



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



*View from the San Diego Mountain Ranch*

## **For Sale: +/- 1000 Acres**

**Campo, Unincorporated East San Diego County, 91960  
Land Suitable for Conservation, Mitigation, Ranch  
and/or Alternative Energy Development**

**Offered at \$3,950,000**

Contact: Ann Van Leer, President, DRE #0140249  
[ann@landconserve.com](mailto:ann@landconserve.com)

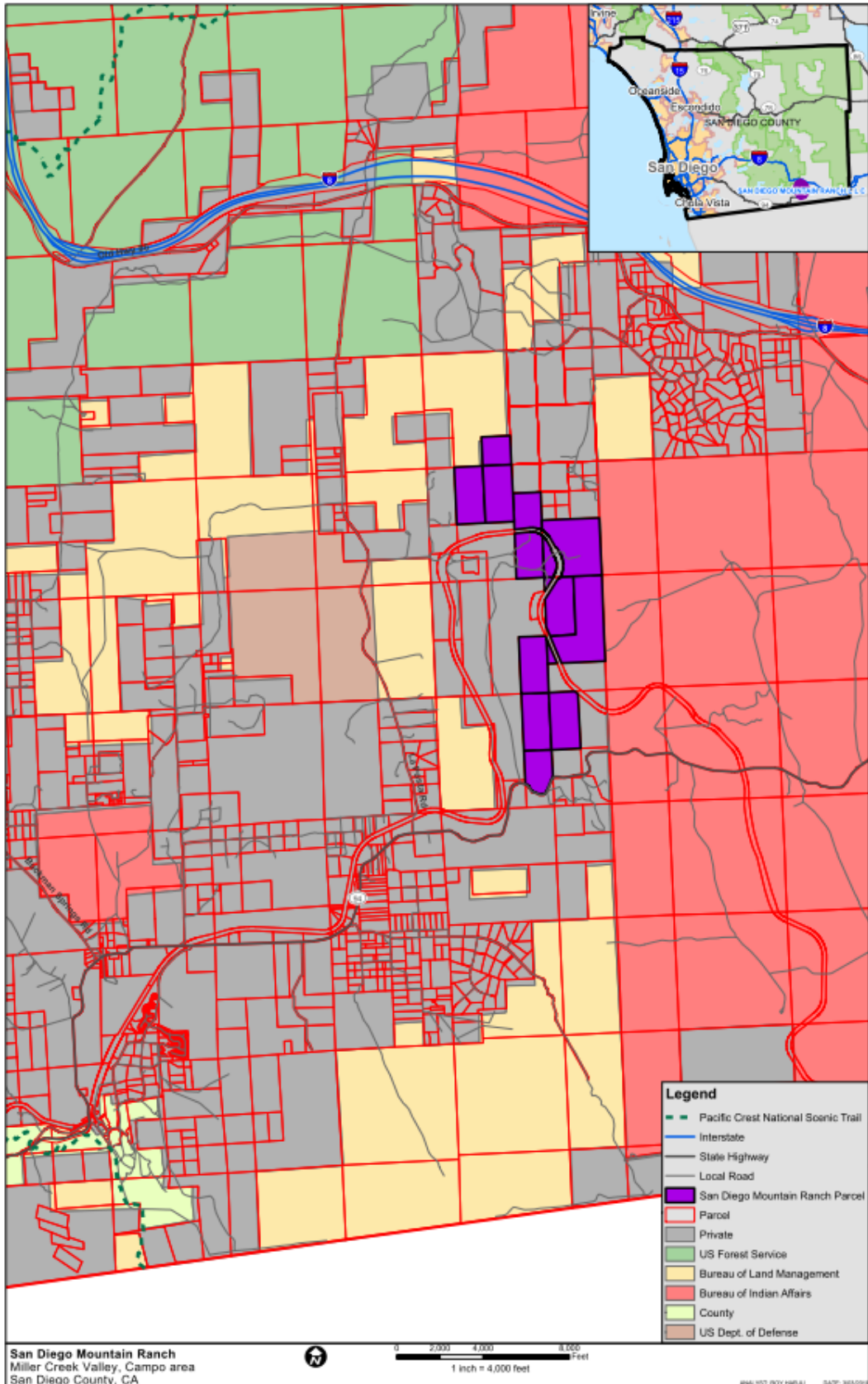
landconserve.com  
info@landconserve.com

