

VALLECITO RANCH

Location:

Anza-Borrego Desert
State Park, San Diego
County, CA

Acres:

3,339

Natural Resources:

Habitat for numerous
sensitive species,
including Peninsular
bighorn sheep, least
Bell's vireo, and San
Diego horned lizard

Cultural Resources:

Extensive evidence of
Native American use
and historical trade
route through property

Incompatible Uses:

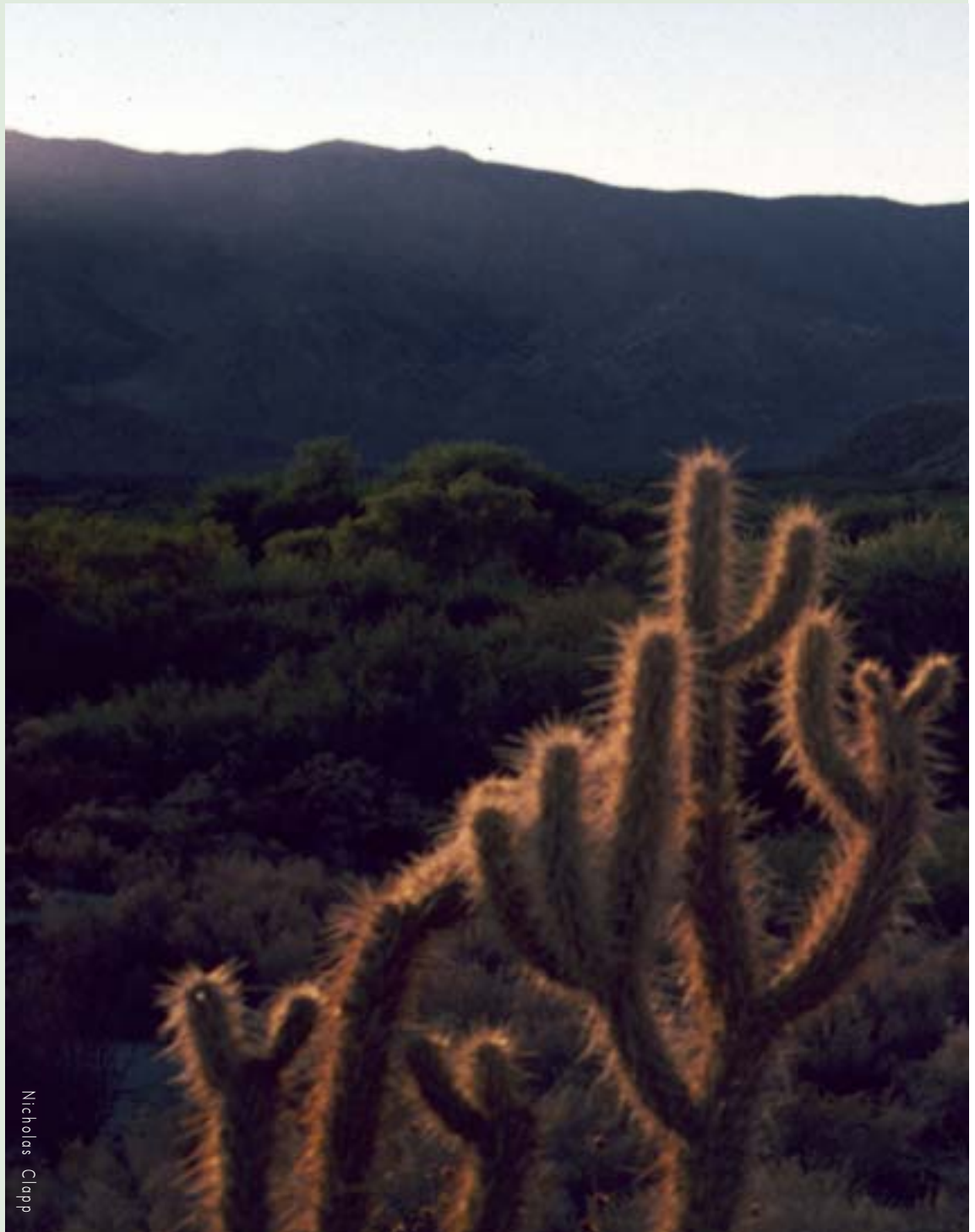
Cattle grazing and rural
homesites

Opportunity:

Currently optioned to
Anza-Borrego
Foundation and
available for public
purchase

Price:

\$4,000,000 (State-
approved appraisal)



Nicholas Clapp

CONSERVATION LAND GROUP, INC.

