lesley Hill, OCTA

Measure M2 (M2) includes an Environmental Mitigation Program (EMP) to deliver comprehensive mitigation for the environmental impacts of freeway projects in exchange for streamlined project approvals from the state and federal resource and regulatory agencies. To date, the Orange County Transportation Authority has acquired a number of conservation properties and provided funding for habitat restoration projects. The EOC will receive an overview of the outstanding M2 restoration project needs as well as consider endorsing the funding of the United States Forest Service San Juan Creek Dam Removal project.

Recommendation

- *Endorse staff's recommendation to fund the United States Forest Service San Juan Creek Dam Removal Project as outlined herein.*

6. Trabuco Canyon Company, LLC: residual parcels sale

Dan Phu, OCTA

OCTA acquired the Ferber Ranch from the Trabuco Canyon Company, LLC (TCC) in 2011. During this transaction, two residual parcels were carved out and retained by TCC. TCC has retained ownership of the two parcels and have offered them for sale to OCTA. During the March 2 EOC meeting, it was requested that OCTA staff research and provide additional information about these parcels to the EOC. It was also requested that staff re-evaluate these parcels utilizing the criteria developed for the OCTA M2 EMP acquisition property process. Staff will provide an update pursuant to this request.

7. O'Neill Oaks Hike and Ferber Ranch Equestrian Ride Summary

Marissa Espino, OCTA

On Saturday, April 23rd, OCTA hosted the first guided hike at the O'Neill Oaks Preserve in Trabuco Canyon. An equestrian ride also was held on the Ferber Ranch Preserve (also within Trabuco Canyon). Staff will provide a brief update about these events and remind the EOC about the future scheduled public events.

8. Public Comments

Members of the public may address the EOC regarding any item. Please complete a speaker's card and submit it to the EOC or notify the EOC the item number on which you wish to speak. Speakers will be recognized by the Chair at the time the agenda item is to be considered. A speaker's comments shall be limited to three (3) minutes.

9. Committee Member Reports

10. Next Meeting – June 1, 2016



AGENDA

Environmental Oversight Committee

11. Adjournment

The next regularly scheduled meeting of this Committee will be held at 2:30 p.m. on Wednesday, June 1, 2016 at Orange County Transportation Authority Headquarters, 600 South Main Street, First Floor – Conference Room 154, Orange, California.



Minutes

Measure M2 Environmental Oversight Committee

Committee Members

Lisa Bartlett, Chairman

Melanie Schlotterbeck, Vice Chair

Charles Baker, Caltrans District 12

Orange County Transportation Authority

600 South Main Street, Room 154

Orange, California

***Wednesday, March 2, 2016 at 2:30
p.m.***

Dr. David Chapel, Grand Jury Assoc. of O.C.

Lori Donchak, Board of Directors

David Mayer, CA Dept. of Fish & Wildlife

Derek McGregor, DMc Engineering

Dan Silver, Endangered Habitats League

Jonathan Snyder, US Fish & Wildlife

Anthony Villa, Taxpayers Oversight Comm.

John Walsh, CA Wildlife Conserv. Board

Member(s) Absent

Veronica Li, US Army Corp of Engineers

1. Welcome

Chairman Lisa Bartlett called the Environmental Oversight Committee (EOC) meeting to order at 2:30 p.m.

2. Pledge of Allegiance

Vice-Chairman Melanie Schlotterbeck led the Pledge of Allegiance.

3. Approval of February 3, 2016 Minutes

Chairman Lisa Bartlett asked if there were any additions or corrections to the February 3, 2016 EOC minutes. A motion was made by Melanie Schlotterbeck, seconded by Derek McGregor, and passed unanimously to approve the February 3, 2016 EOC meeting minutes as presented.

4. Harriett Wieder Restoration Projects Update

Lesley Hill gave a brief review on where OCTA stands with the Harriett Wieder Restoration Project.

