



Measure M2 Freeway  
Environmental Mitigation Program  
Acquisition Property Evaluation Results -  
Biological Criteria (Initial Results)

**Board of Directors Meeting  
March 22, 2010**



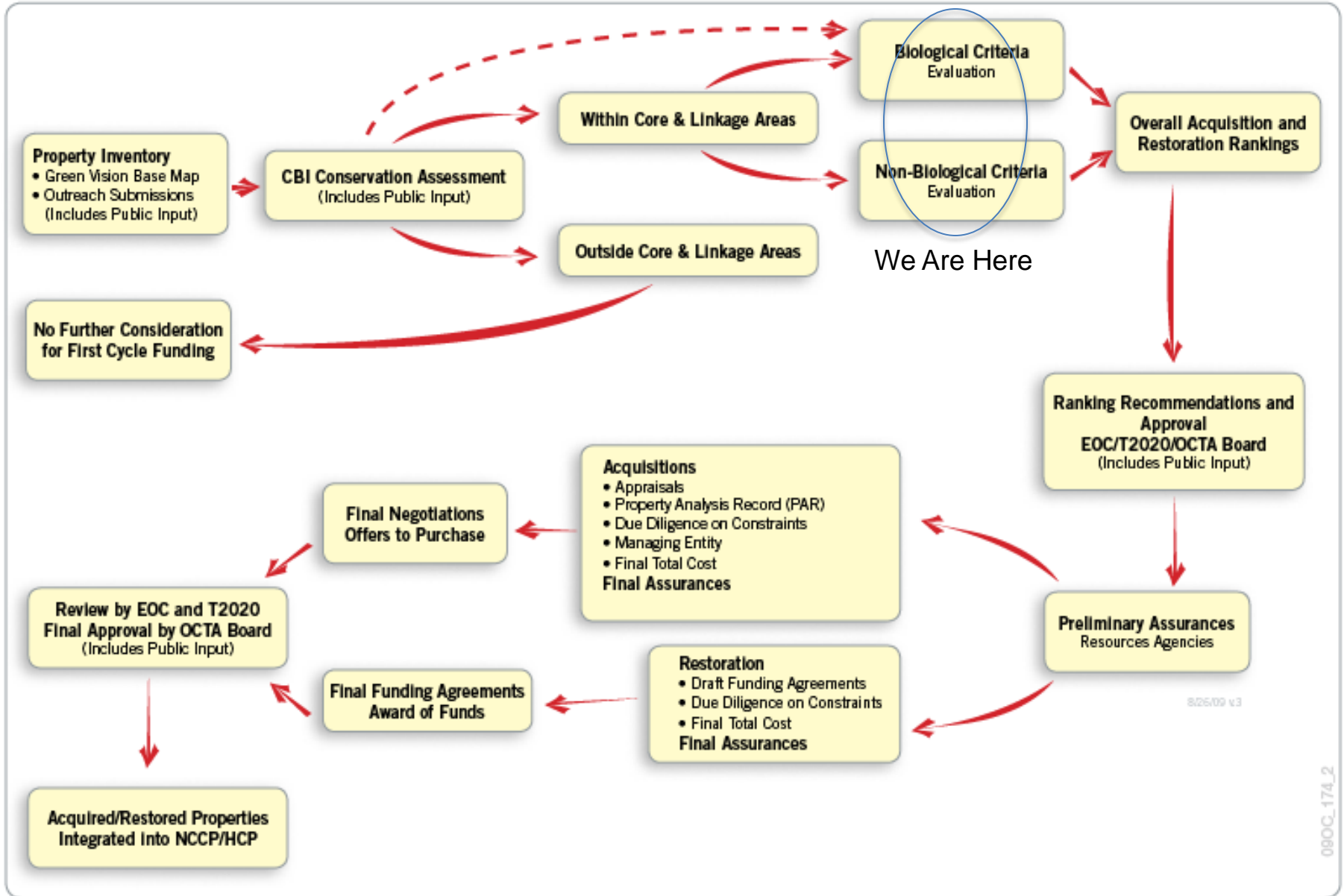
## Measure M2 (M2) Environmental Mitigation Program

- Obtain maximum mitigation credits from wildlife agencies for freeway projects
- Approximately \$27.5 million available for acquisition and restoration in current fiscal year budget
- Approximately \$25 million anticipated in fiscal year 2011-12 budget
- Funding in outer years not yet determined



## M2 Property Project Evaluation Process

- Fall 2008: inventoried proposals
- Spring/summer 2009: assessed conservation opportunities within county
- Fall 2009: created biological and non-biological matrices
- Winter 2009: evaluate acquisition and restoration proposals
- Winter/spring 2010: begin to focus on higher priority proposals
- Spring 2010: provide results of restoration proposals



8/25/09 v3

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# M2 Property Acquisition Evaluation Process

## Biological Criteria

- In priority conservation areas
- Habitat and species align with freeway impacts
- Connects or adds to existing preserves/open space

## Non-Biological Criteria

- Considers total cost
- Future landowner/manager
- Community/government support
- Co-benefits such as public access and trails
- Potential for development and/or land use solutions



## M2 Property Acquisition Evaluation

- Restoration proposals are currently being evaluated
- 83 submitted proposals for acquisition were evaluated for biological criteria
- Ranked in four hierarchical groups
- Group 1 (19 properties) and Group 2 (10 properties) possess highest biological value



# Non-Biological Evaluation for Group 1

## Focused On:

- Cooperative landowner
- Leveraging partnership opportunities
- Co-benefits such as public access, trails, and scenic/view shed
- Future landowner/manager



## Non-Biological Evaluation for Group 1 (continued)

- Support from community
- Support from local and state governments
- Potential for development
  - Where in process?
  - Likely effect on land value?
  - Potential land use solutions?
- Total cost





## Recommendations

- A. Approve the Acquisition Property Evaluation Results based on the Property Acquisition/Restoration/Management Criteria Matrices - Biological Criteria
  
- B. Authorize staff to proceed with the appraisal process with a subset of the Group 1 acquisition proposals



## Recommendations (continued)

- C. Direct staff to notify Newport-Banning Ranch and Shell-Aera that these properties are removed from the list of potential acquisitions unless they respond in writing that they are willing sellers
  
- D. Direct Staff to restrict the appraisal process and the focus of acquisition to property within Orange County

## Next Steps

- Complete evaluation of restoration properties
- Begin real estate process for acquisitions
  - Retain appraisers specializing in conservation lands
  - Conduct appraisals
  - Determine price expectation
  - If needed, reevaluate remaining properties in Group 1 and Group 2, and recommend for further consideration
  - Begin discussions with landowners
  - Conduct management cost analysis
- Return to T2020 and Board for approval for acquisitions