



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

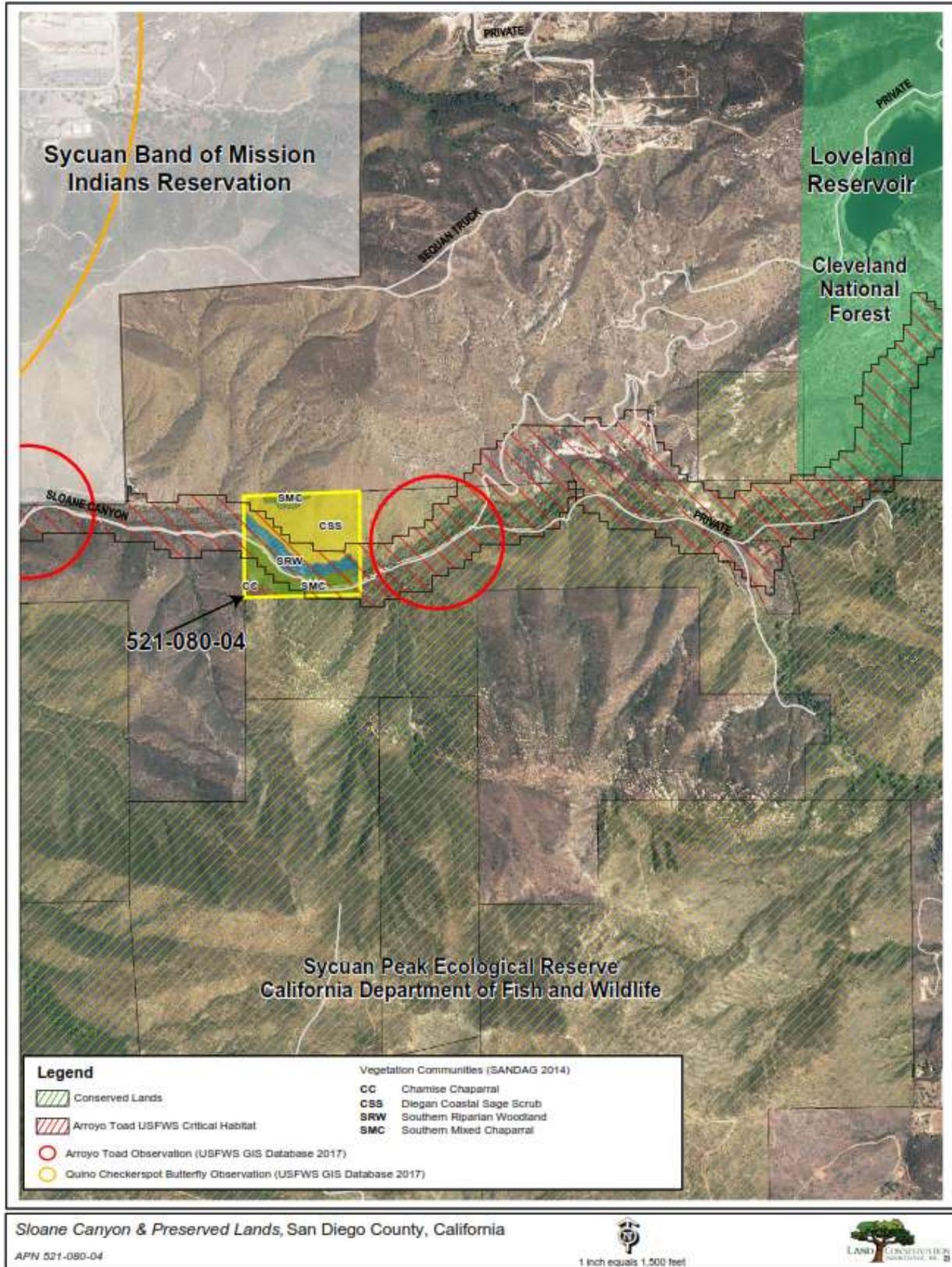
**\$1,800,000**

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

## 0000 Sloan Canyon Road: Property Details

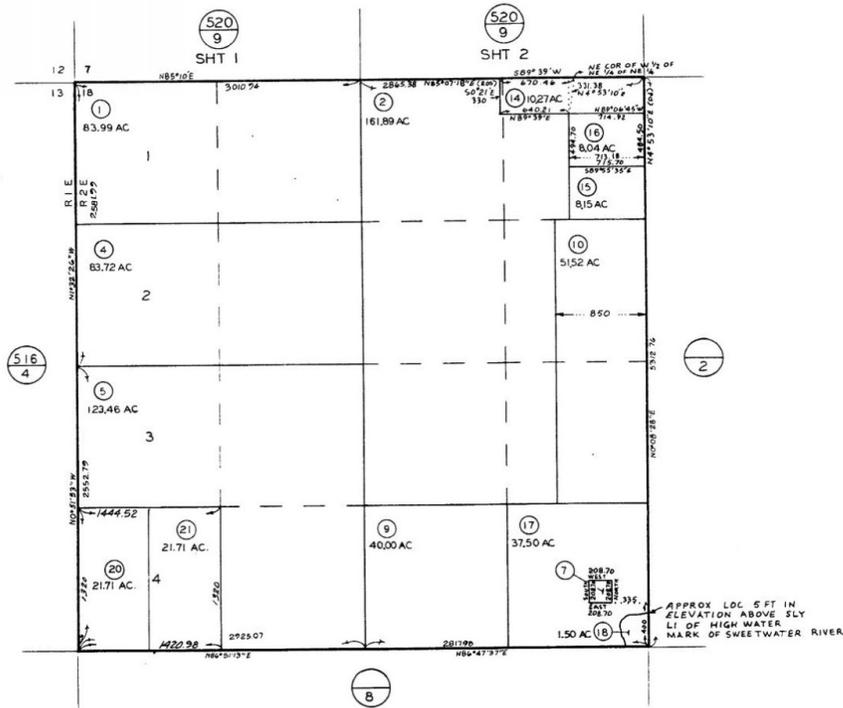
<b>Location</b>	<p>This beautiful property is in Sloan Canyon along the Sweetwater River in San Diego County, California.</p> <p>Adjacent to Sycuan Tribal land and protected conservation lands owned by the CA Department of Fish and Wildlife.</p>
<b>Municipality</b>	Jamul area, San Diego County, CA
<b>APN</b>	APN 521-080-04. Adjacent parcel 05 may also be available
<b>Ownership</b>	Orams Enterprises Inc
<b>Details</b>	<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>
<b>Natural Features</b>	<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>
<b>Comments</b>	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