5. Chino Hills State Park Restoration Projects Update

The California Department of Parks and Recreation are sponsoring two habitat restoration projects: North Coal Canyon and Chino Hills State Park. Lesley Hill introduced the Department of Parks and Recreation staff Senior Environmental Scientist Ken Keitzer. Ken Keitzer gave an overview and status update on these projects.

Lori Donchak asked how the money works for these projects. Are bills submitted to OCTA and the money disbursed, and are these estimates and awards on target? Dan Phu said all of these restoration projects have “project sponsors” that act as a contractor on behalf of OCTA. Contractually these projects are set up with a certain budget, an implementation schedule, and a habitat restoration plan that goes with the contracts and are approved by the Wildlife Agencies. Once the contract is executed and work has begun they will invoice OCTA on a monthly or quarterly basis for work done in the previous month or period.

Dan Silver said the two sights proposed for restoration have a very different cost per acre. Why is this? Ken Keitzer explained that site access, need for site preparation, and the complexity of the type of work to be done on the habitat are some of the components that are factored in to the cost estimate. These variables can cause one project’s cost per acre to be more or less than another.

6. Endowment Scope of Work

Dan Phu gave an overview of the history involved in establishing the Endowments. He outlined the information found in the Endowment Scope of Work packet.

Monte Ward gave an overview on who can hold an endowment.

Rodney Johnson, OCTA Deputy Treasurer, reported on the financial aspect of the draft Scope of Work.

Lori Donchak liked the wording in the draft Endowment Creation Objectives where it states the endowment creation manager may also become a permanent endowment manager through a separate selection process.

Public Comment

Dave Erikson (Center for Natural Lands Management) asked if there will be one large endowment or pool of money doled out to endowment managers individually or will there be a pool of money for each endowment for each preserve.

Dan Phu said this question will be pretty complicated in terms of how it will be set-up. The short answer is this is the endowment creation phase so for the time being OCTA is looking at one endowment but they do have a pretty good idea in terms of costs for each one of the seven preserves. This will roll up into the \$34.5 million, the principal needed for the ten to twelve year period. After the endowment creation phase this will be looked upon a little differently.

Monte Ward added that during the period that the endowment is being created (about 10 to 12 years) OCTA will not be paying for any of the property management or maintenance out of the endowment. The M2 revenue stream will pay for these costs. Also during this period OCTA will be settling who the permanent managers are for the preserves. It is being structured this way so it can be flexible to adjust. It could also be possible to have one or two managers and a consolidated endowment. They are trying to keep it as open as possible in order to get the best fit for the preserves.

Recommendation: A motion was made by Melanie Schlotterbeck, seconded by Dr. David Chapel, and carried unanimously to endorse the scope of work for the endowment creation manager.

7. Trabuco Canyon Company, LLC Offer to Sell Residential Parcels

Dan Phu gave a brief background on the proposed transactions. Staff is looking for direction on whether OCTA would be interested in discussions/negotiations to acquire the two residual parcels.

The EOC members discussed their options on potentially acquiring these parcels.

A decision was made to have OCTA Staff gather further information and bring back the options to the EOC committee for consideration.

Public Comment

Gloria Sefton spoke in support of the acquisition of at least the 17.3 acre parcel on Rose Canyon Rd.

8. Public Comments

Delma Johnson - Trabuco Canyon Community: spoke on the peripheral trail access and staging areas to the acquired properties.

9. Committee Member Reports

There were no further committee reports.

10. Next Meeting – April 6, 2016

11. Adjournment

The meeting adjourned at 4:00 p.m.



May 4, 2016

To: Environmental Oversight Committee
From: Orange County Transportation Authority Staff
Subject: Measure M2 Environmental Mitigation Program Project Recommendation (Dam Removal Project)

Overview

Measure M2 (M2) includes an Environmental Mitigation Program (EMP) to deliver comprehensive mitigation for the environmental impacts of freeway projects in exchange for streamlined project approvals from the state and federal resource and regulatory agencies. To date, the Orange County Transportation Authority has acquired a number of conservation properties and provided funding for habitat restoration projects. An overview of the outstanding M2 restoration project needs as well as discussion and recommendation to fund the United State Forest Service San Juan Creek Dam Removal project is presented.

