



PO Box 3799
Rancho Santa Fe, CA 92067



For Sale:

Arroyo Toad Habitat + Coastal Sage Scrub

Along the Sweetwater River in Sloan Canyon

Adjacent to Protected Lands

40 Acres – in Sloan Canyon near Jamul, CA

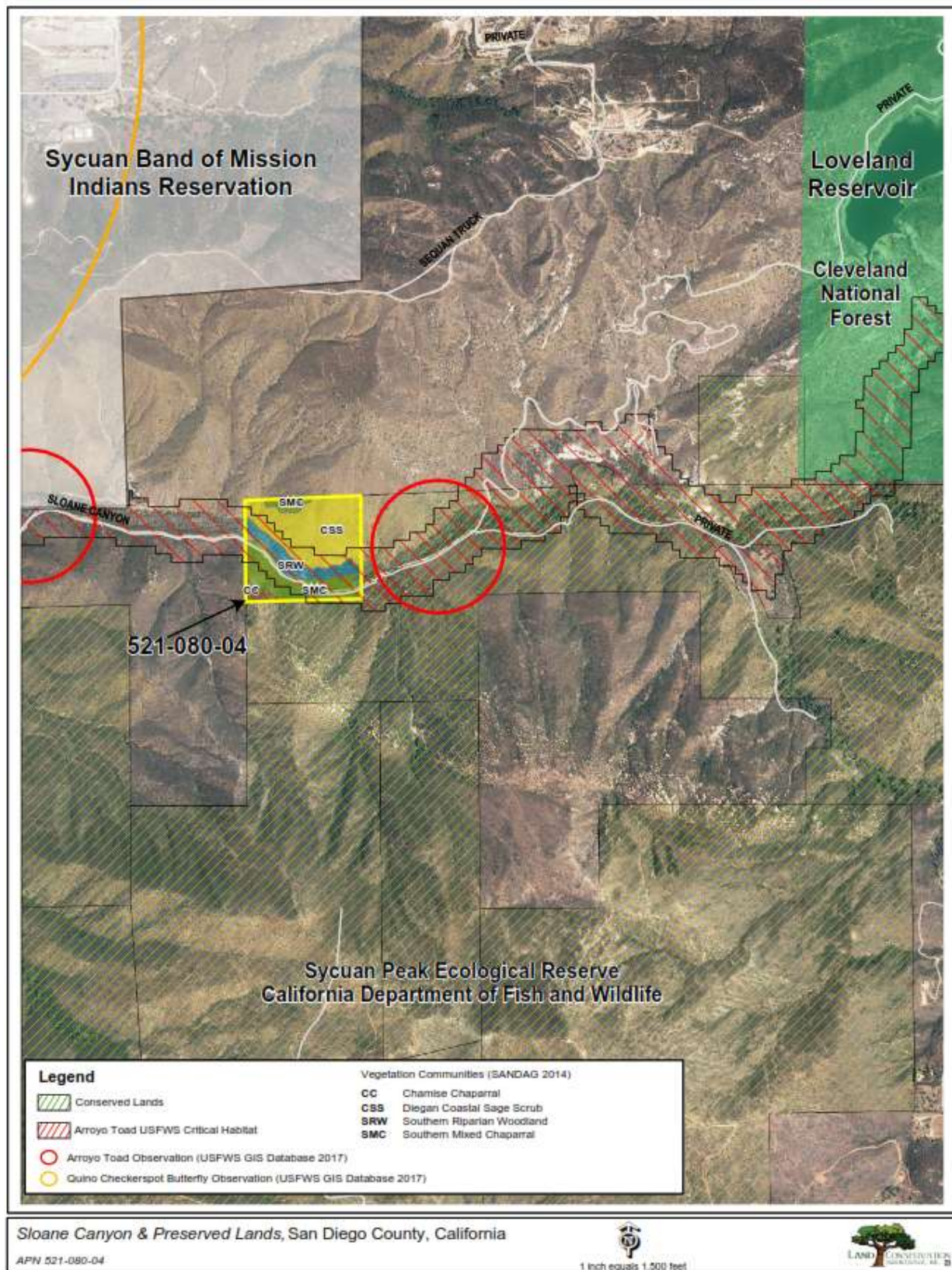
\$1,800,000

Contact: Ann Van Leer, ann@landconserve.com, BRE #0140249

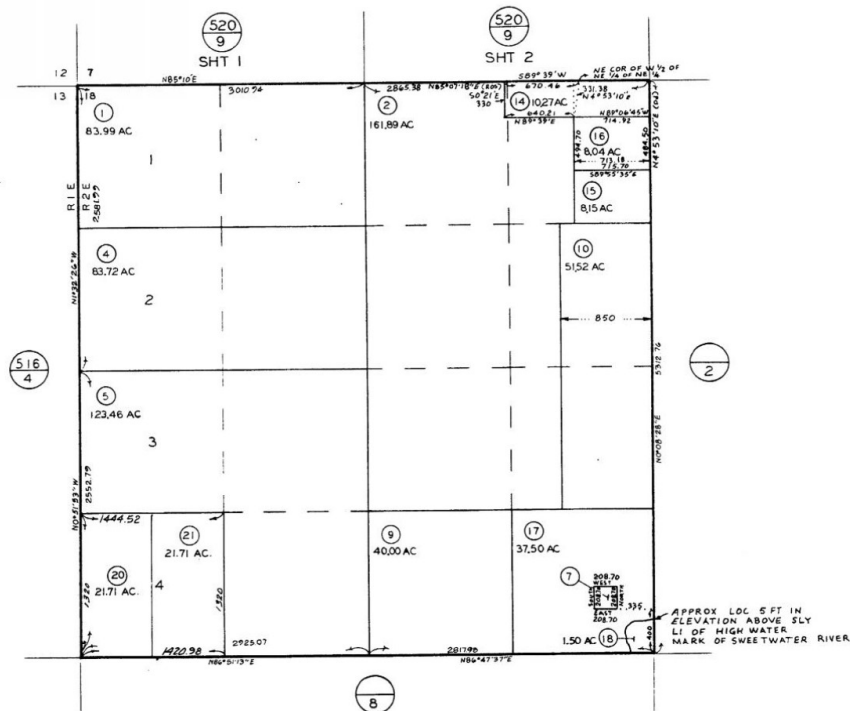
0000 Sloan Canyon Road: Property Details

| | |
|-------------------------|--|
| Location | <p>This beautiful property is in Sloan Canyon along the Sweetwater River in San Diego County, California.</p> <p>Adjacent to Sycuan Tribal land and protected conservation lands owned by the CA Department of Fish and Wildlife.</p> |
| Municipality | Jamul area, San Diego County, CA |
| APN | APN 521-080-04. Adjacent parcel 05 may also be available |
| Ownership | Orams Enterprises Inc |
| Details | <p>Site is suitable for conservation or mitigation. Federal and state threatened and endangered species are located on nearby lands.</p> <p>Directly adjacent to conserved lands of the Sycuan Peak Ecological Reserve.</p> |
