

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

Note: Property name with bolded, italicized, and underlined text are recommended for appraisal and/or acquisition consideration. Canyon Crest will be under consideration if deemed willing seller. Newport-Banning Ranch and The Hafen Estates both have recent appraisals and are recommended to be included in this subgroup for acquisition consideration. The remaining Group 1 properties will be appraised at a later date if a considerable number of properties are removed from contention.

Property Number	Acquisition/ Restoration	Property *	Geographic Area	Acreage	GROUP 1: high quality habitat, heterogeneous habitat, larger sized properties, aligns with impacted habitats, contains covered species
99	Acquisition	<u><b>Canyon Crest**</b></u>	Chino Hills State Park	352.92	
22	Acquisition	<u><b>Ferber Ranch**</b></u>	Trabuco	444	
101	Acquisition	First Cornerstone Land LLC (Silverado Canyon LP)	Cleveland Nat'l Forest	229.13	
28	Acquisition	<u><b>Havashi**</b></u>	Brea	298	
103	Acquisition	<u><b>Holtz Ranch (CCRC Farms LLC)**</b></u>	Cleveland Nat'l Forest	289.91	
105	Acquisition	MacPherson	Cleveland Nat'l Forest	216.68	
54	Acquisition	<u><b>Mitchell Properties West**</b></u>	Trabuco	101.7	
55	Acquisition	<u><b>Newport-Banning Ranch**</b></u>	Coastal	402	
56	Acquisition	<u><b>O'Neill Oaks**</b></u>	Trabuco	149.9	
66	Acquisition	<u><b>Saddle Creek South**</b></u>	Trabuco	85.97	
67	Acquisition	Saddleback Meadows	Trabuco	222	
68	Acquisition	<u><b>Saddleback Valley Christian School**</b></u>	San Juan Capistrano	67.93	
75	Acquisition	<u><b>Shell-Aera (HOSEC)**</b></u>	Tonner Canyon	2935	
77	Acquisition	Siena Summit	Laguna Beach	54	
79	Acquisition	Sky Ranch	Trabuco	526.87	
106	Acquisition	<u><b>Takahashi (Baker Square LLC)**</b></u>	Cleveland Nat'l Forest	872.85	
82	Acquisition	<u><b>The Hafen Estates**</b></u>	Trabuco	49	
93	Acquisition	<u><b>Watson**</b></u>	Trabuco	98.32	
95	Acquisition	<u><b>West Coyote Hills**</b></u>	Fullerton	510	

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Property Number	Acquisition/ Restoration	Property *	Geographic Area	Acreage	<b>GROUP 2: good quality habitat, homogeneous habitat, medium sized properties, contain some covered species</b>
97	Acquisition	Adams	Cleveland Nat'l Forest	50.13	
98	Acquisition	Baczynski	Cleveland Nat'l Forest	71.68	
16	Acquisition	Deer Canyon	SR-91	45	
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	
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	

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Property Number	Acquisition/ Restoration	Property *	Geographic Area	Acreage
1	Acquisition	100-Acre Lowlands (aka Hellman Properties LLC)		100
7	Acquisition	Cheyne		7.48
14	Acquisition	Davis		6
17	Acquisition	Diemer		9
18	Acquisition	Domanskis		10
20	Acquisition	Edwards Thumb		59.75
23	Acquisition	Frost		60
25	Acquisition	Goodell		6.22
29	Acquisition	Heiderali		38
32	Acquisition	Hospital		7.8
33	Acquisition	Hsiao Williams		73.3
34	Acquisition	Hunter		10
37	Acquisition	Juarez		7.65
41	Acquisition	Lavendar Lane (aka Lag Beach Preserve, Anacapa)		56
42	Acquisition	Leckey		18
45	Acquisition	Lorch		16.54
53	Acquisition	Mehdi		22
62	Acquisition	Powell		2.66
63	Acquisition	Rosenbaum		2.4
71	Acquisition	San Juan Villas		9.21
73	Acquisition	Shea (Bolsa Chica)		50
76	Acquisition	Shuff		18
107	Acquisition	Valencia		8.49
91	Acquisition	Van Thof		13.14
92	Acquisition	Ventanas		5.3
94	Acquisition	Wells Fargo/Earhar		12.3

**GROUP 3: lower quality habitat, smaller properties, highly disturbed**

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Property Number	Acquisition/ Restoration	Property *	Geographic Area	Acreage
4	Acquisition	Baca Park		14.34
5	Acquisition	Beach and Bay Mobile Homes		2.85
11	Acquisition	Collen		2
12	Acquisition	Crystal Cathedral		162.3
26	Acquisition	Harden		1
30	Acquisition	Hollingsworth		5
31	Acquisition	Holocek		2
40	Acquisition	Lake Forest		16.8, 10.9, 13.7
44	Acquisition	Little Church Int'l		1.5
46	Acquisition	Los Alisos Parcel 1		20.41
47	Acquisition	Los Alisos Parcel 2		48.73
48	Acquisition	Los Alisos Parcel 3		7.1
51	Acquisition	Mazzie		3
52	Acquisition	McGraw		2
61	Acquisition	Peric		5
70	Acquisition	Salinas		4
72	Acquisition	Schroeder		5.02
81	Acquisition	Summit Drive		0.12
85	Acquisition	Trail Property 1		20.05
86	Acquisition	Trail Property 2		15.27
87	Acquisition	Tustin Branch (Middle)		11.48
88	Acquisition	Tustin Branch (North)		2 linear miles
96	Acquisition	Winner		2.14