550 Montgomery St., Suite 900, San Francisco, CA 94111

tel. 415.391.3003 fax. 415.391.2779

www.conserveland.com

Location



The 3,339-acre Vallecito Ranch is located in the high desert of San Diego County approximately ten miles to the southeast of the historic mountain town of Julian. The property is approximately eight miles south of the junction of County S-2 and Highway 78 at Scissors Crossing. Much of the property straddles County S-2, also known as the Old Overland Stage Route. Vallecito Ranch includes portions within two consecutive valleys, Mason and Vallecito, and stretches for nearly six miles from east to west. These Valleys are connected by Vallecito Creek and Cienaga, which includes an extensive riparian mesquite and marsh area. The property abuts lands managed by Anza-Borrego Desert State Park to the north and by the Bureau of Land Management's Sawtooth Mountains Wilderness Area to the south. In addition, Vallecito Stage

Station County Park is located contiguous to the property's northern boundary. ■

Natural Resources

The Vallecito Ranch property supports a rich complement of wildlife species, in part because of its location in a zone of transition from the montane chaparral of the eastern edge of the Peninsular Ranges (Laguna and Cuyamaca Mountains of eastern San Diego County) to the creosote bush scrub at the western edge of the Colorado Desert. The presence of flowing water in the Vallecito Creek and Vallecito





Cienaga portions of the property, along with dense riparian woodland composed of willow and cottonwood trees, provides an additional oasis for wildlife species. The Vallecito area contains a wide range of important natural resources and exceptional scenic resources, and provides important habitat for approximately 55 endangered, threatened, rare, protected or declining species of animals and plants. These species include: the state and federally-listed endangered Peninsular bighorn sheep and least Bell's vireo; the state-listed threatened barefoot banded gecko; and California species of concern such as the golden eagle, sharp-shinned hawk, yellow warbler, loggerhead shrike, Cooper's hawk, prairie falcon, black-tailed gnatcatcher, rosy boa, San Diego horned lizard, northern red-diamond rattlesnake, Payson's jewelflower, Cove's cassia, and curly herissantia. The federally-listed endangered southwestern willow flycatcher has not been identified in the Vallecito Ranch riparian woodland habitat, however, the species is known from an oasis just to the north, and with improved management of Vallecito Creek and Cienaga, the property will likely become habitat for this species.



Purchase of this private inholding within Anza-Borrego Desert State Park would also protect and expand a vital wildlife corridor for mountain lions and other large mammals. Additionally, it would close an existing gap in public ownership between State Park lands and BLM lands in the Vallecito Creek region. ■



Nicholas Clapp



Cultural Resources

Vallecito Ranch is located within the historic corridor encompassing the routes of the Southern Emigrant Trail and Pedro Fages' exploratory foray of 1772, the first time Europeans set foot in San Diego County's backcountry, as well as the Butterfield Stagecoach Route. There is also evidence that the property was the site of a major California Indian village and part of a traditional travel route for Native Americans from the Cuyamaca and Laguna

Mountain areas to desert locations via Cottonwood Creek.

Today, the Vallecito Valley area and surrounding parklands are enjoyed by thousands of recreationists including hikers, campers, mountain bikers, horseback riders, birdwatchers and motorists traveling along scenic County Road S-2. ■



Incompatible Uses

Cattle grazing and the potential for rural homesites are incompatible uses with surrounding parklands and make this property a key acquisition to improve the connective corridor between Anza-Borrego Desert State Park and adjacent BLM lands. ■