| Natural Features | <p>This biologically-rich property includes prime arroyo toad habitat and a lush riparian forest.</p> <p>Listing includes 1,700 feet of the Sweetwater River, 21 acres of Diegan Coastal Sage Scrub and 6 acres of Southern Riparian Woodland.</p> <p>Arroyo toads have been observed within the riverbed, on adjacent parcels, directly to the west and east of property.</p> <p>The Quino Checkerspot butterfly has been observed on adjacent lands.</p> <p>Property is an exceptional mitigation opportunity to bank or to apply against current development.</p> |
| Comments | Parcel is in the Pre-approved Mitigation Area for the Multiple Species Conservation Program and qualify as a Biological Resources Core Area. |

0000 Sloan Canyon: Threatened and Endangered Species Map

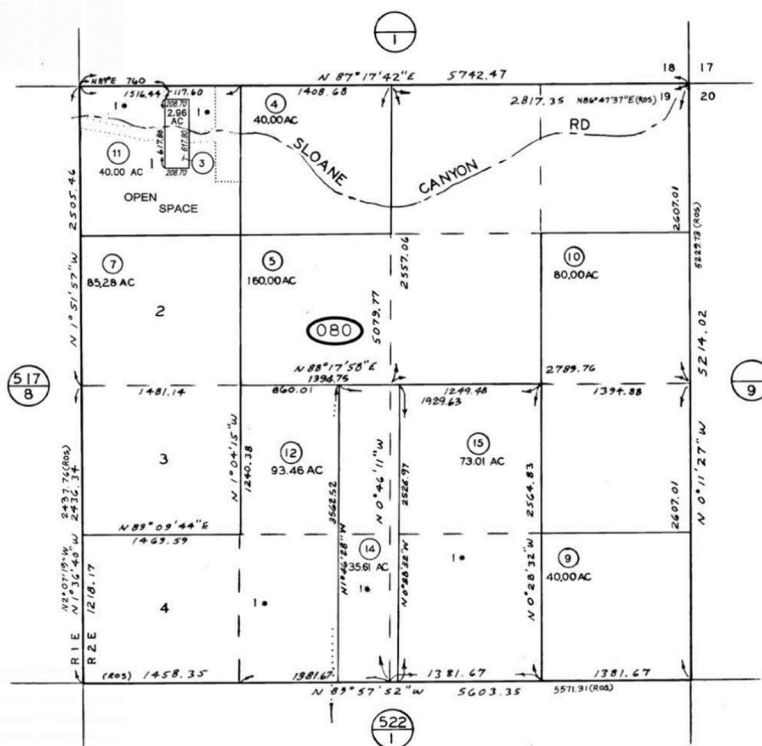


521-01



| CHANGE | | | |
|--------|-------|-------|-------|
| BLK | OLD | NEW | YR |
| | 6 | 17 | 18 73 |
| | 12,13 | 19 | 77 |
| | 19 | 20-21 | 79 |