858-452-2027  
mob: 858-442-0937  
fax: 858-452-7419

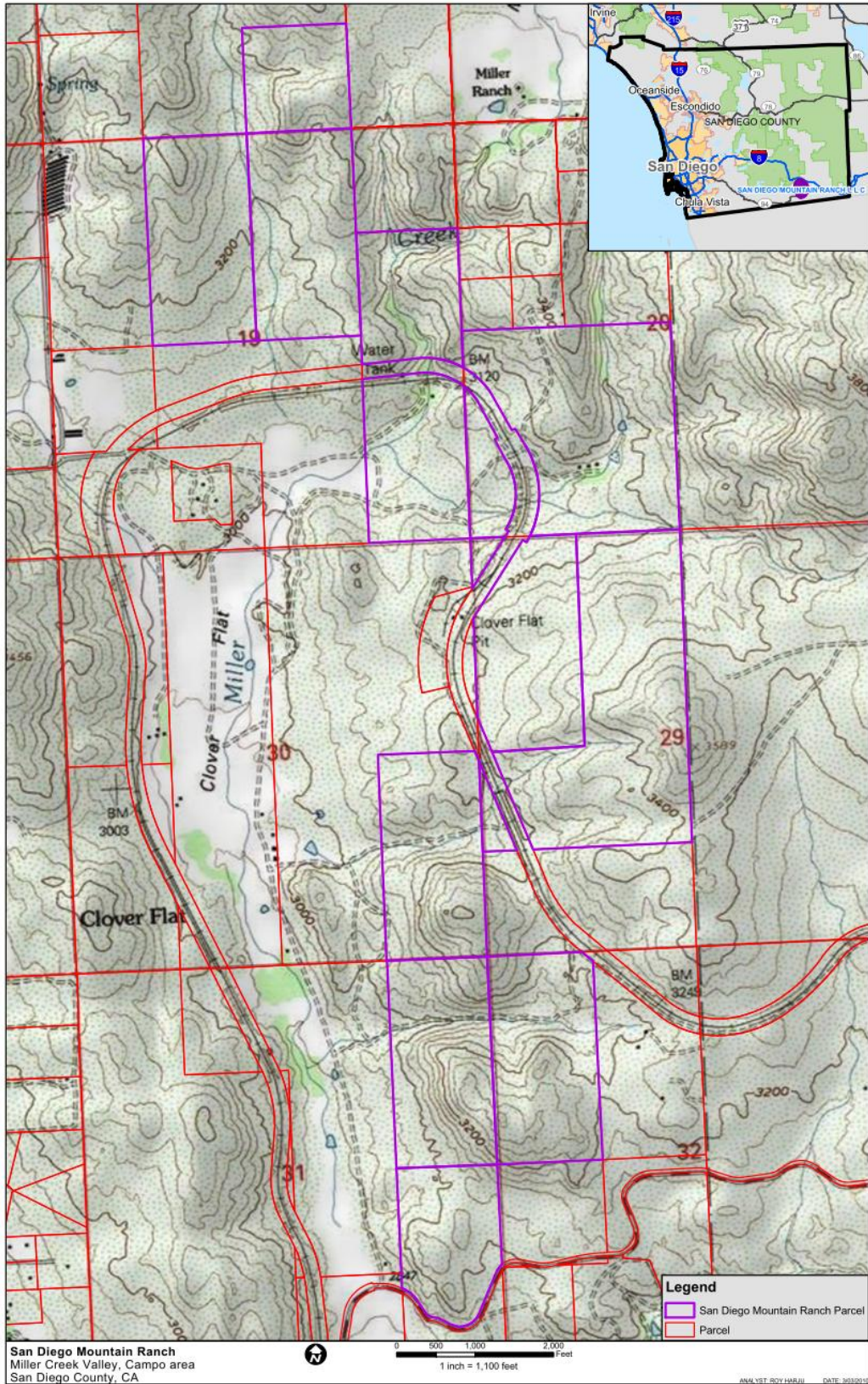
# Property Details

<b>Location</b>	The San Diego Mountain Ranch is located in unincorporated east San Diego County is the rural back country community of Campo. Generally located North of Highway 94; south of Highway 8, east of La Posta Road and West of the Campo Indian Reservation.
<b>Municipality</b>	San Diego County
<b>Assessor Parcel Numbers</b>	11 parcels offered in bulk sale: 60901003, 60912013, 60912017, 60912015, 60913003, 61002001, 61002002, 61001006, 61007002, 61008001 and 61007005. A parcel pricing sheet is available on request.
<b>Ownership</b>	San Diego Mountain Ranch, LLC
<b>Condition</b>	The property is currently un-entitled. The seller has done some preliminary work for residential development but has not yet gained approvals. The property includes historic features including the site of the first Girl Scout camp on the west coast and a historic home and structures likely affiliated with the construction and operation of the railroad that traverses the property.
<b>Natural Features</b>	<p>The topography is level to moderate to steep slopes. The area is topographically diverse, with well-defined north-south draining valleys supporting springs, wet and dry meadow floodplains, and oak woodlands, interspersed with exposed, rocky peaks ranging from 3,000-4,000 ft in elevation. Elevation of the site ranges from a low of approximately 2,975 feet on the west side to a high of approximately 3,310 on one of two large butte formations. There are also east west tending secondary canyons on the property and five drainage systems; Miller Creek is the most prominent.