Recommendation

Endorse staff's recommendation to fund the United States Forest Service San Juan Creek Dam Removal project as outlined herein.

Background

Measure M2 (M2) includes an innovative environmental mitigation program (EMP). Under this program, biological impacts from the M2 freeway program of projects are addressed through a consolidated Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP) rather than a piecemeal project-by-project effort. In exchange, state and federal resources agencies (consisting of the California Department of Fish and Wildlife [CDFW] and the United States Fish and Wildlife Service [USFWS]) agreed to fast-track the permitting process and entered into a master agreement for the M2 freeway projects. On a parallel process, the Army Corps of Engineers (ACOE) and the State Water Resources Control Board (SWRCB) are also working with staff to streamline the regulatory permitting process. The goal of the program is to deliver more effective mitigation while supporting faster delivery of M2 freeway improvements.

As part of the Early Action Plan, approximately \$55 million was authorized by the OCTA Board of Directors (Board) to fund conservation property acquisitions,

habitat restoration projects, and to provide support/development for the NCCP/HCP. This translates to approximately \$42 million and \$10.5 million for acquisitions and restoration, respectively. To date, two rounds of restoration funding have been approved by the Board, totaling just over \$10 million. Attachment A summarizes the M2 EMP funded restoration projects. Attachment B contains a graphic of the acquired conservation properties and funded restoration projects.

Discussion

The primary goal of the NCCP/HCP is to obtain biological resources permits for implementation of the M2 freeway projects. The NCCP/HCP permits will be issued by the CDFW and USFWS, and are designed to address state and federal listed threatened, endangered species, or species that may become listed.

The NCCP/HCP covers the following species:

- Plants (3): intermediate mariposa lily, many-stemmed dudleya, and southern tarplant
- Fish (1): arroyo chub
- Reptiles (3): coast horned lizard, orangethroat whiptail, and western pond turtle
- Birds (4): cactus wren, coastal California gnatcatcher, least Bell's vireo, and southwestern willow flycatcher
- Mammals (2): bobcat and mountain lion

To date, the acquisition of seven conservation properties as well as the funding of 11 habitat restoration projects have largely met the mitigation needs (through the NCCP/HCP) for the M2 freeway projects. However, there remains a couple of outstanding mitigation needs. These needs include the arroyo chub and many-stemmed dudleya. The arroyo chub (*Gila orcutti*) is a small, chunky minnow. The arroyo chub has a very restricted range in southern California, and southern Orange County populations in San Juan and Trabuco Creeks are among the largest remaining natural habitats for the species.

As part of the May 14, 2012 Board action to fund the second round of restoration projects, the Board also authorized staff to issue a call for projects and conduct general outreach to prospective entities who may be able to assist OCTA in fulfilling outstanding restoration needs. Staff subsequently coordinated with the Audubon California and the United States Forest Service (USFS) to inquire about restoration opportunities that may benefit the arroyo chub. Audubon indicated they did not have any restoration opportunities that could fulfill the arroyo chub mitigation needs. However, USFS noted that it had been working on a dam removal project within San Juan Creek in Orange County that would provide benefits to the arroyo chub. This project proposes to remove 31 dams

and thereby enhancing aquatic organism passage and stream habitat. Caltrans is currently funding the removal of 13 dams to mitigate for its non M2 infrastructure projects. Removing previously constructed dams is essential to supporting native aquatic species such as the arroyo chub, and providing suitable habitat for potential re-establishment of extirpated species including southern California steelhead trout.

