

PROCTOR VALLEY

Location:

San Diego National
Wildlife Refuge,
southern San Diego
County

Acres:

3,279

Resources:

Endangered species
habitat, wildlife
movement corridor,
scenic viewshed,
cultural resources and
recreation lands

Potential Use:

Development of
master-planned
community

Opportunity:

Owners will consider
selling the property for
conservation purposes

Price:

To be determined by
independent appraisal



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Location

This 3,279-acre property is located in the Proctor Valley area of southern San Diego County just east of San Miguel Mountain and the City of Chula Vista. The property includes rolling foothills and grasslands along the floor of Proctor Valley as well as narrow canyons and dramatic, rugged terrain in the Jamul Mountains. The Jamul Mountains are a prominent geographic feature of the property and provide a scenic backdrop for Proctor Valley. These Mountains are also the primary watershed for Upper and Lower Otay Lakes, located just to the southwest of the property. Proctor Valley Road, a County-maintained dirt road, runs the length of the Valley in a northeasterly direction from Chula Vista through the property. This road intersects with State Highway 94 at the property's easternmost boundary near the community of Jamul.



The Proctor Valley property is centrally located within the 44,000-acre Otay-Sweetwater Unit of the San Diego National Wildlife Refuge, which was created in 1997 and is managed by the U.S. Fish & Wildlife Service (see map on page 10). To date, some 7,242-acres of private land have been acquired by the Service and added to the Refuge. The Proctor Valley property would be a significant addition to the National Wildlife Refuge and would contribute to a vast assemblage of federal, state and locally-protected resource lands in the immediate area. Contiguous to the property's eastern boundary is the approximately 9,000-acre Rancho Jamul Ecological Area (Daley Ranch) managed as wildlife habitat and open space by the California Department of Fish & Game. Approximately one mile to the southeast of the property is the 18,500-acre Otay Mountain Wilderness Area managed by the Bureau of Land Management as a primitive recreation and wildlife habitat area. To the southwest of the property is the Otay Valley Regional Park which, when completed, will encompass more than 8,000 acres of open space and recreation lands stretching from the Otay Lakes to south San Diego Bay.

Resources

San Diego County has a greater number of threatened and endangered species than any other county in the continental United States. The Proctor Valley property lies within a “core biological area” of the County as determined by the Multiple Species Conservation Program, a comprehensive habitat conservation planning program that addresses the long-term needs of multiple species and their habitats. Public acquisition of the property would enhance key wildlife movement corridors in southern San Diego County. These corridors allow for wildlife movement between Proctor Valley and nearby conserved lands including those at Ranch Jamul, Otay Lakes, Otay Mountain Wilderness Area and in the San Miguel Mountain/Sweetwater River area to the northwest.



Vegetation on the site (see map on page 11) is dominated by Diegan Coastal Sage Scrub, however, the property also supports grasslands, vernal pools, oak woodlands, and chamisse chaparral. The Proctor Valley grassland complex is one of the largest remaining expanses in San Diego County which has lost nearly 95 percent of its native grassland acreage. Numerous threatened and endangered animal and plant species have been documented on the property including the coastal California gnatcatcher,



Quino checkerspot butterfly, San Diego horned lizard, San Diego fairy shrimp, San Diego County needlegrass, western dichondra, San Diego barrel cactus, southern mountain misery, Munz's sage, Spiny rush and San Diego marsh-elder. Other wildlife species found in the immediate area include mountain lion, golden eagle, bobcat and deer.

With a network of trails and internal dirt roads, the property could provide for a multitude of recreational opportunities such as hiking, mountain biking, horseback riding, camping and bird watching if acquired for public use and enjoyment. Public acquisition could also provide enhanced public access to adjacent federal, state and locally managed lands. Spectacular views of the Pacific Ocean, the San Diego back country and Mexico are possible from the property's higher elevations.



The Proctor Valley property is also important from a cultural and historical perspective. Detailed inventories of the site provide evidence of significant cultural and historic resources which could provide a wealth of information on Native American and early settler use of the land.

