



PO Box 3799  
Rancho Santa Fe, CA 92067



## For Sale: Riparian Forest

Adjacent to the San Diego National Wildlife Refuge

24.64 Acres - El Cajon, CA

Includes 2200 feet of the Sweetwater River

### Great Price! \$650,000

Contact: Ann Van Leer, President, BRE #0140249

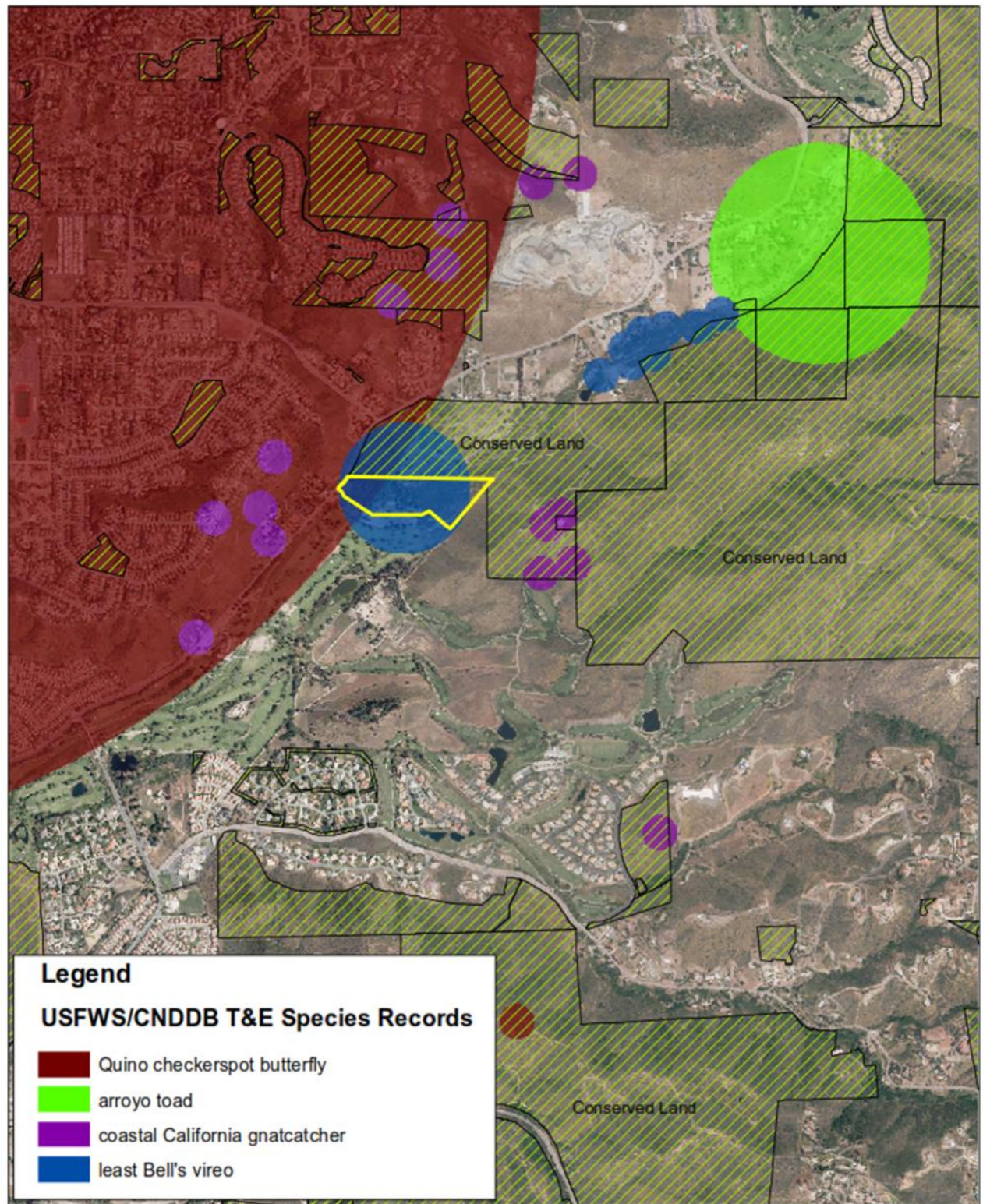
858-442-0937 [ann@landconserve.com](mailto:ann@landconserve.com)