</p> <p>Seven primary vegetative communities are found on the property including Granitic Southern Mixed Chaparral (961.66 acres); Big Sagebrush Scrub (31.77 acres); Coast Live Oak Woodland (34.17 acres); Southern Cottonwood-Willow Riparian Forest (3.37 acres); Disturbed Habitat; Non-native Grasslands (5.37 acres) and freshwater ponds (1.66 acres). A biologic survey found a large number of wildlife species on the property; 141 faunal species were observed on site. These include 48 butterfly species, five other insect species, one amphibian, 13 reptiles, 60 birds and 14 mammals. Five sensitive reptiles and two sensitive mammals were observed by biologists during the survey.</p> <p>The property includes habitat suitable for the federally endangered arroyo toad (<i>Bufo californicus</i>) in Miller Creek which traverses the property and the property supports habitat for the federally endangered Quino checkerspot butterfly (<i>Euphydryas editha quino</i>), which has been found on the property and on nearby lands. The Ranch includes lands proposed as critical habitat for Quino.</p> <p>The Ranch's plant and wildlife communities represent an ecological transition between communities along the Pacific coast, the higher elevations of the Peninsular Range, and the Sonoran Desert.</p>
<b>Comments</b>	Buyer shall receive all studies and reports generated by the Seller and other information, as required. Additional adjoining sites may be added to purchase at corresponding pricing subject to availability. <b>ALL PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE.</b>
<b>Alt. Energy Development</b>	Campo is an area of potential solar and wind resources that could be found suitable for solar or wind energy development.