Potential Use

In October 1998, the current owner, the Otay Land Company LLC, purchased the property as part of a larger acquisition of portions of the Otay Ranch. Consistent with San Diego County's General Plan, the Company has moved forward with plans to develop the property as a component of the 22,900 acre Otay Ranch master-planned community. The Company expects to receive entitlements from San Diego County by mid-2003 to construct a mixed-use development project, including 906 residential units and facilities for commercial and other uses. Site engineering work has been completed for the project, and preparation of an Environmental Impact Report and Specific Plan is currently underway. With respect to other parcels within Proctor Valley, the County's General Plan envisions additional residential and commercial development on land adjacent to and near the Company's property. For instance, the County has approved a tentative map for Hidden Valley Estates project for the development of 438 units.





Aerial photograph of Property and Proctor Valley Road looking Southwest toward the City of Chula Vista

Opportunity

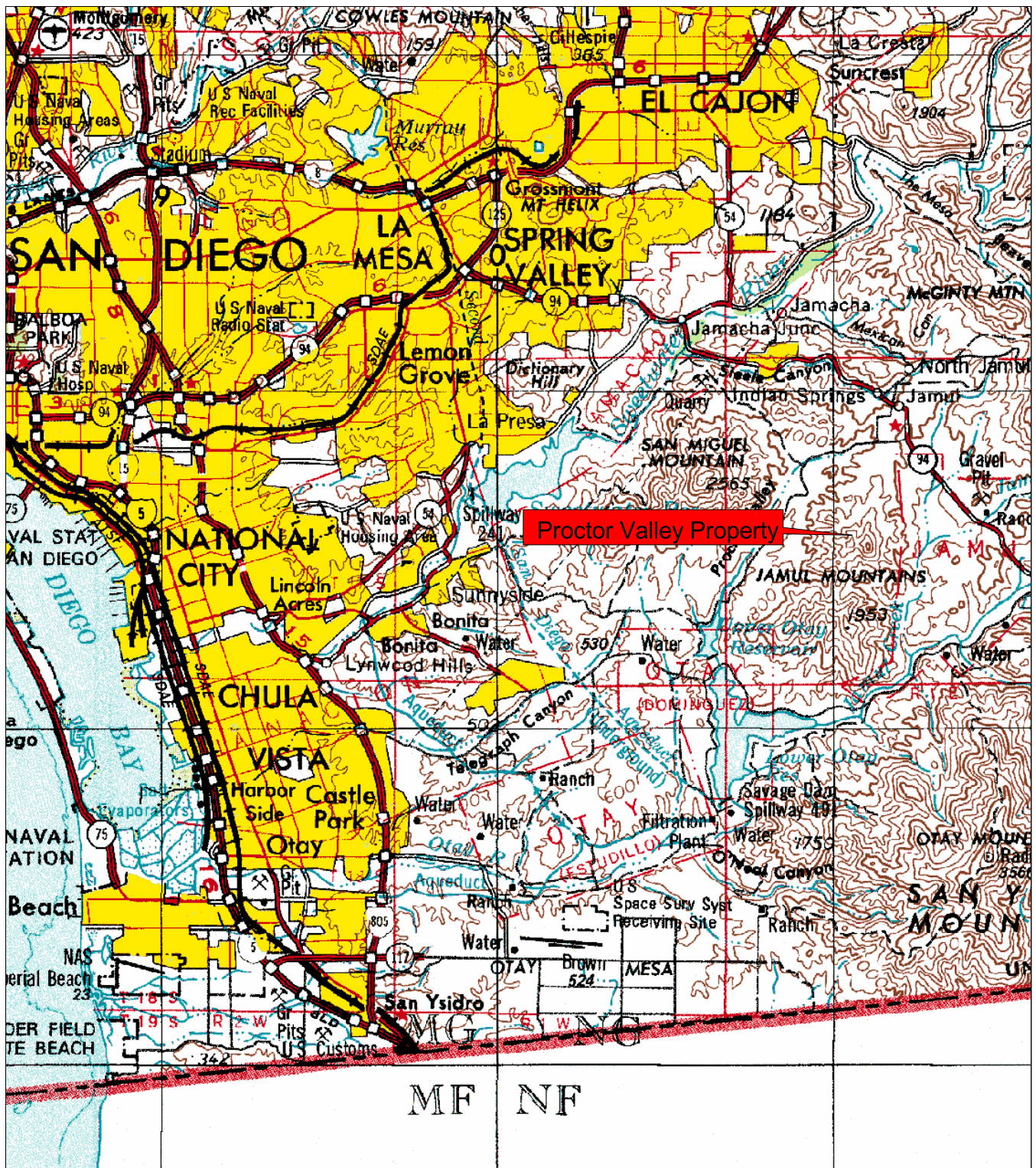
The owners recognize the significance of the property to regional habitat conservation efforts and are willing to consider a sale of the land to state and federal agencies or conservation organizations while concurrently seeking development entitlements.

