

Attachment 2

Parcel Descriptions – Cleveland National Forest “In-Holdings”

The five to ten properties targeted for acquisition range in size from approximately 1 to 300 acres (average is approximately 40 acres), are located in the El Capitan Heights, Wynola Estates, Eagle Peak Road, and Cedar Creek Falls areas, and command impressive views of the San Diego River Valley and/or El Capitan Reservoir.

All of the parcels are privately held; currently undeveloped (with moderate to no infrastructure in place), relatively flat, and “ready to build”. Three of the owners have discussed future plans to build and one has mentioned the possibility of developing an on-site sand and gravel mining operation. Current road access to the properties range from excellent to difficult.

Land prices vary widely between approximately \$200 per acre to over \$5,000 per acre depending on many factors including grade, location, ease of access, and infrastructure (average is roughly \$1200-\$1500/acre).

Because these lands are surrounded by, or are adjacent to, Cleveland National Forest lands, they are considered as private “in-holdings”. All are considered “priority to high priority” acquisitions for the Forest Service and/or the San Diego River Conservancy.

Vicinity map attached.