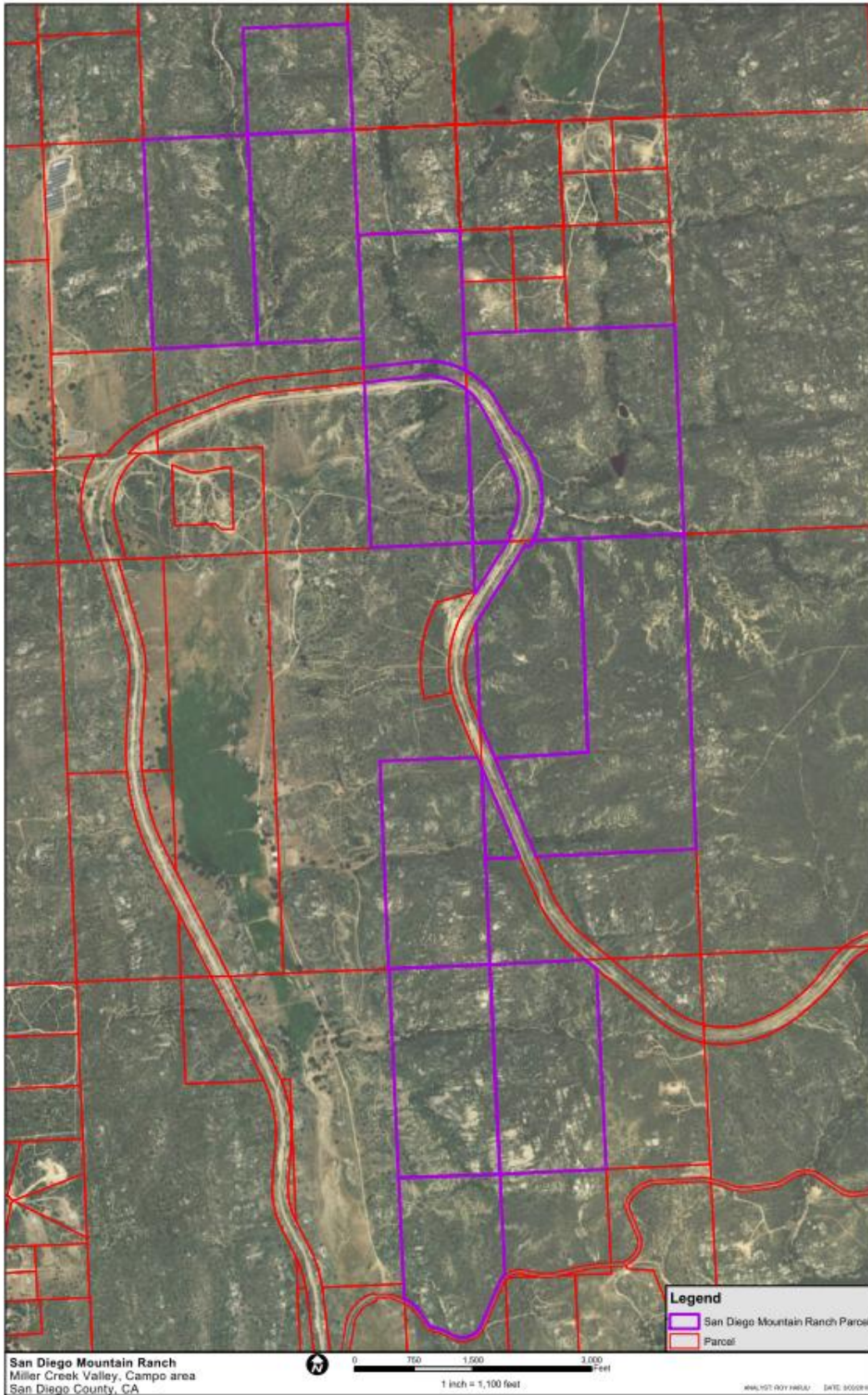
# San Diego Mountain Ranch: Regional Context Map