Public acquisition of the property would:

- be a significant first step toward preserving the entire Proctor Valley;
- enhance wildlife movement corridors between Proctor Valley and nearby public lands;
- preserve a large private holding within the middle of a National Wildlife Refuge thereby reducing future management conflicts and incompatible uses;
- protect important biological, scenic, cultural and historic resources;
- enhance recreational opportunities for residents of southern San Diego County.

Price

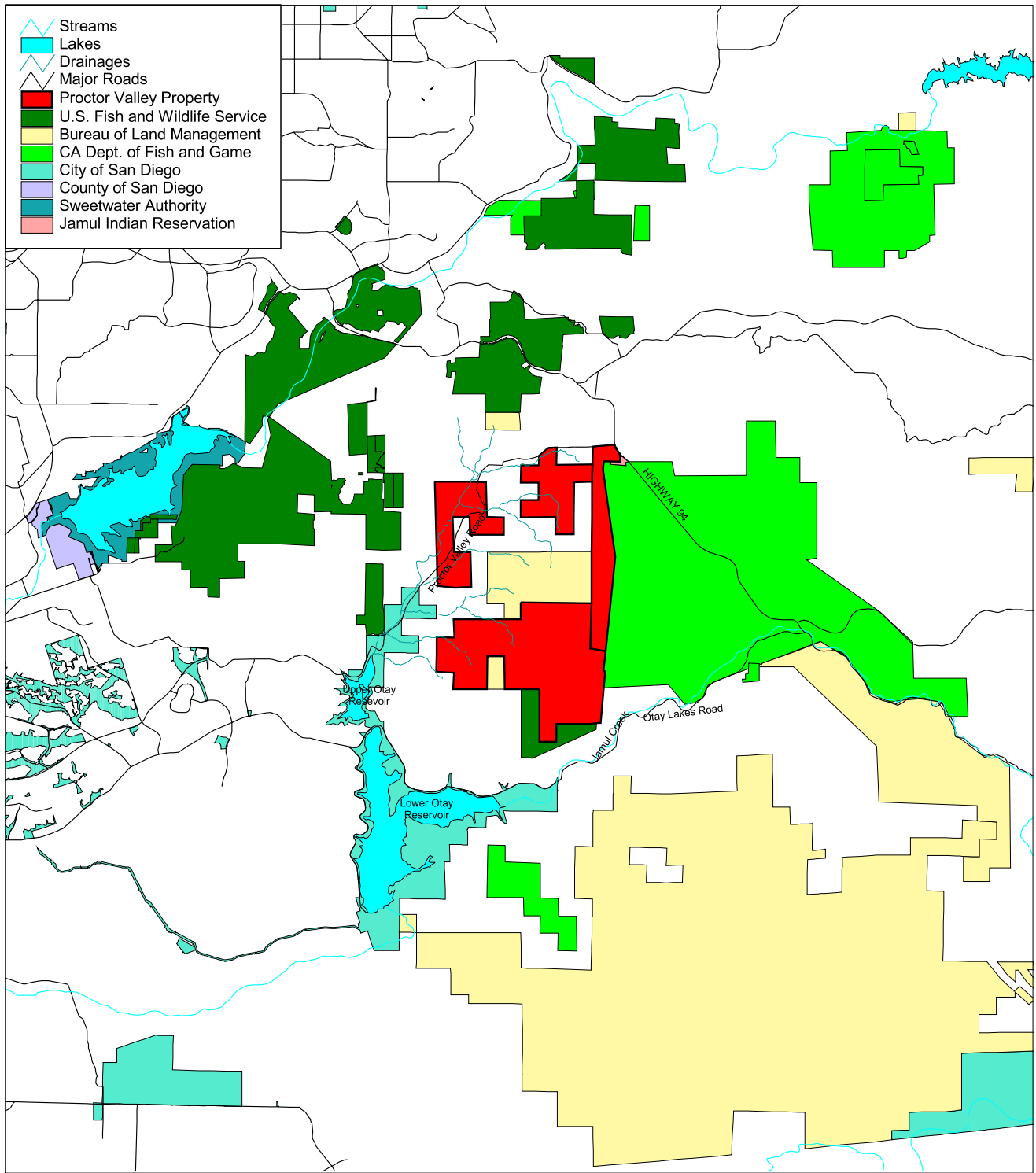
To be determined by an independent appraisal.