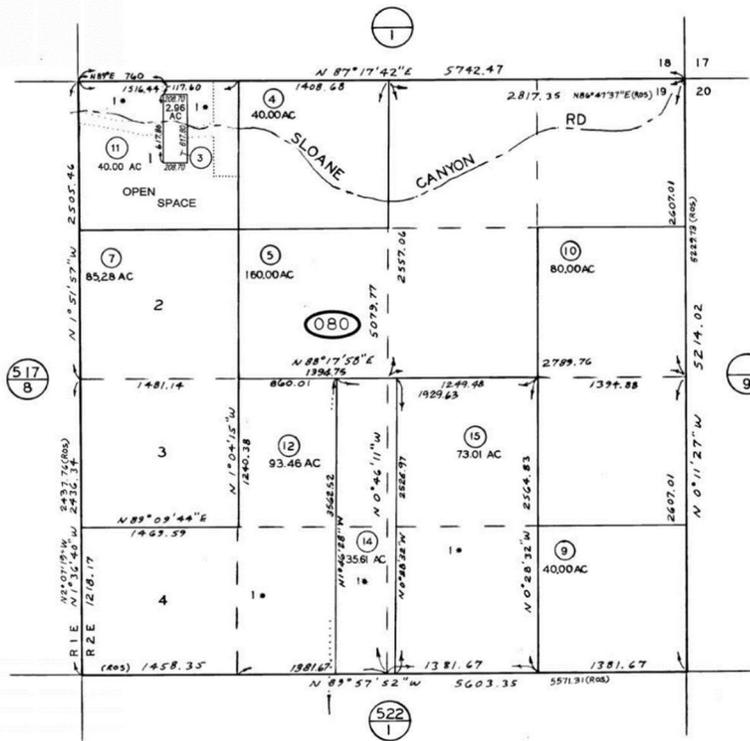
# 0000 Sloan Canyon Road: Parcel Maps

521-01



CHANGE		
BLK	OLD	NEW
6	17118	73
12,13	19	77
19	20121	79

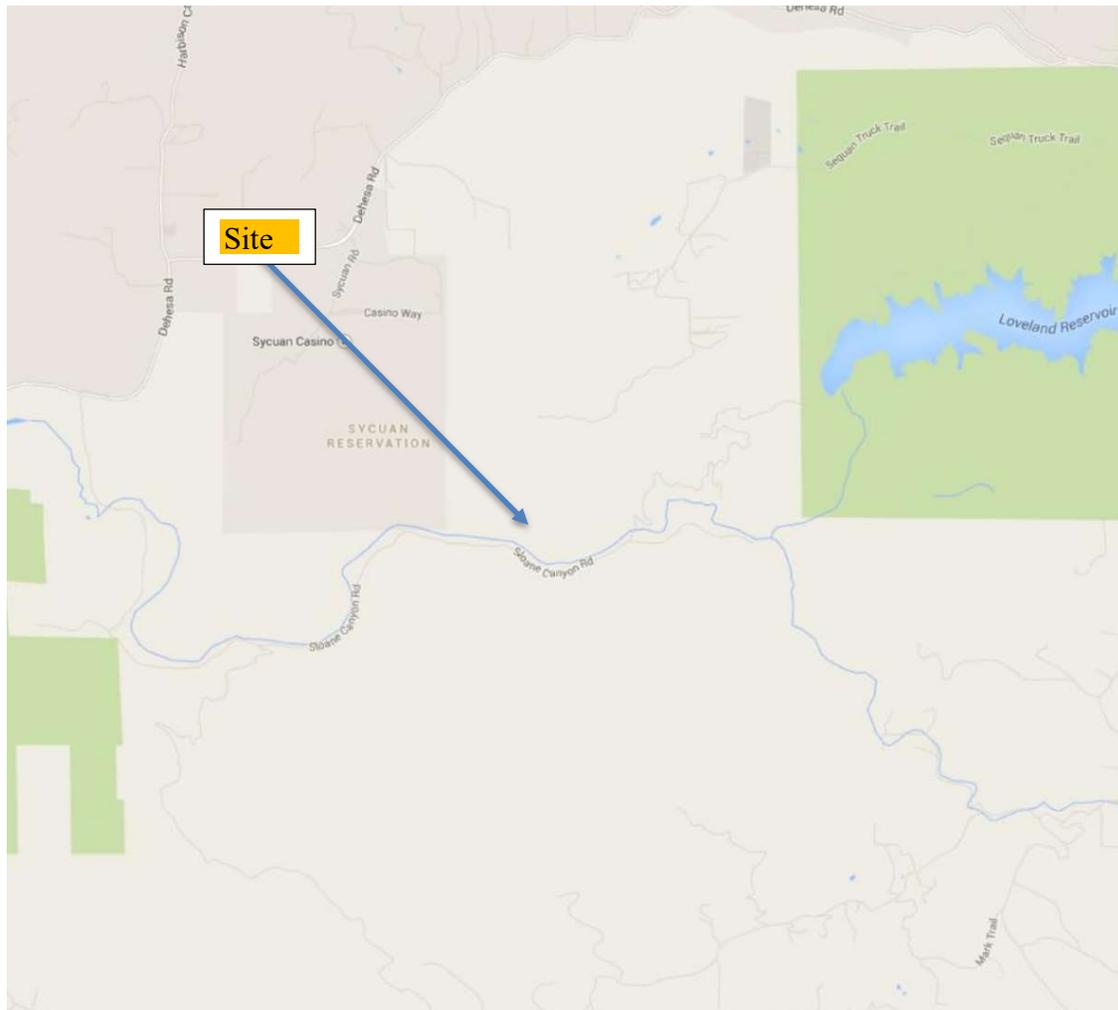
521-08



CHANGES		
BLK	OLD	NEW
12	11	71
6	5	85
6	5	85
12	13	86
13	14	97
11	11	02
11	11	12
11	11	12

1\* OPEN SPACE

## 0000 Sloan Canyon: Regional Location Map

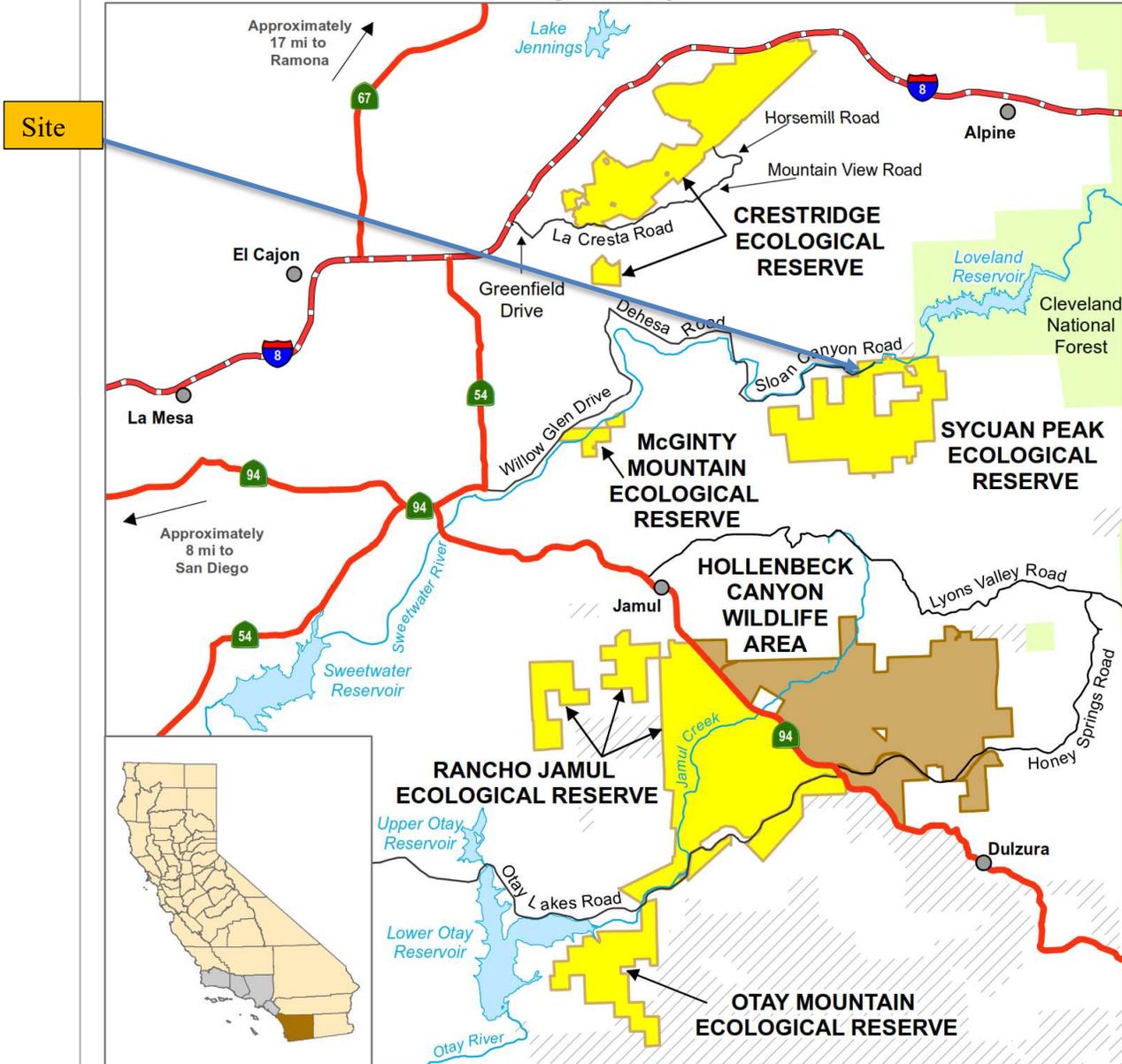


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# 0000 Sloan Canyon: Regional Conservation Context

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



Ecological Reserve	Interstate Highway
Wildlife Area	State Highway
National Forest	Local Road
Bureau of Land Management	

N

0 ————— 4 Miles

Disclaimer: Boundaries are approximate.  
 Maps are intended for general purposes only. November 2014 - WLB