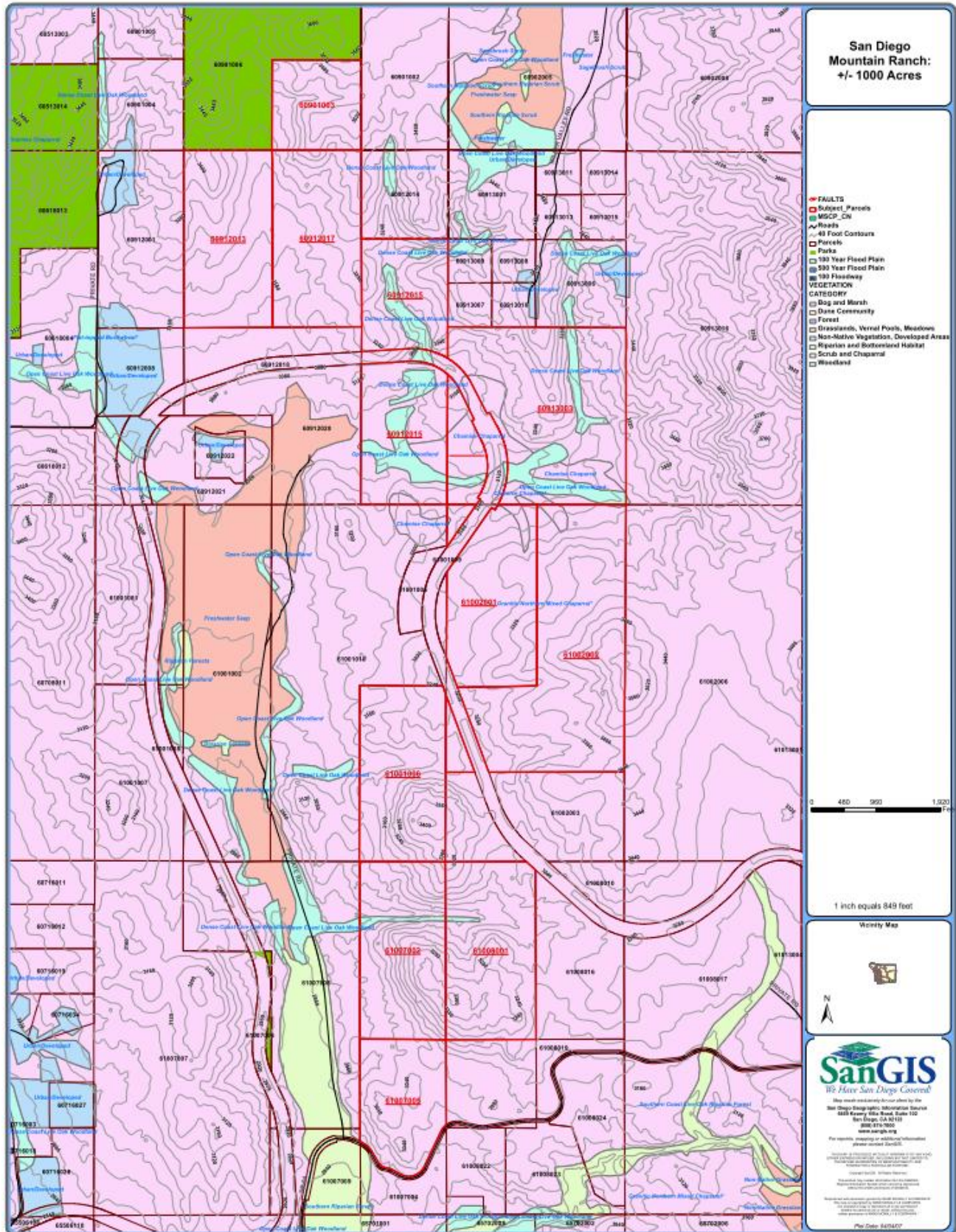
# San Diego Mountain Ranch: USGS Topo Map