Opportunity

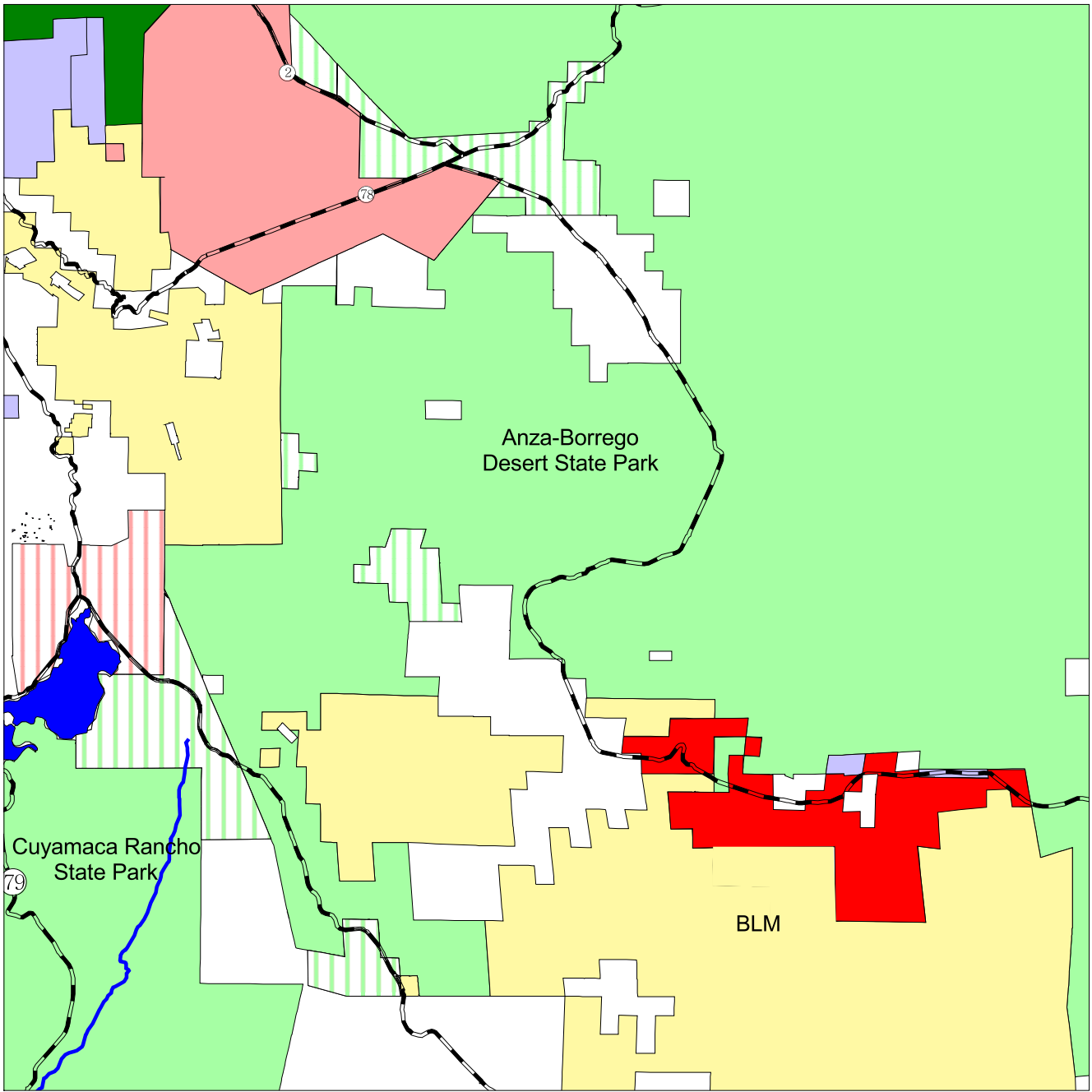
Anza-Borrego Foundation (ABF), a non-profit public benefit corporation that acquires land for Anza-Borrego Desert State Park through donations or purchases from willing sellers, has secured an option to purchase Vallecito Ranch until early 2004. ABF is currently seeking public funds and private donations to ensure that the property is acquired and transferred to California State Parks during the option term. Acquisition of Vallecito Ranch by the State will help round out other recent, public acquisitions in the area and protect existing wildlife corridors. ■

Price

The property's appraised fair market value is \$4,000,000. This value has been approved by the State of California for acquisition purposes. ■



