



4079 Governor Drive, #330 • San Diego, CA 92122



# For Sale-528.5 Acres

## Conservation and Mitigation Opportunity

Copper Creek North and South, Santa Clarita, Los Angeles County

Includes over 300 acres of Coastal Sage Scrub (CSS) and USGS blue line streams North of the City of Santa Clarita and adjacent to the Los Angeles National Forest

Offered at \$9,000,000

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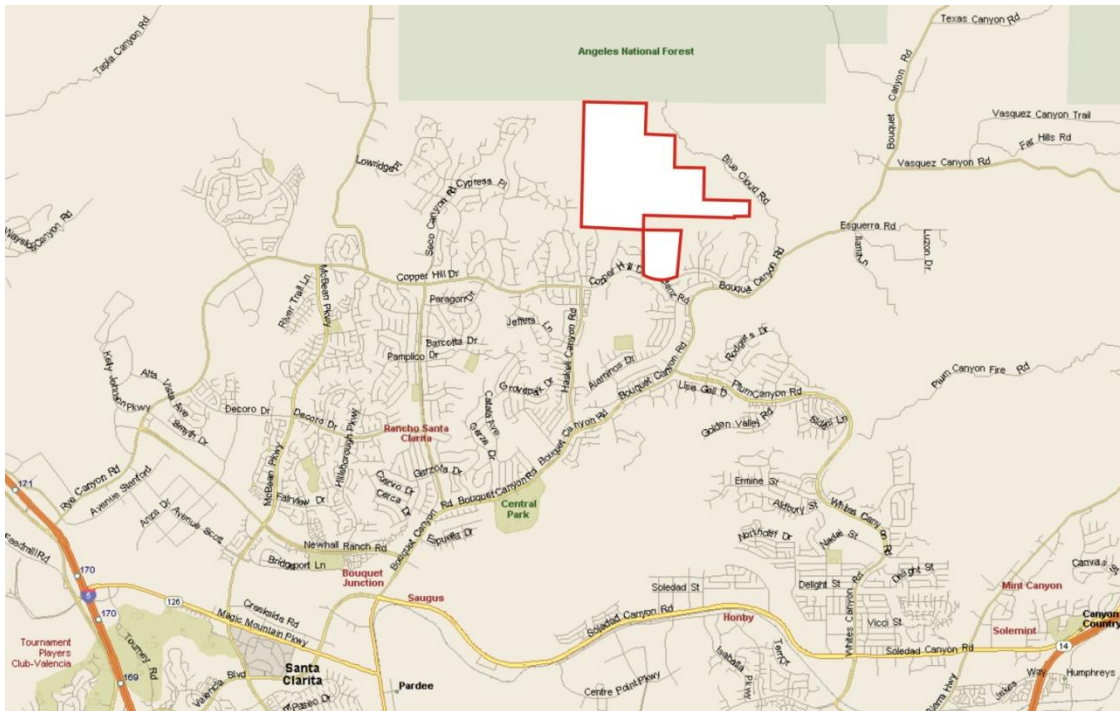
## Property Details