**Proctor Valley
San Diego County
Regional Map**



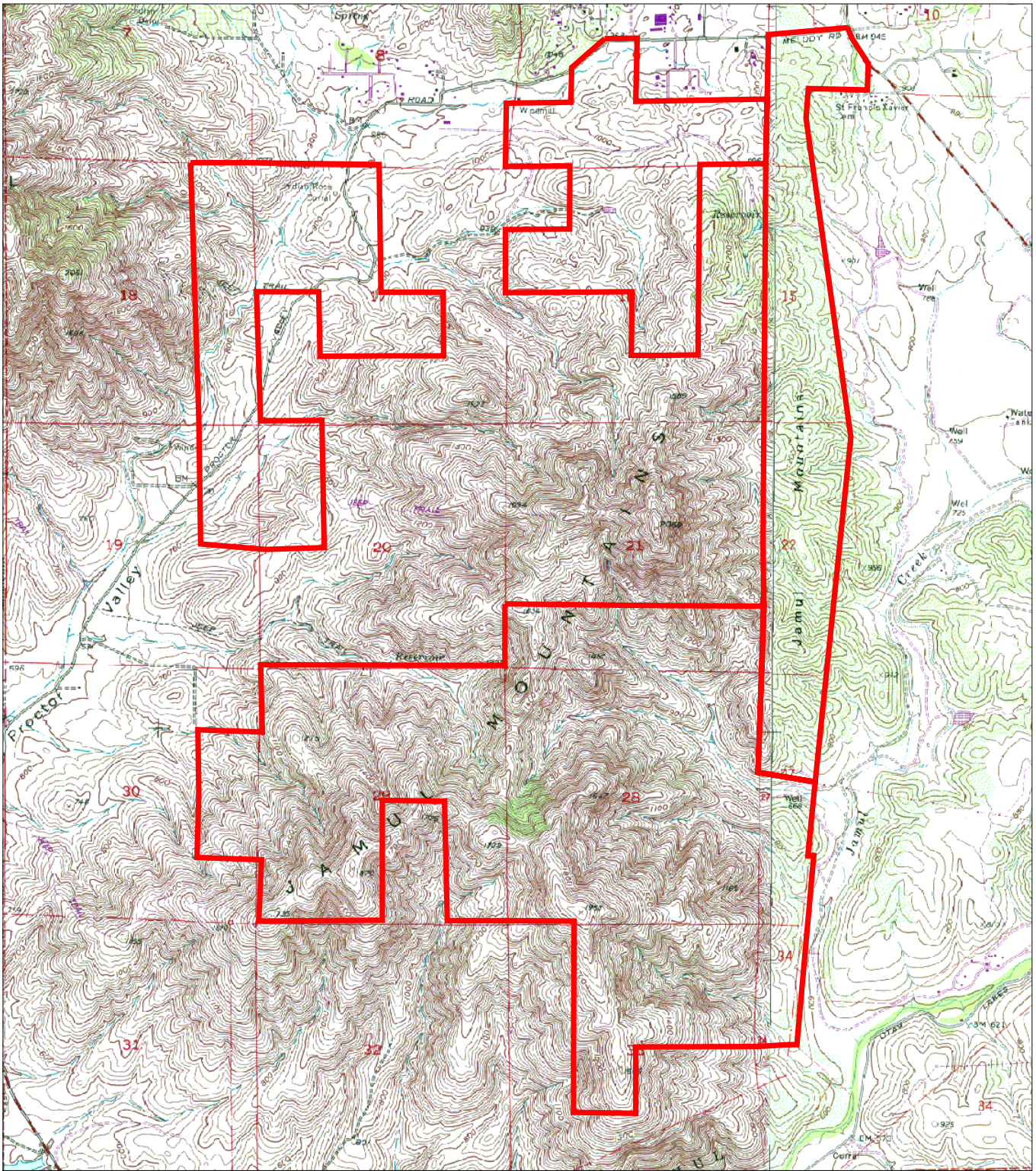
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**Proctor Valley
San Diego County
Public Ownership Map**