USFS indicated they do not have funding for the remaining 18 dams. Currently, USFS indicated the 18 dams would cost approximately \$276,000, however, this does not include other miscellaneous costs (i.e., flagging, etc). This project has the necessary design, environmental documentation, and permits in place to immediately proceed with implementation. Therefore, having a project that is shovel-ready minimizes schedule delays and would make an immediate impact in fulfilling remaining NCCP/HCP mitigation needs. USFS has indicated if funding was available, removal of the remaining 18 dams could begin by early-2017 and completed by mid-2018. Additional information about this project can be found in Attachment C.

Since inception, USFS has been collaborating with CDFW and USFWS on the project. CDFW and USFWS have provided OCTA with an assurance letter that this project has the potential to meet the commitment of the NCCP/HCP (Attachment D).

Next Steps

Should the Environmental Oversight Committee endorse the USFS San Juan Creek Dam removal project, staff will seek OCTA Board approval to fund this project.

Attachments

- A. OCTA M2 Environmental Mitigation Program Funded Restoration Projects Summary
- B. Acquired Properties and Funded Restoration Projects
- C. United States Forest Service San Juan Creek Dam Removal Project Summary
- D. United States Fish and Wildlife Service and California Department of Fish and Wildlife Assurance Letter

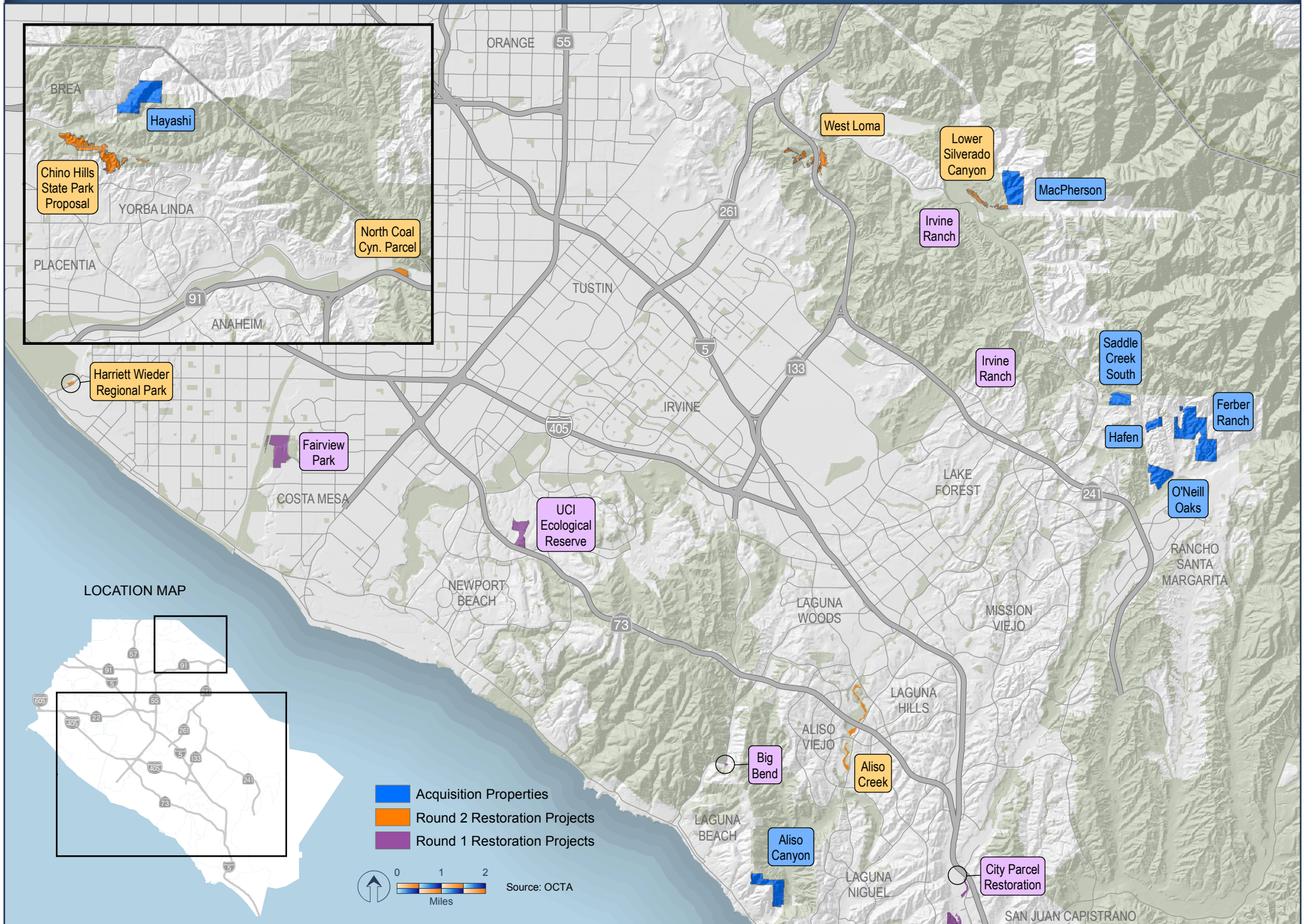
OCTA M2 EMP Funded Restoration Projects Summary