<b>Location</b>	Generally located north of the intersection of Copper Hill Drive and Benz Road in the area of conceptual Greenbelt and Linkages of the City of Santa Clarita's Open Space Program.
<b>Municipality</b>	The property is in the unincorporated County of Los Angeles on the northern boundary of the City of Santa Clarita.
<b>Assessor Parcel Numbers</b>	238-010-002, -003,-008, 3244-031-013, -014, 2812-007-001,-002,-028,-045
<b>Ownership</b>	Santa Clarita Investors II, LLC and Santa Clarita Investors, LLC
<b>Condition</b>	The property is currently un-entitled. The Seller had started processing entitlements (VTTM #s 47760 and 43589) but has not yet gained approvals.
<b>Natural Features</b>	<p>The site is near the junction of the Transverse and Coastal mountain ranges and includes elevations from 1,392 to 1,983 feet. It is within the rain shadow of the San Gabriel Mountains and Coast Range, placing it within the climatic transition zone from the moister coastal region to the more arid inland region. Valley and coast live oak woodlands and savannas, riparian woodland, chaparral, coastal sage scrub and grass lands compose the natural biotic communities in the region. Sensitive biological resources in the area include 22 plant species, 50 wildlife species and 15 habitat types.</p> <p>Site topography includes rolling hills on the southern portion and very steep hills on the northern portion. Haskell Canyon forms the western edge of the property; the southern extension of Del Sur Ridge makes up the eastern edge of the property. Several tributary canyons run westerly from the Del Sur Ridge into Haskell Canyon; Haskell Creek runs to the Santa Clara River.</p> <p>Six primary plant communities are found on the northern property including coastal sage scrub (247 acres); chamise chaparral (76 acres); scrub oak chaparral (64 acres); Riversidean alluvial fan sage scrub (15 acres), mixed chaparral (15.89 acres) and non-native grasslands/ruderal (32 acres). There are four main plant communities found on the south property including coastal sage scrub (55 acres), mule fat scrub (.13 acres), fourwing saltbush scrub (10 acres) and disturbed (7 acres) There are areas of USACE jurisdictional stream course and CDFG jurisdictional areas on the north and south properties.</p>
<b>Comments</b>	Buyer shall receive all studies and reports generated by Seller including: Title Report; Soils Report; Environmental Analysis; Topo Maps; Drainage Studies and other information as required.
<b>Property also Offered for Development</b>	Land Conservation Brokerage, Inc is marketing the property to potential conservation and mitigation buyers only. If you are interested in purchasing the property for development purposes, we will refer you to our colleague Park Place Land Advisors.