**GROUP 4: typically very small habitat, highly disturbed, some do not align with freeway habitats**

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

Property Number	Acquisition/ Restoration	Property *	Geographic Area	Acreage	<b>SEE LEGEND</b>
19	Restoration	Driftwood Restoration ***		20	
24	Acquisition	Goeden Co.		4.3	
50	Acquisition	Lyon Homes		14.28	
58	Acquisition	Pacific Triangle Management		96	
64	Acquisition	Royale Capistrano		25	
78	Acquisition	SJD Properties		12.32	

**LEGEND**

\* Properties are in alphabetical order within each group

\*\* Recommended for proceeding with appraisal process and/or for acquisition consideration.

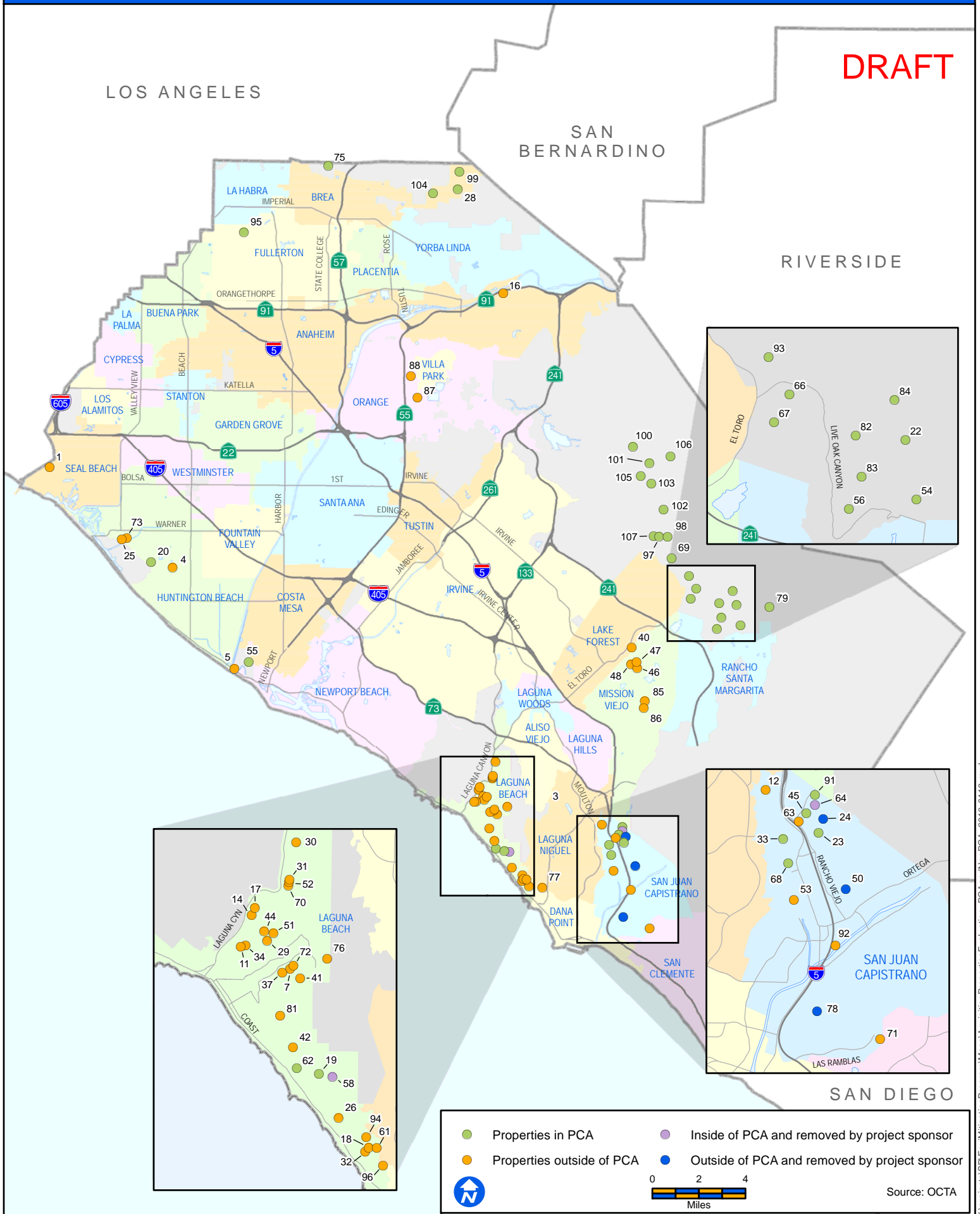
\*\*\* Will be evaluated as part of Restoration Properties

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

# Acquisition Properties Evaluation (PCA and Non-PCA)



**DRAFT**



● Properties in PCA     
 ● Inside of PCA and removed by project sponsor  
● Properties outside of PCA     
 ● Outside of PCA and removed by project sponsor

Source: OCTA