



Property Summary

Property: San Luis Rey River Mitigation Property

Description/Location:

83 acres of nearly level, undeveloped property located along Highway 76 (Pala Road) in the community of Bonsall, San Diego County, California. Cross streets include Via Monserate and Gird Road. The entire property is within the 100-year floodplain of the San Luis Rey River. Habitat types include cottonwood riparian woodland, developing riparian scrub, riverine flowthrough wetland, open sand and non-native grassland. These vegetation communities provide habitat for a variety of threatened and endangered species, including arroyo toad, Least Bell's vireo and possibly southwestern willow flycatcher.

Legal Parcels:

The property includes four legal parcels ranging in size from 10 to 40 acres. All four parcels have similar habitat/vegetation and have frontage on Highway 76.

APN 124-140-23: 10.00 acres
APN 124-140-24: 14.11 acres
APN 124-140-22: 18.73 acres
APN 124-150-26: 40.00 acres

Potential Use:

The property's well-documented biological values and its location along the San Luis Rey River make it an ideal site for off-site habitat mitigation. The U.S. Fish and Wildlife Service has concluded that the preservation of the property would contribute to the recovery of the arroyo toad, Least Bell's vireo and other sensitive species found in the San Luis Rey River corridor. The property provides connectivity to adjacent arroyo toad breeding and upland habitat properties managed by CalTrans and San Diego County Parks as part of the San Luis Rey River Regional Park. In addition, the property is recognized in the North County Multiple Species Conservation Plan as an essential part of a regional biological preserve system.

Price: \$40,000 per acre.

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