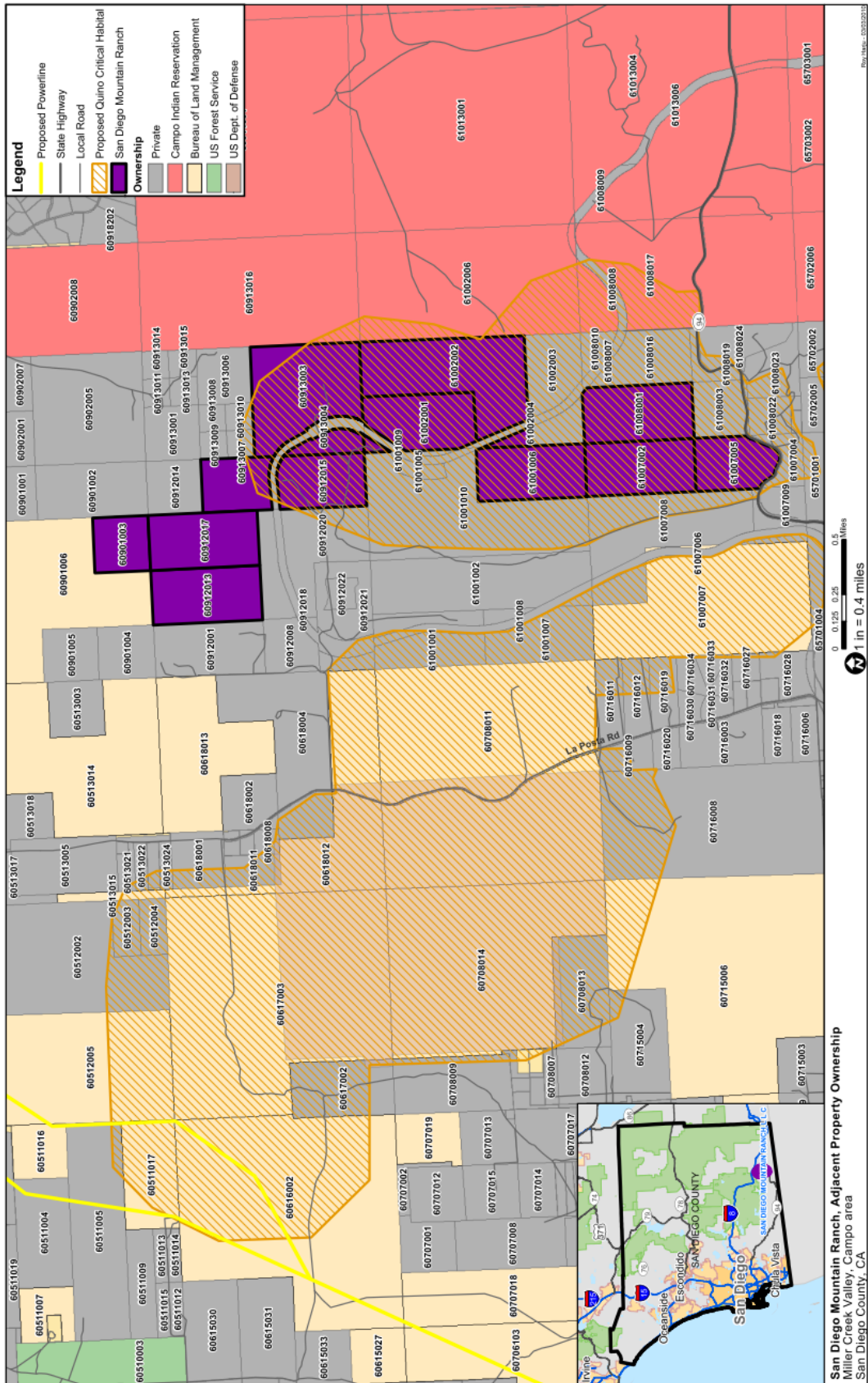
# San Diego Mountain Ranch: Aerial Map



# San Diego Mountain Ranch: Habitat Map



# San Diego Mountain Ranch: Proposed Critical Habitat Quino Checkerspot Butterfly





Over 100 years ago, the Girl Scouts operated a back country camp on the property they called 'Camp Desatoyia' who's meaning was said to be bubbling spring. In the 1930s, more than 200 girls would attend this first Girl Scout Camp on the Pacific Coast, the "most joyous event of the Girl Scout year" (*San Diego Union Tribune 1/1/30*). Remains of those cabins are still present today on the San Diego Mountain Ranch.

## Confidentiality, Conditions and Disclaimer

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