

Property Acquisition Criteria: Biological Factors

These acquisition criteria represent the biological factors (those that relate directly to species/habitat issues and the impacts of the M2 freeway projects). Each criterion includes a brief definition to clarify any potential misunderstandings and guide evaluators.

		Biological Criteria (Tier I)	Biological Criteria (Tier II)	TOTAL	Overall Result
	High				
	Medium				
	Low				

CONSISTENCY WITH CONSERVATION ASSESSMENT	Y/N	Comments
In Core or Linkage Areas?		

BIOLOGICAL CRITERIA (Tier I)	Y/N	OCTA	CALTRANS	CDFG	USFWS	Criteria Score	Comments
		HIGH MEDIUM LOW	HIGH MEDIUM LOW	HIGH MEDIUM LOW	HIGH MEDIUM LOW		
Aligns with Impacted Habitats An inventory of the property shows it includes the same vegetative communities as those habitats lost to freeway projects, including habitats such as: coastal sage scrub, riparian woodlands, grasslands, etc.							
Conserves Sensitive Habitats The property's habitat includes the conservation and possible restoration of species, sub-species, and natural communities ranked as sensitive under California Natural Diversity Database (CNDDB).							
Contains Habitat for Covered Species The potential property supports the presence of endangered, threatened, species of special concern, and other sensitive species impacted by freeway projects.							
Enhances Natural Lands Connectivity, including significant Wildlife Corridors Acquisition of this property would connect to existing protected areas, examine the effects on multiple taxa (such as birds, large mammals) and is identified as an essential habitat linkage in regional or local plans.							
Considers Property Acreage Generally larger properties are better.							
Enhances Natural Lands Contiguity The property borders existing open spaces and acquisition increases the amount of core habitat or reduces edge effects.							

BIOLOGICAL CRITERIA (Tier II)	Y/N	HIGH	HIGH	HIGH	HIGH	Criteria Score	Comments
		MEDIUM LOW	MEDIUM LOW	MEDIUM LOW	MEDIUM LOW		
Includes Habitat Diversity The property includes a wide variety of habitat types. Special emphasis would be provided for properties with examples of various stages of vegetative structural diversity and functional ecosystem diversity present (e.g., habitat with a natural flood regime).							
Provides for Quality Habitat or Potential for Quality Habitat The property includes mature habitats or property constraints are minimal and property has a high potential to support high-quality habitat after acquisition.							
Considers the Extent of Isolation or Habitat Fragmentation The property may be fragmented or isolated from other valuable habitats that may impede its long-term biological value. Fragmented or isolated habitats would make it challenging to have a variety of flora and fauna.							

Property Acquisition Criteria: Non-Biological Factors

These acquisition criteria represent the non-biological factors (those that do not relate directly to species/habitat issues) that will be considered in the evaluation process. Each criterion includes a brief definition to clarify any potential misunderstandings and guide evaluators.

	Non-Biological Criteria	Overall Result
High		
Medium		
Low		

CONSISTENCY WITH CONSERVATION ASSESSMENT		Y/N					Comments	
In Core or Linkage Areas?								
TIMING AND COOPERATION			OCTA	CALTRANS	CDFG	USFWS		
These criteria assess the degree of urgency that should be given to a potential acquisition and whether a transaction is likely to be voluntary and therefore a cooperative process.	Y/N	HIGH MEDIUM LOW	HIGH MEDIUM LOW	HIGH MEDIUM LOW	HIGH MEDIUM LOW	HIGH MEDIUM LOW	Criteria Score	Comments
Potential of Development The evaluation considers where the landowner is in CEQA and other permitting processes, quantifies the degree of the development threat, and determines if this acquisition creates an opportunity for leveraging expiring conservation funding.								
Cooperative Landowner The landowner is interested in selling property for conservation and will effectively coordinate to complete tasks required for acquisition.								
Future Property Owner								
Future Property Management								
FUNDING			HIGH MEDIUM LOW	HIGH MEDIUM LOW	HIGH MEDIUM LOW	HIGH MEDIUM LOW	Criteria Score	Comments
The following criteria are potential funding consideration for property acquisition. Detailed information regarding some of the funding information may not be available until later in the evaluation process.	Y/N							
Considers Total Cost In addition to streamlining OCTA's regulatory process, the intent of the comprehensive environmental mitigation program is to provide the greatest possible biological benefit for the region with the available funding. Consequently, the cost of potential acquisitions will be an important factor in selecting mitigation sites. Cost also considers the potential need for restoration, ongoing maintenance and management responsibilities and costs and whether these factors are addressed by the seller.								
- Property Analysis Record (PAR)								
- Potential Need for Restoration								
- Price Per Acre								
- Dedicated Funding Source(s)								
- Landowner Donation								
- Appraisal Value								
Utilizes Partnership & Leveraging Opportunities Working on this acquisition would be enhanced by existing conservation efforts, partnerships and/or includes existing funding.								
MANAGEMENT/COST CONSTRAINTS			HIGH MEDIUM LOW	HIGH MEDIUM LOW	HIGH MEDIUM LOW	HIGH MEDIUM LOW	Criteria Score	Comments
The following criteria are potential constraints to property acquisition. Detailed information regarding some of these constraints may not be available until later in the evaluation process.	Y/N							
Conflicting Easements or In-holdings The property may have restrictive deeds, easements, other agreements, and/or in-holdings that would limit management/public use options.								
Neighboring Land Uses Neighboring land uses may decrease the habitat mitigation value of the mitigation property.								
Encroachments/Unauthorized Uses The property may have unauthorized users; there are adopted plans for future infrastructure that may be inconsistent with habitat mitigation; or the type and quantity of public use inside or adjacent to the property. (e.g. vegetative fuel modification zones are adjacent)								
Determines Hazardous Material Conditions Through a Phase I - Environmental Site Assessment, determine the property's historical use and any potential or known hazardous materials on-site.								
Other Complications The property may have unidentified complications associated with acquisition and management including, vector control, vandalism, inadequate access, significant obstacles to restoring water quality (toxics, pesticides, salts), etc.								
CO-BENEFITS			HIGH MEDIUM LOW	HIGH MEDIUM LOW	HIGH MEDIUM LOW	HIGH MEDIUM LOW	Criteria Score	Comments
The evaluation considers the presence of the following factors as benefits that can distinguish properties that may have otherwise equal conservation values.	Y/N							
- Public Access								
- Trail Connectors								
- Watershed Protection								
- Proximity to Underserved Area								
- Archaeological Sites								
- Cultural and Historical Sites								
- Paleontological Site								
- Scenic/View shed								
- Economic Benefits (supports local businesses)								
SUPPORT			HIGH MEDIUM LOW	HIGH MEDIUM LOW	HIGH MEDIUM LOW	HIGH MEDIUM LOW	Criteria Score	Comments
These criteria require a simpler evaluation (such as yes, no, maybe) and the answers may play an informational role or serve to distinguish when all other factors are equal.	Y/N							
Includes Support from Local and State Governments The acquisition is supported by local cities, appropriate JPA's, the county or other governmental entities.								
Includes Support from the Community The public, environmental and community organizations support the acquisition.								