## 2695 Willow Glen Drive: Property Details

<b>Location</b>	2695 Willow Glen Drive, along the Sweetwater River in San Diego County, California. Near the Cottonwood Golf Course and the San Diego National Wildlife Refuge.
<b>Municipality</b>	Unincorporated El Cajon, CA 92019
<b>APN</b>	1 parcel: 518-030-30
<b>Ownership</b>	Pacific Asset Capital Willow Glen LLC
<b>Details</b>	<p>Site is suitable for conservation or mitigation as its rich with high quality habitat, supports federal and state threatened and endangered species and is located directly adjacent to conserved lands of the San Diego National Wildlife Refuge.</p> <p>Owners have considered use as an expanded sand mining operation as there was previous sand mining on site.</p> <p>Biological studies and a Phase 1 available for review.</p>
<b>Natural Features</b>	<p>Site is undeveloped riparian forest and includes 2200 feet of the Sweetwater River.</p> <p>Vegetation communities include southern cottonwood willow forest, southern willow scrub, mule fat scrub, open water, Diegan coastal sage scrub, non-native grassland, eucalyptus woodland and non-native vegetation.</p> <p>The property has historically supported up to 5 pairs of breeding least Bell's vireo, a federal and State endangered species. Additionally, the federally threatened coastal California gnatcatcher has been documented on nearby properties.</p> <p>Site is characterized by well-developed Southern Cottonwood-Willow riparian forest with high quality habitat. Site also has a high capacity as animal habitat due to the structure of the riparian forest vegetation present. There are invasive plants on site which could be removed to enhance habitat values.</p>
<b>Comments</b>	Parcel is in the Pre-approved Mitigation Area for the Multiple Species Conservation Program and qualified as a Biological Resources Core Area.



### 2695 Willow Glen Drive: Threatened and Endangered Species Map



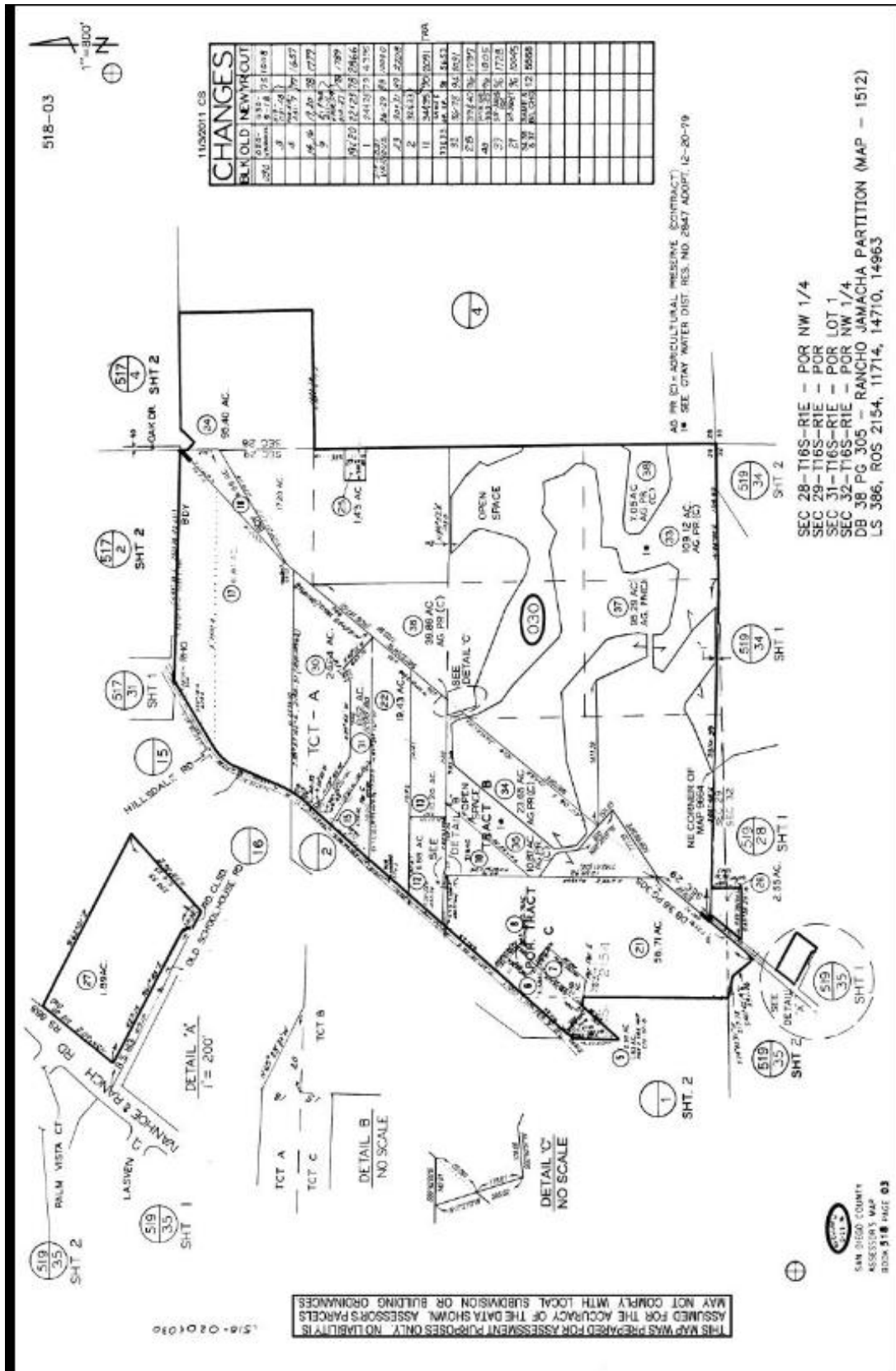
APN 518-030-30 (Yellow Boundary)



