



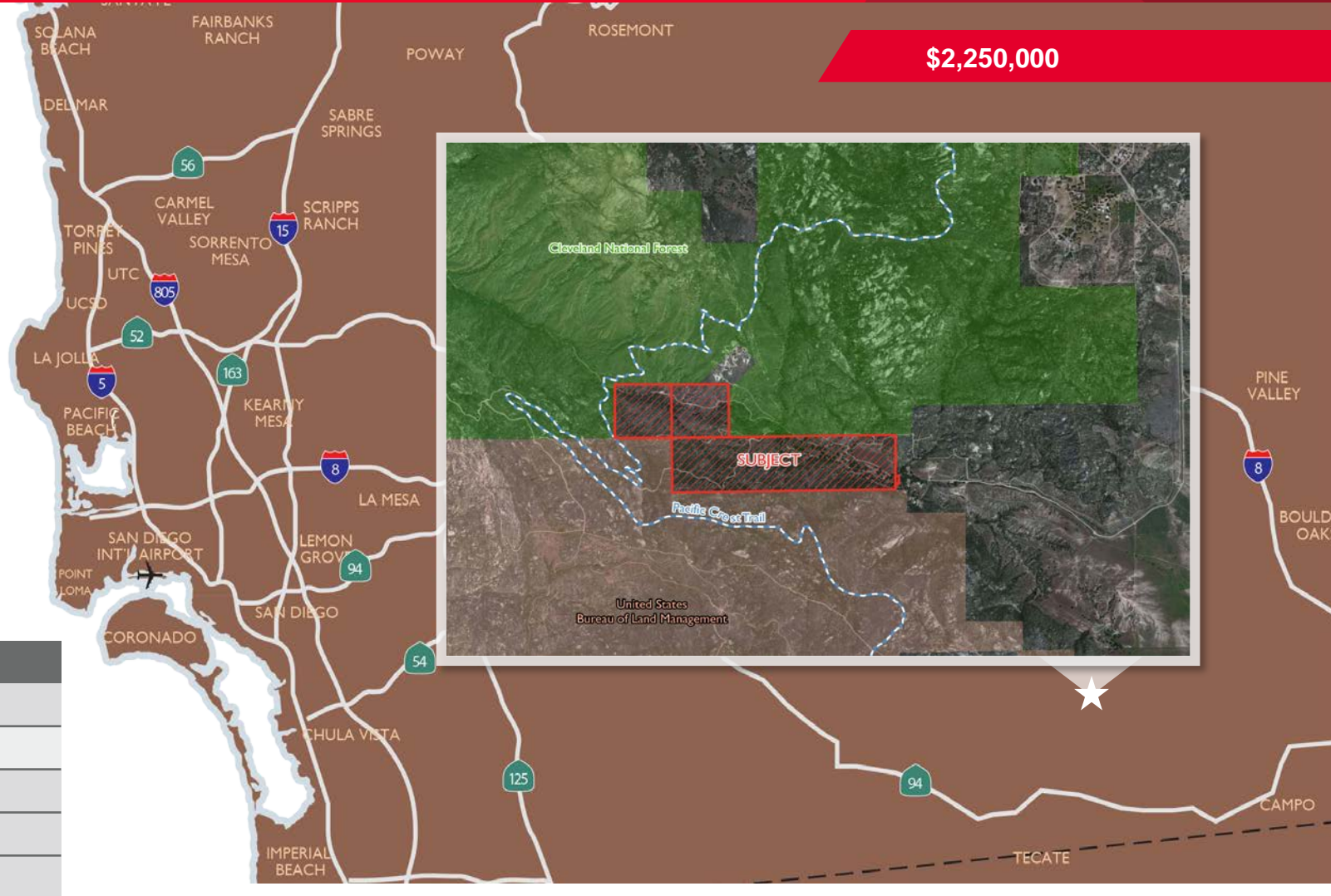
**FOR SALE – 240 ACRES**  
**MITIGATION OPPORTUNITY**  
**Big Potrero Truck Trail, Campo, CA 91906**

**\$2,250,000**

**PROPERTY INFORMATION**

The property is located on Big Potrero Truck Trail and Hauser Creek Road, in the Hauser Canyon area, near the community of Campo, in south San Diego County. It abuts the Cleveland National Forest to the North, United States Department of Interior Bureau of Land Management Lands to the South and West, and unincorporated County lands to the East. All of the property is within a focused conservation area for the East County Multiple Species Conservation Plan.

The ranch's high value habitat makes it ideal to fulfill mitigation or conservation needs. Alternatively, a portion of the property could be developed as a ranch estate with the balance of the acreage being considered as conservation land to possibly offset the initial acquisition cost.



APN	Acreage
604-070-01	40
604-080-03	40
604-140-01	160
604-140-13	.36
<b>TOTAL</b>	<b>240.36</b>

For more information, contact:

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## MITIGATION POTENTIAL

Multiple studies have been completed on the property that have identified high-quality native vegetation with significant biological resource value.