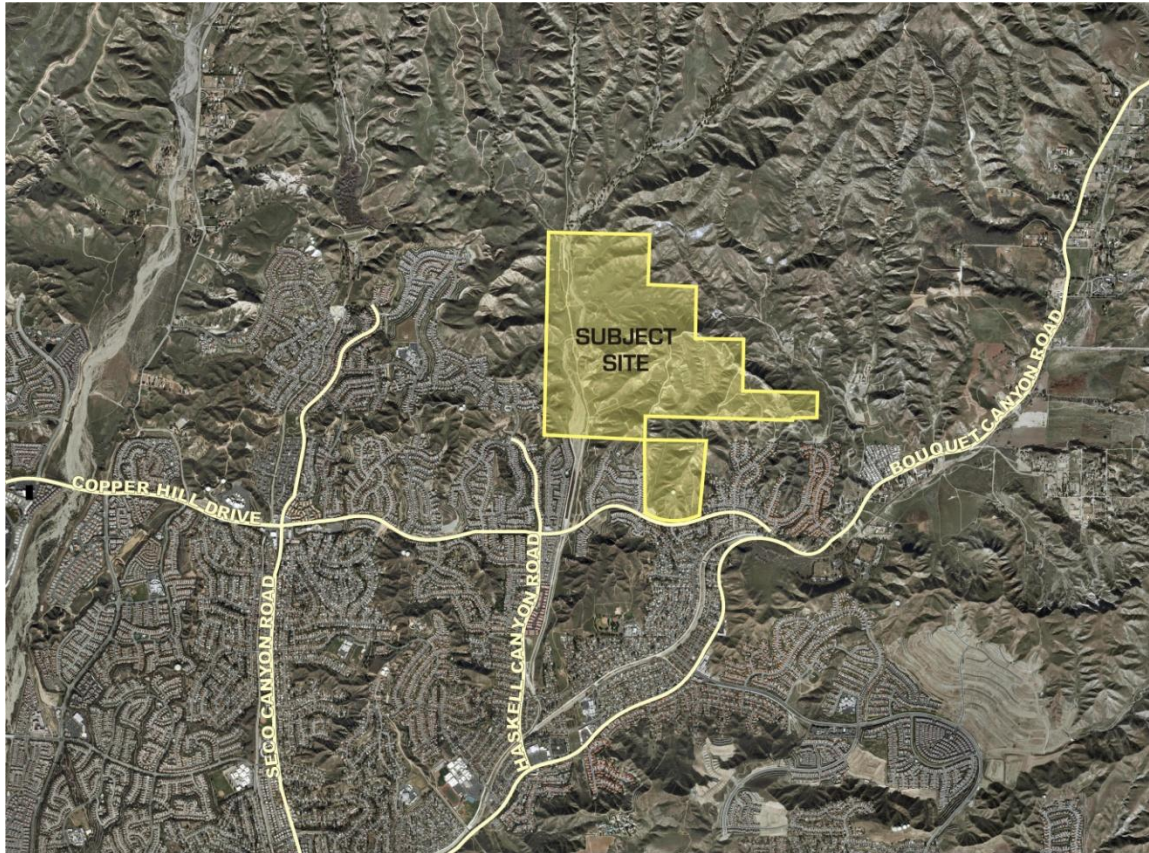
## Copper Creek: Regional Map



## Copper Creek: Local Map



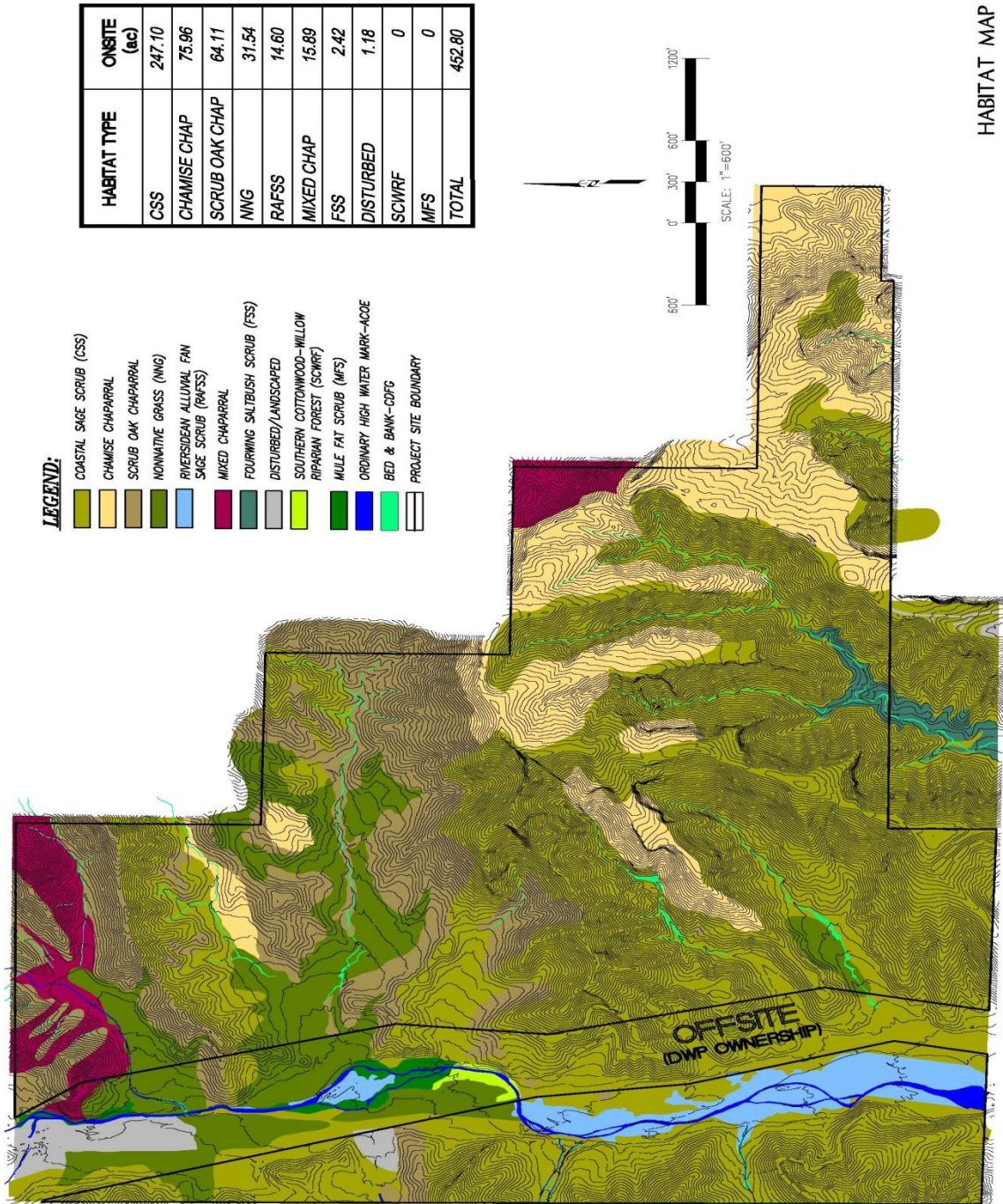
## Copper Creek: Aerial Map



## Confidentiality, Conditions and Disclaimer

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# Copper Creek: Habitat Map-North Property



HABITAT MAP  
Source: LAND DESIGN CONSULTANTS

# Copper Creek: Habitat Map-South Property



[GRADING COMPLETED - HOMES UNDER CONSTRUCTION]