Nicholas Clapp



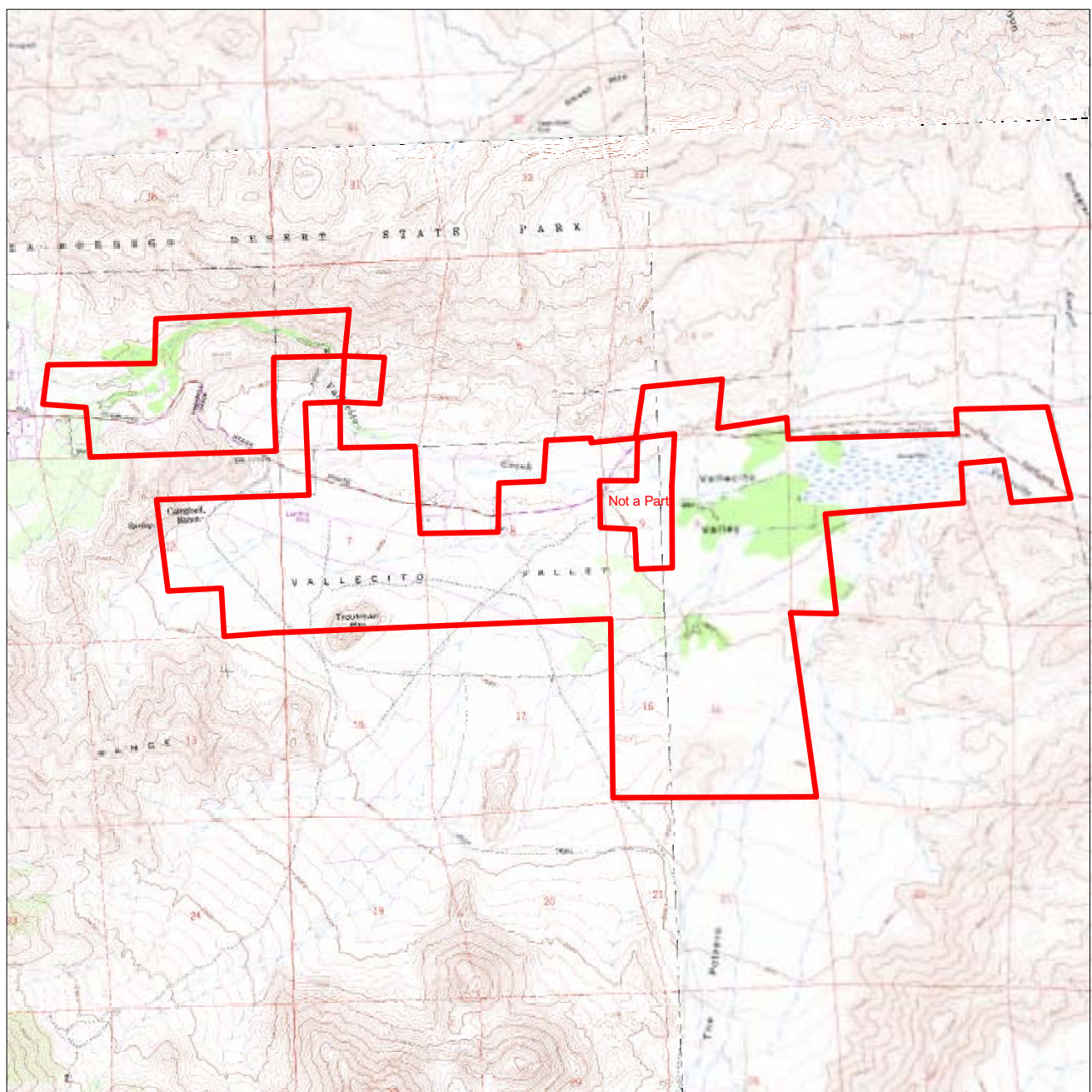
VALLECITO RANCH San Diego County Ownership Map



0 2 4 Miles

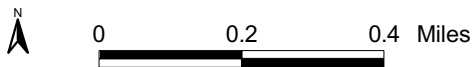
- Major Roads
- Rivers and Streams
- Cuyamaca Reservoir
- Vallecito Ranch
- Rancho San Felipe
- Cuyamaca Ranch (Pending DPR Acquisition)
- Public Ownership**
 - CA Dept. of Parks & Rec.
 - CA Dept. of Parks & Rec. (Recently Completed Acquisitions)
 - CA Dept. of Fish and Game
 - San Diego County
 - Bureau of Land Management
 - Private Ownership

Disclaimer: No warranty or representation, expressed or implied, is made as to the completeness and accuracy of the information contained herein. © 2003 Conservation Land Group, Inc.



VALLECITO RANCH
San Diego County
Topographical Map

 Vallecito Ranch



Disclaimer: No warranty or representation, expressed or implied, is made as to the completeness and accuracy of the information contained herein. © 2003 Conservation Land Group, Inc.

For additional information please contact:

CONSERVATION LAND GROUP, INC.

550 Montgomery St., Suite 900, San Francisco, CA 94111

tel. 415.391.3003 fax. 415.391.2779

www.conserveland.com



P.O. Box 2001
Borrego Springs, CA 92004
tel. 760.767.0446
fax. 760.767.0465
www.theabf.org

No warranty or representation, expressed or implied, is made by Conservation Land Group, Inc., as to the completeness and accuracy of the information contained herein. The information herein is subject to errors, omissions, changes in price, changes in economic, financial conditions, rental or other conditions beyond the control of Conservation Land Group, Inc. Any person reviewing this information acknowledges that he or she is engaging in his or her own independent due diligence investigation and shall hold harmless Conservation Land Group, Inc., for any statements made herein.

Last Updated: 1/27/2003

©2003 Conservation Land Group, Inc.