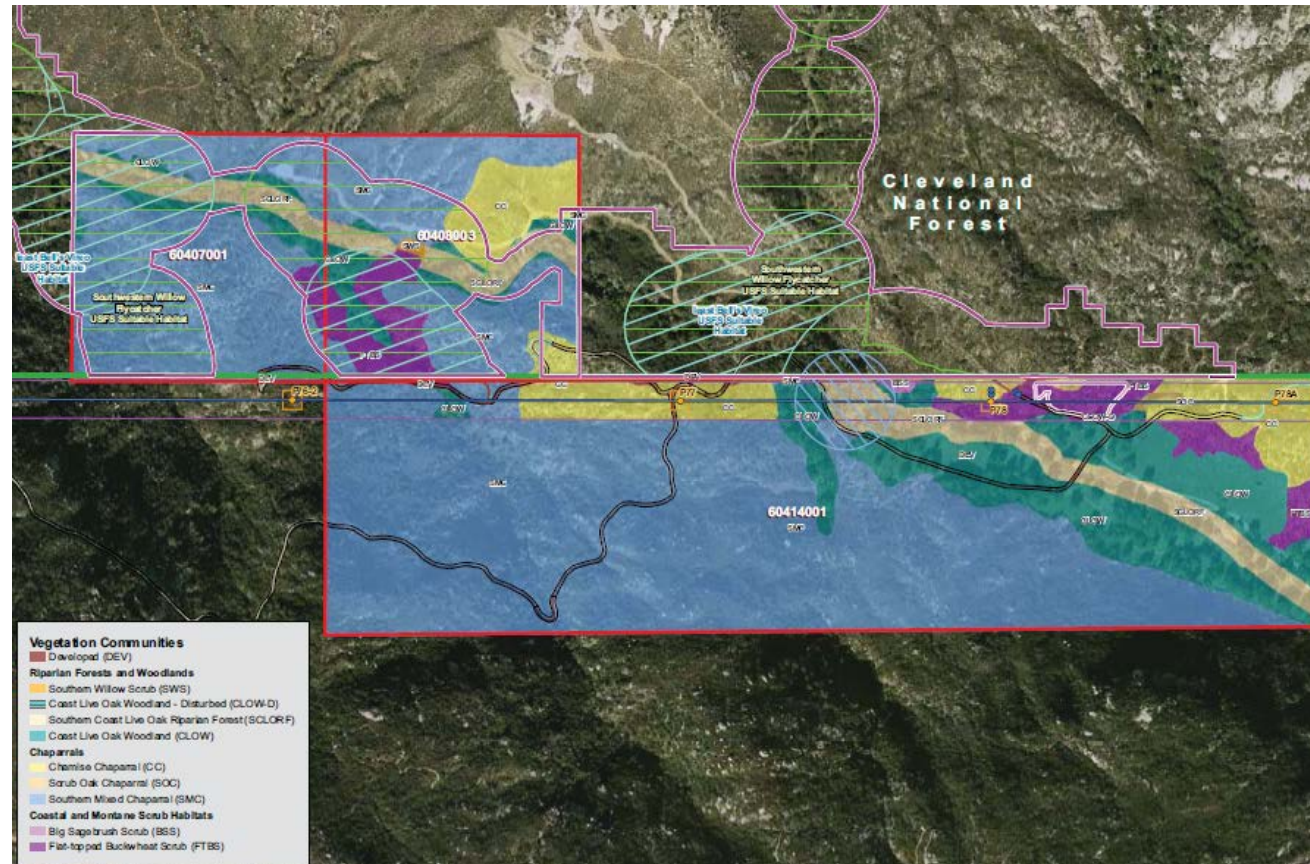
**Habitat** – A report titled, “Preliminary Constraints Analysis and Mitigation Bank Feasibility Study for the Hauser Canyon Property” by Vincent N. Sheidt, dated February 8, 2010, identified the below habitat on the property.

Habitat	Acres
Southern Mixed Chaparral	169.1
Diegan Coastal Sage Scrub / Flat-top Buckwheat	20.2
Coastal Live Oak Woodland / Southern Coast Live Oak Riparian Forest	34.1
Southern Willow Scrub / Riparian Woodland	<b>3.3</b>
Non-native Grassland	10.7

**Sensitive Species** – The following species have been identified on the ranch, or in the area surrounding the property, and the property contains habitat that could support these species.

- Arroyo Toad
- Quino Checkerspot Butterfly
- Least Bell’s Vireo
- San Diego Horned Lizard

**Wetlands** - According to the study by Sheidt, the property is crossed by Hauser Creek and many of its tributaries. Hauser Creek and possibly its tributaries may qualify as “waters of the state”, “waters of the U.S.”, and state (California Department of Fish and Game) wetlands. It is possible that some of these areas also qualify as federal (Army Corp of Engineers) wetlands.



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