	Restoration Project	Sponsor	Proposed Cost	Approx. Acreage*	Geographic Area	General Habitat Types
2010 - Round One	City Parcel	City of San Juan Capistrano	\$1,500,000	53	San Juan Capistrano	Riparian corridor, coastal sage scrub (CSS), oak woodland, and native grassland
	Fairview Park	City of Costa Mesa	\$2,000,000	23	Costa Mesa	wetlands, native grassland, CSS, willow scrub, oak woodland
	Irvine Ranch (Agua Chinon and Bee Flat Canyon)	Irvine Ranch Conservancy	\$1,497,160**	90.1**	Irvine	chaparral, CSS, coast live oak/sycamore, oak woodland, native grassland, and riparian
	UCI Ecological Reserve	Nature Reserve of OC	\$325,000	8.5	Irvine	cactus scrub
	Big Bend	Laguna Canyon Foundation	\$87,500	3.7	Laguna Beach	CSS, riparian woodland
2012 - Round Two	Aliso Creek	Laguna Canyon Foundation	\$1,105,000	55	Laguna Niguel	riparian
	Chino Hills State Park	Chino Hills State Park	\$193,000	21	Yorba Linda	willow riparian, oak-walnut woodland, cactus scrub
	Harriett Weider Regional Park	Bolsa Chica Conservancy	\$475,000	8.2	Huntington Beach	native grassland, CSS, riparian
	Lower Silverado Canyon	Irvine Ranch Conservancy	\$1,414,435**	28.4**	County of Orange	riparian
	North Coal Canyon	California Department of Parks and Recreation	\$247,500	5.5	Yorba Linda	Riversidian Alluvial fan CSS
	West Loma	Irvine Ranch Conservancy	\$1,322,800**	62.47**	County of Orange	scrub, riparian

Note: shaded projects were funded as part of Round 1 and the unshaded projects were part of Round 2.

*Proposed acreage is subject to change and may be adjusted slightly once the restoration work is completed.

**Amounts depicted in the table were revised/amended and approved by the OCTA Board of Directors in June 2016.



UNITED STATES FOREST SERVICE
SAN JUAN CREEK DAM REMOVAL PROJECT SUMMARY

Overview: Improving fish passage opportunities through removal of dams is a national initiative that is a priority for numerous federal and state agencies, including but not limited to the US Forest Service, US Fish and Wildlife Service, Federal Highway Administration, National Marine Fisheries Service, and the California Department of Fish and Wildlife. Removal of barriers is a key component in restoring stream health and function.