- |  |  |  |
|--|--|--|
|  COASTAL SAGE SCRUB       |  LANDSCAPED     |  TRACT BOUNDARY |
|  FOURWING SALTBUUSH SCRUB |  RUDERAL        |  |
|  DISTURBED                |  MULE FAT SCRUB |  |

NOTE: HABITAT LIMITS BASED ON PRE-2001 FIRE CONDITION.

1 inch = 350 feet

## HABITAT MAP

Source: Land Design Consultants, Inc.

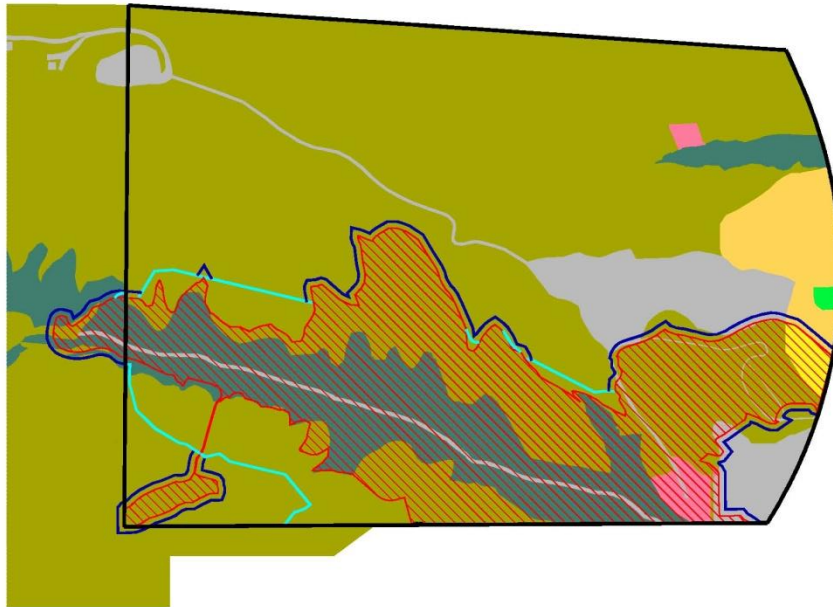
# Copper Creek: Habitat Map-South Property with Habitat Table