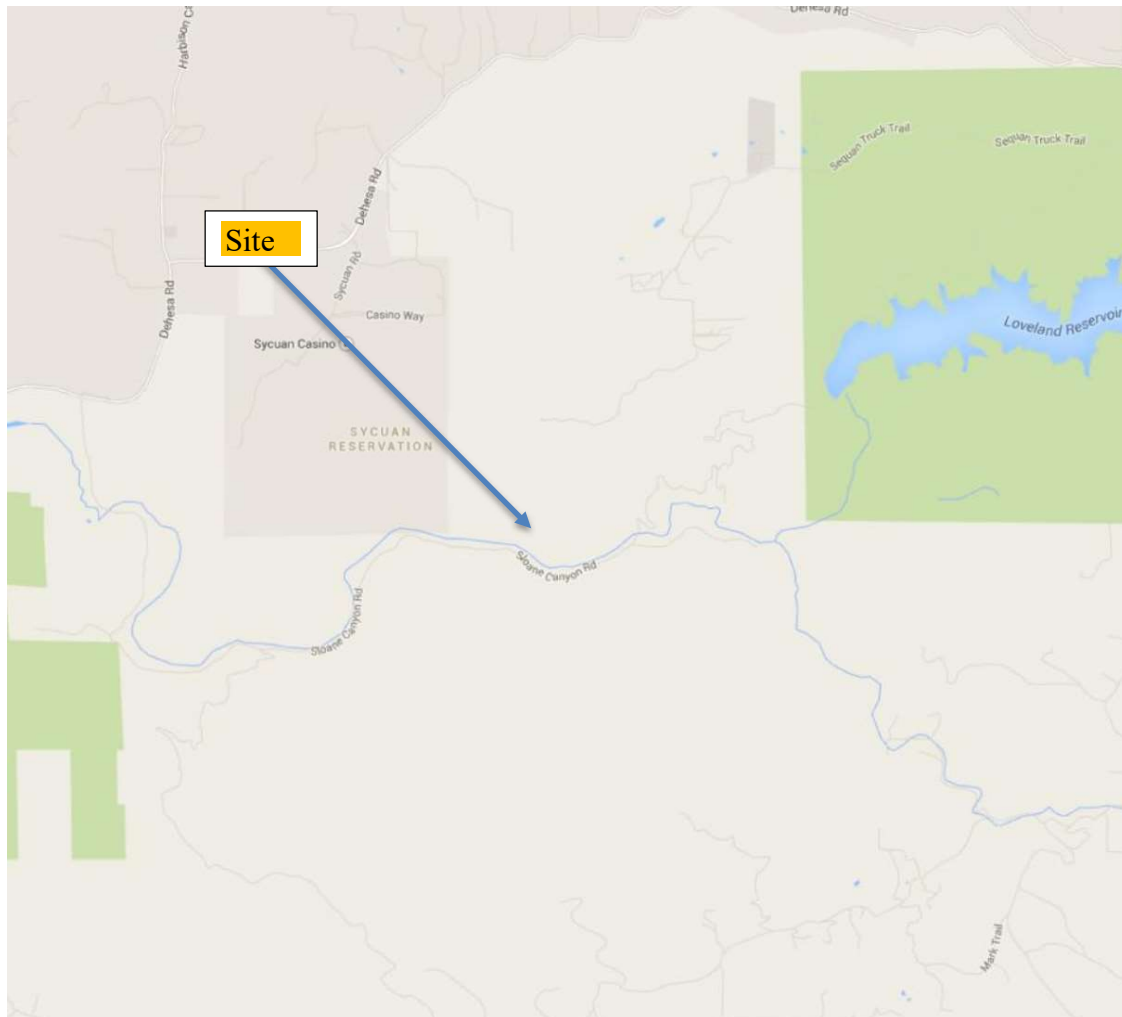
521-08



| CHANGES | | | |
|---------|-----|-------------------|---|
| BLK | OLD | NEW | Y |
| | 182 | 11 | 7 |
| | 6 | B/C CHG | 8 |
| 080 | 6 | AC CHANGE | 8 |
| | 6 | 12/13 | 8 |
| | 13 | 14/15 | 9 |
| | 11 | SAME & OP SP | 0 |
| | 11 | SAME & B/C CHG | 1 |
| | 11 | SAME & B/C CHG | 1 |

1 • OPEN SPACE

0000 Sloan Canyon: Regional Location Map



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0000 Sloan Canyon: Regional Conservation Context

California Department of Fish and Wildlife
South Coast Region
**CRESTRIDGE ECOLOGICAL RESERVE (ER), MCGINTY MOUNTAIN ER,
SYCUAN PEAK ER, RANCHO JAMUL ER,
OTAY MOUNTAIN ER, HOLLENBECK CANYON WILDLIFE AREA**
San Diego County