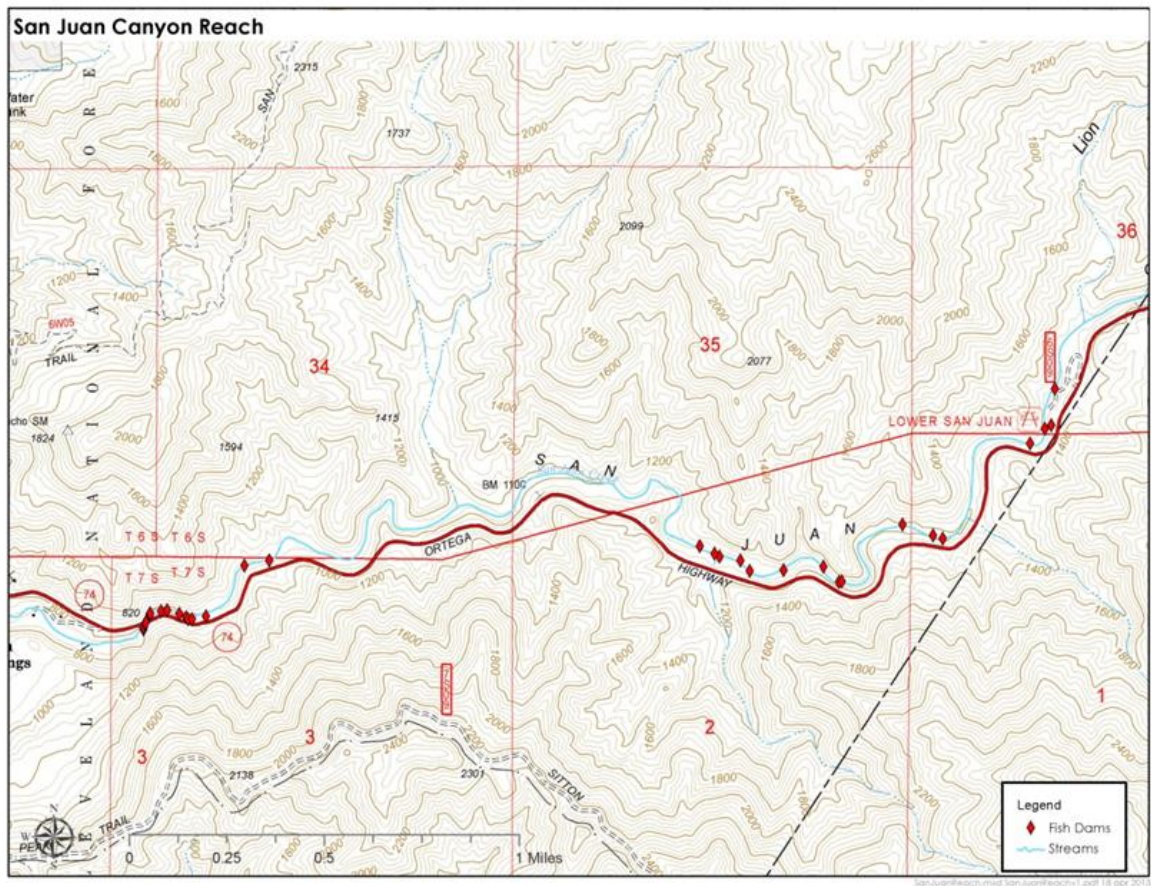
Why: The purpose of the project is to enhance aquatic organism passage and stream habitat in San Juan Creek. Removing manmade dams is essential to supporting resident native aquatic species such as Arroyo Chub, and providing suitable habitat for potential re-establishment of extirpated species including southern California steelhead trout. The existing dams present barriers to native fish and other aquatic organisms, especially during periods of low flow. Dams alter physical stream processes such as bed load and sediment transport, natural surface flows, and channel adjustment. The ability to move up and down stream is essential for aquatic species in order to complete their life cycles and maintain viable populations. Facilitating aquatic organism passage and improving stream habitat would ultimately increase accessible stream habitat for existing and potential populations of native aquatic species. The dam removal would leave San Juan Creek unimpeded from approximately the San Juan Fire station and upstream. There is one concrete ford crossing on the Forest, near Forest boundary. The USFS will be rebuilding this crossing to improve fish passage.