LOCATION	HABITAT	FERM IMPACTS		TEMPORARY IMPACTS *	TOTAL IMPACTS	PRESERVED	TOTAL ACREAGE
		GRADING	FUEL MOD.				
ONSITE	CSS	12.30	4.74	1.35	16.39	37.07	55.46
	LANDSCAPED	0.42	0	0.08	0.50	2.66	3.16
	RUDERAL	0.55	0	0	0.55	0.14	0.69
	MFS	0	0	0	0	0.13	0.13
OFFSITE	DISTURBED	0.61	0	0.35	1.16	5.32	6.48
	FSS	8.53	0.21	0	8.74	0.87	9.61
	TOTAL	22.61	4.95	1.78	29.34	46.19	76.53
OFFSITE	CSS	0.12	0	0.11	0.23		
	DISTURBED	0.04	0	0	0.04		
	FSS	0.47	0.01	0.21	0.69		
	TOTAL	0.63	0.01	0.32	0.96		

\* TEMPORARY IMPACT = 20 FT. CONSTRUCTION BUFFER ZONE TO ALLOW FOR POTENTIAL TEMPORARY IMPACTS.

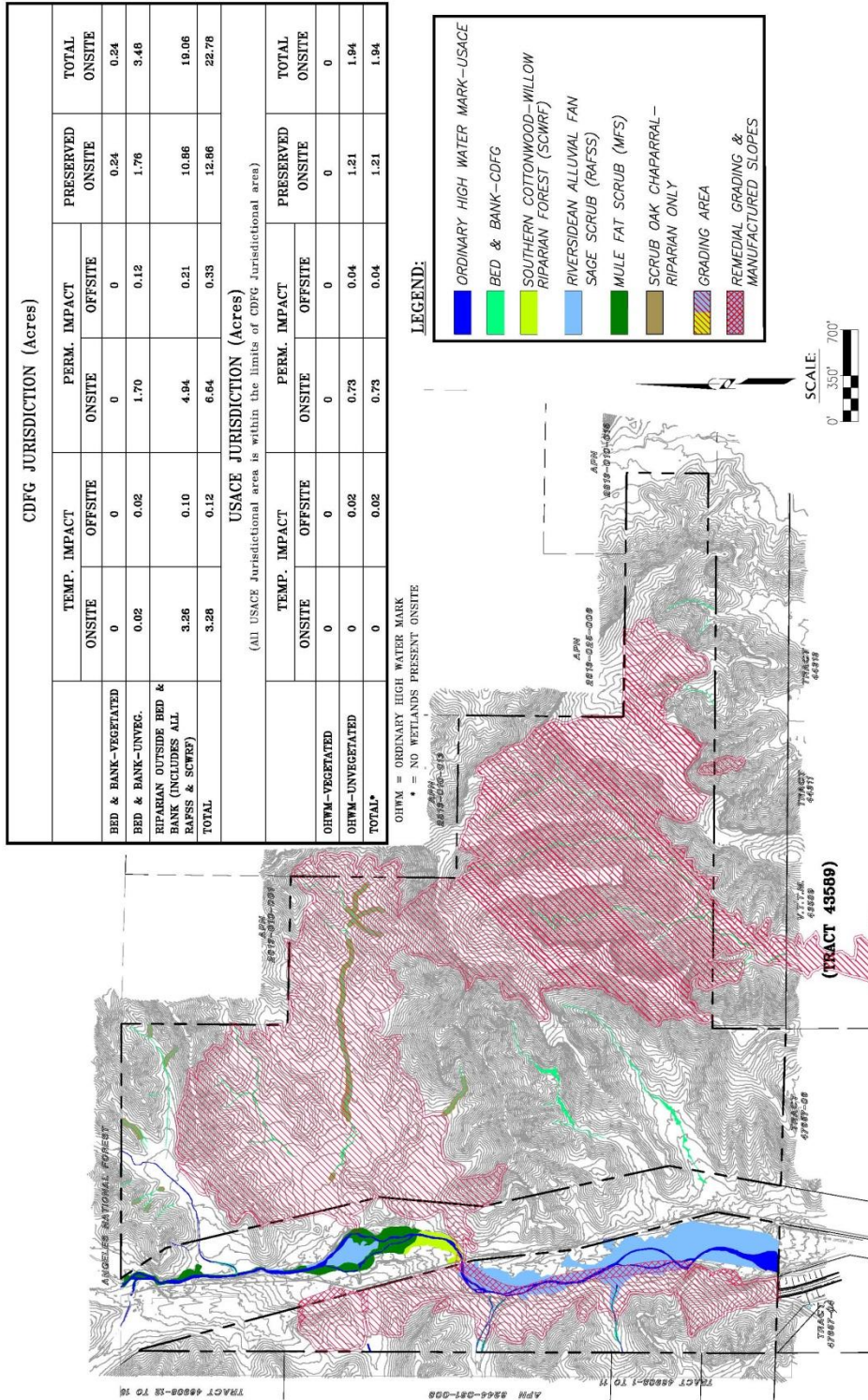
### LEGEND:

-  COASTAL SAGE SCRUB (CSS)
-  LANDSCAPED
-  RUDERAL
-  MULE FAT SCRUB (MFS)
-  DISTURBED
-  FOURWING SALTBUSH SCRUB (FSS)
-  GRADING AREA
-  CONSTRUCTION BUFFER LIMITS
-  FUEL MODIFICATION LIMITS
-  PROJECT SITE BOUNDARY



## HABITAT IMPACT MAP

# Copper Creek: CDFG Jurisdiction North Property



CDFG JURISDICTION (Acres)						
	TEMP. IMPACT		PERM. IMPACT		PRESERVED ONSITE	TOTAL ONSITE
	ONSITE	OFFSITE	ONSITE	OFFSITE		
BED & BANK-VEGETATED	0	0	0	0	0.24	0.24
BED & BANK-UNVEG.	0.02	0.02	1.70	0.12	1.76	3.48
RIPIARIAN OUTSIDE BED & BANK (INCLUDES ALL RAPSS & SCWRF)	3.26	0.10	4.94	0.21	10.86	19.06
<b>TOTAL</b>	<b>3.28</b>	<b>0.12</b>	<b>6.64</b>	<b>0.33</b>	<b>12.86</b>	<b>22.78</b>

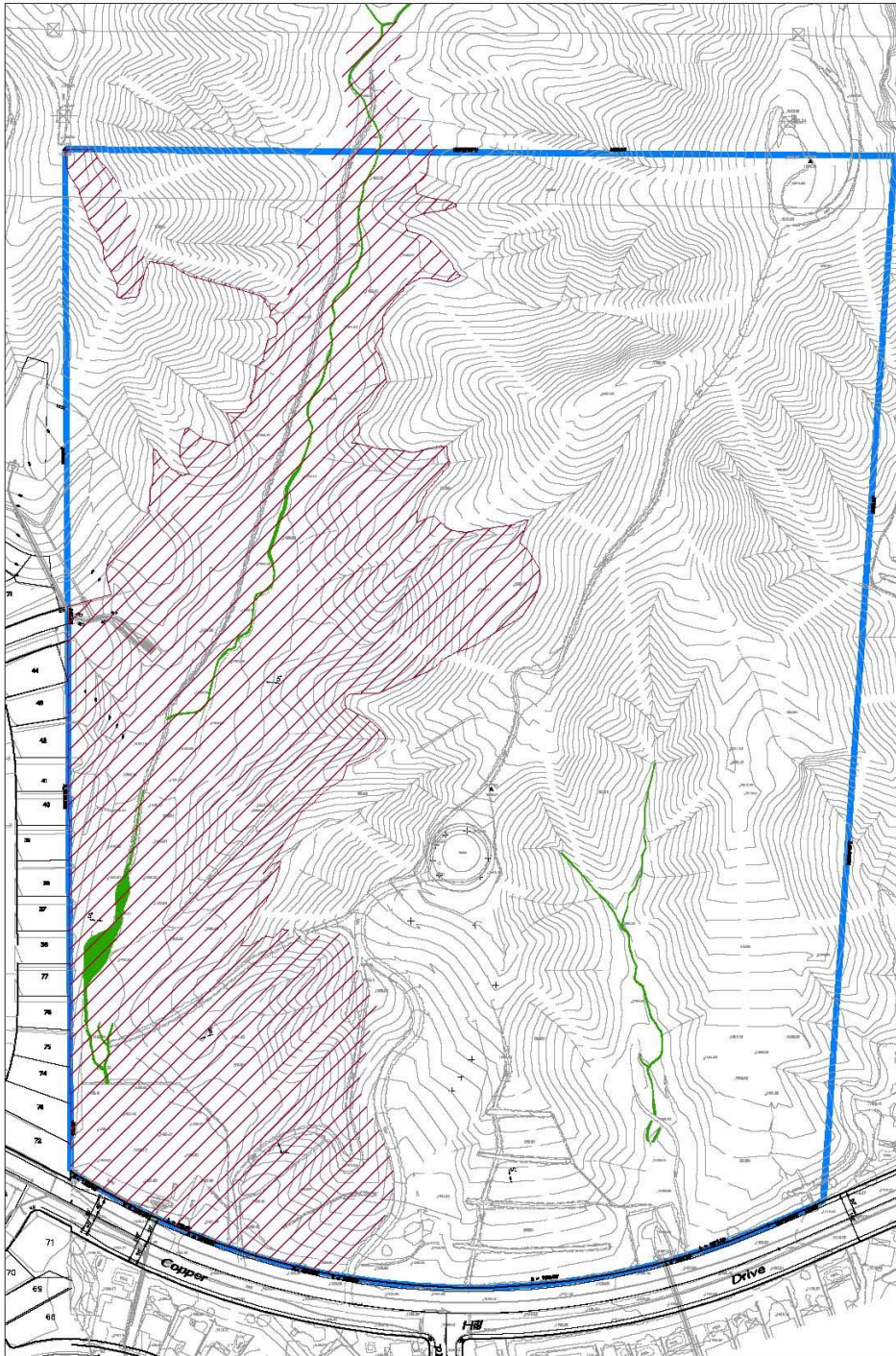
USACE JURISDICTION (Acres)						
(All USACE Jurisdictional area is within the limits of CDFG Jurisdictional area)						