## 2695 Willow Glen Drive: Photos

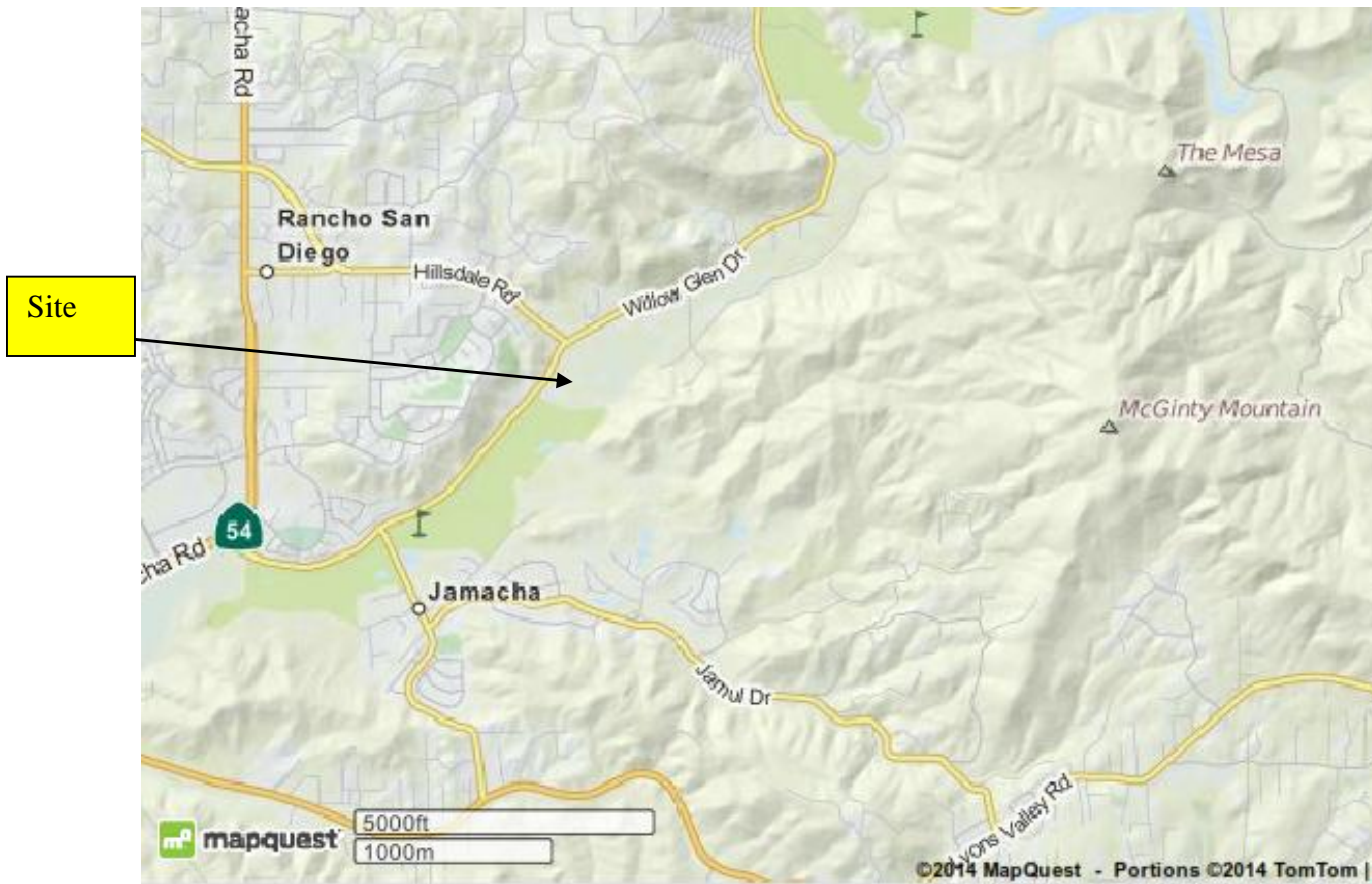


# 2695 Willow Glen Drive: Parcel Map





## 2695 Willow Glen Drive: Regional Location Map



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