What will occur: 31 dams are targeted for removal. Caltrans has agreed to fund removal of 13 dams, so that leaves 18 dams in need of removal. These dams range in size from two to eight feet high and 20 to 50 feet wide.

Who will do work: A Forest Service enterprise team and a local conservation crew will be performing the work. Forest Service biologists will monitor the project implementation and will complete monitoring before and after implementation, including three years of monitoring after dam removal. Annual reports will be prepared to discuss the stream recovery after dam removal.

When will work be done: Depending on work schedules, dam removal is anticipated to occur in January and February of 2017, and in January and February of 2018. Some work may occur outside of this window if fire risk is sufficiently low. All work will be completed by June 2018.

Where: San Juan Creek, Orange County, CA



Cost estimate:

Location	Resource	# of days	Cost per day	Cost
Dams 1-7	Crew time (12 persons)	40	1500	\$60,000
Dams 1-7	Equipment rental	40	1000	\$40,000
Dams 9, 10, 11, 13, 15, 16, 17, 19, 23, 25, 26	Crew time and materials	20	8000	\$160,000
All dams	Forest Service biologist – monitoring, and preparation of annual monitoring report	40	400	\$16,000

TOTAL: **Approximately \$ 276,000**
Additional funding may be necessary for traffic control.

Photos of two of the dams slated for removal.





U.S. Fish and Wildlife Service
Carlsbad Fish and Wildlife Office
2177 Salk Avenue, Suite 250
Carlsbad, California 92008
760-431-9440
FAX 760-431-9624



California Department of Fish and Wildlife
South Coast Region
3883 Ruffin Road
San Diego, California 92123
858-467-4201
FAX 858-467-4299

In Reply Refer To:
FWS/CDFW-OR-16B0204-16CPA0250

MAR 07 2016

Mr. Dan Phu
Mitigation Program Project Manager
Orange County Transportation Authority
P.O. Box 14184
Orange, California 92863-1584

Subject: Assurances Regarding Proposed Arroyo Chub Habitat Restoration Project for the
Measure M2 Environmental Mitigation Program

Dear Mr. Phu:

This letter is in response to your request for written assurance from the U.S. Fish and Wildlife Service (Service) and California Department of Fish and Wildlife (Department), collectively referred to as the "Wildlife Agencies," that the Arroyo Chub Restoration Project being considered for funding by the Orange County Transportation Authority (OCTA) would be appropriate as partial mitigation for potential impacts to the species resulting from construction and operation of the 13 Measure M2 freeway projects. As stated in the draft OCTA Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP), the primary goal of the Arroyo Chub Restoration Project is to improve habitat conditions for an existing population of arroyo chub (*Gila orcutti*) occurring within Orange County.

In February 2014, the U.S. Forest Service (USFS) approved an Environmental Assessment (EA) prepared in accordance with the National Environmental Policy Act of 1969, as amended; 7 CFR part 1b; 36 CFR 220; 40 CFR parts 1500 to 1508; the Forest Service Manual parts 1920 and 1950; and the Forest Service Handbook part 1909.12. The EA evaluated the direct, indirect, and cumulative environmental effects of removing 81 manmade dams in Silverado, Holy Jim, and Upper San Juan creeks located in the Cleveland National Forest, southern Orange County. The removal of eight dams in Silverado and Holy Jim creeks has already been completed and recent monitoring has verified that dam removal and winter flows have allowed the channels to begin returning to a more natural bedload and sediment transport regime (Donnell *et al.* 2015).

As evaluated in the EA, a total of 31 check dams are present along an approximately 5-mile stretch of San Juan Creek. A recent agreement between Caltrans and USFS has resulted in Caltrans funding the removal of 12 of these dams to fulfill mitigation obligations under the California Environmental Quality Act (Kirsten Winters, USFS Biologist, pers. comm. to Christine Beck, December 21, 2015). In an effort to fulfill mitigation obligations evaluated in the draft NCCP/HCP, OCTA is interested in partnering with USFS in the removal of the remaining 19 check dams that occur along San Juan Creek. As verified earlier this month by the Department's Fish Biologist, Russ Barabe, arroyo chub are present in the 5-mile reach where the 19 check dams are located.