	TEMP. IMPACT		PERM. IMPACT		PRESERVED ONSITE	TOTAL ONSITE
	ONSITE	OFFSITE	ONSITE	OFFSITE		
OHWM-VEGETATED	0	0	0	0	0	0
OHWM-UNVEGETATED	0	0.02	0.73	0.04	1.21	1.94
<b>TOTAL*</b>	<b>0</b>	<b>0.02</b>	<b>0.73</b>	<b>0.04</b>	<b>1.21</b>	<b>1.94</b>

OHWM = ORDINARY HIGH WATER MARK  
 \* = NO WETLANDS PRESENT ONSITE

**LEGEND:**

- ORDINARY HIGH WATER MARK-USACE
- BED & BANK-CDFG
- SOUTHERN COTTONWOOD-WILLOW RIPIARIAN FOREST (SCWRF)
- RIPIARIAN FOREST (SCHWF)
- RIVERSIDEAN ALLUVIAL FAN
- SAGE SCRUB (RAFSS)
- MULE FAT SCRUB (MFS)
- SCRUB OAK CHAPARRAL-RIPIARIAN ONLY
- GRADING AREA
- REMEDIAL GRADING & MANUFACTURED SLOPES

# Copper Creek: CDFG Jurisdiction South Property



**CDFG JURISDICTIONAL HABITAT**  
TOTAL ONSITE - 0.28 acres  
IMPACTED - 0.24 acres  
IMPACTED OFFSITE - 0.01 acres

## JURISDICTIONAL DELINEATION MAP