Mr. Dan Phu (FWS/CDFW-16B0204-16CPA0250)

Page 2

We have been working closely with OCTA on development of the primary elements of the NCCP/HCP conservation strategy, which includes the funding of a restoration project that would achieve a direct benefit to an existing population of arroyo chub. Therefore, the Wildlife Agencies support funding the removal of the 19 remaining check dams located in arroyo chub occupied habitat along San Juan Creek in the Cleveland National Forest and agree that it would serve as mitigation to help offset potential effects to arroyo chub and its habitat consistent with the draft NCCP/HCP.

We appreciate your ongoing coordination and partnership on the innovative Measure M2 Environmental Mitigation Program and commend the progress that OCTA has made in implementing the conservation strategy identified in the draft NCCP/HCP including funding biologically valuable restoration projects. If you have any questions, please contact Jonathan Snyder of the Service at (760) 431-9440, extension 307, or Christine Beck of the Department at (858) 637-7188.

Sincerely,



For Karen A. Goebel
Assistant Field Supervisor
U.S. Fish and Wildlife Service



Gail K. Sevens
Environmental Program Manager
California Department of Fish and Wildlife

cc:
Lesley Hill, OCTA

LITERATURE CITED

Donnell, J., E. Fudge, and K. Winter. 2015. Trabuco Ranger District Dam Removal and Aquatic Organism Passage Monitoring. 2015 Annual Report. Prepared for the Trabuco Ranger Station Cleveland National Forest. 23 pp.

Personal Communication:

Winter, Kirsten. 2016. Biologist, U.S. Forest Service. E-mail to Christine Beck, California Department of Fish and Wildlife, dated February 11, 2016. Subject: RE: arroyo chub project.

Rich Gomez

20551 Trabuco Oaks Drive, P.O.Box 1022

Trabuco Canyon, CA 92678

rtgomez@aol.com

949-888-1604 home 714-504-7001 mobile

March 17, 2016

Orange County Transportation Authority

Attn: M2 NCCP/HCP

550 South Main Street; P.O. Box 14184

Orange, CA 92863-1584

Attn: Dan Phu, Section Manager

Mr. Phu:

I understand the 17-acre parcel on Rose Canyon Road that was part of the initial Ferber Ranch property is now for sale and being considered for acquisition with Measure M Funds. I strongly encourage the OCTA to consider this parcel for purchase for several reasons:

1. **The historic value of the barn structure and cattle operations chute that remain on the property.** Trabuco Canyon had a significant role in the early history of Orange County and these structures and the land itself are significant reminders and irreplaceable historic treasures that are worthy of preservation.
2. **The land is quickly coming back to its more natural state.** While the ranch property had been used continuously for ranch activities until only recently and the land may not be a good example of area habitat, it is rapidly returning to its natural state.
3. **There are significant areas that remain relatively undisturbed.** The parcel has been overused in only a small portion of the overall property, and there are open areas with good examples of native habitat.
4. **The parcel is adjacent to existing Ferber land that has been preserved and would provide easy road access** for public staging or parking in the area that has historically been used for vehicles and parking.
5. **Given the recent amendments to the Foothill/Trabuco Specific Plan (F/TSP), the threat of residential development is real.** It would be unacceptable to have homes built on this historic parcel.
6. **The value of the property is noteworthy.** How many alternative acquisition candidates offer as much dollar value for the Measure M dollar as this small piece?

Please consider adding this parcel to the portfolio of Measure M properties. The real value of this 17-acres seems to be the historic overlay it could provide to the beautiful Ferber Ranch; that the OCTA recognizes not only habitat value but cultural value as well.