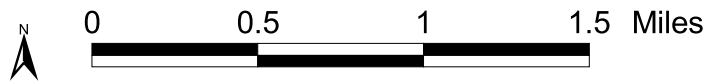


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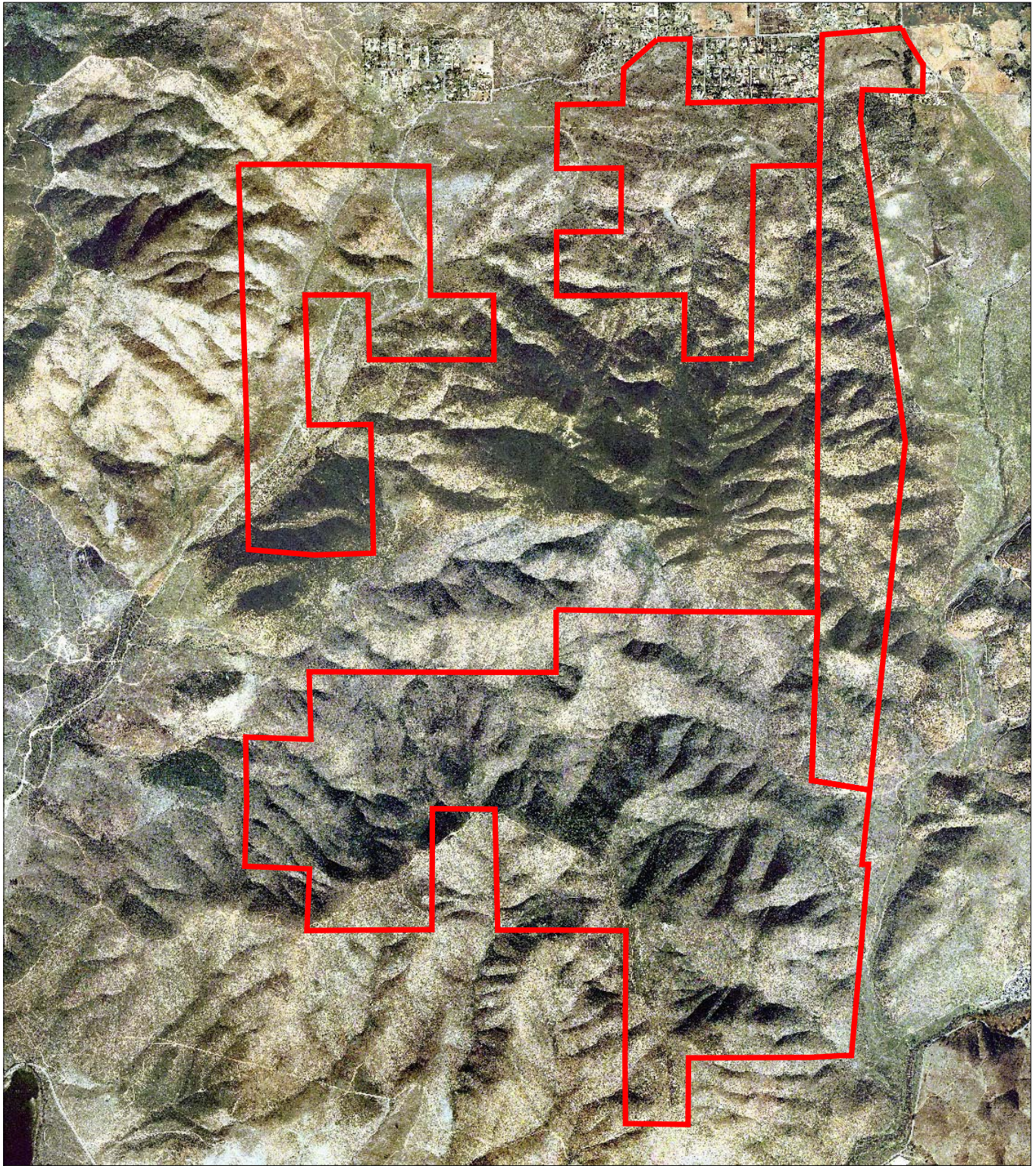


**Proctor Valley
San Diego County
Topographical Map**

 Proctor Valley Property

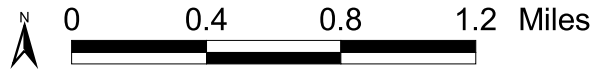


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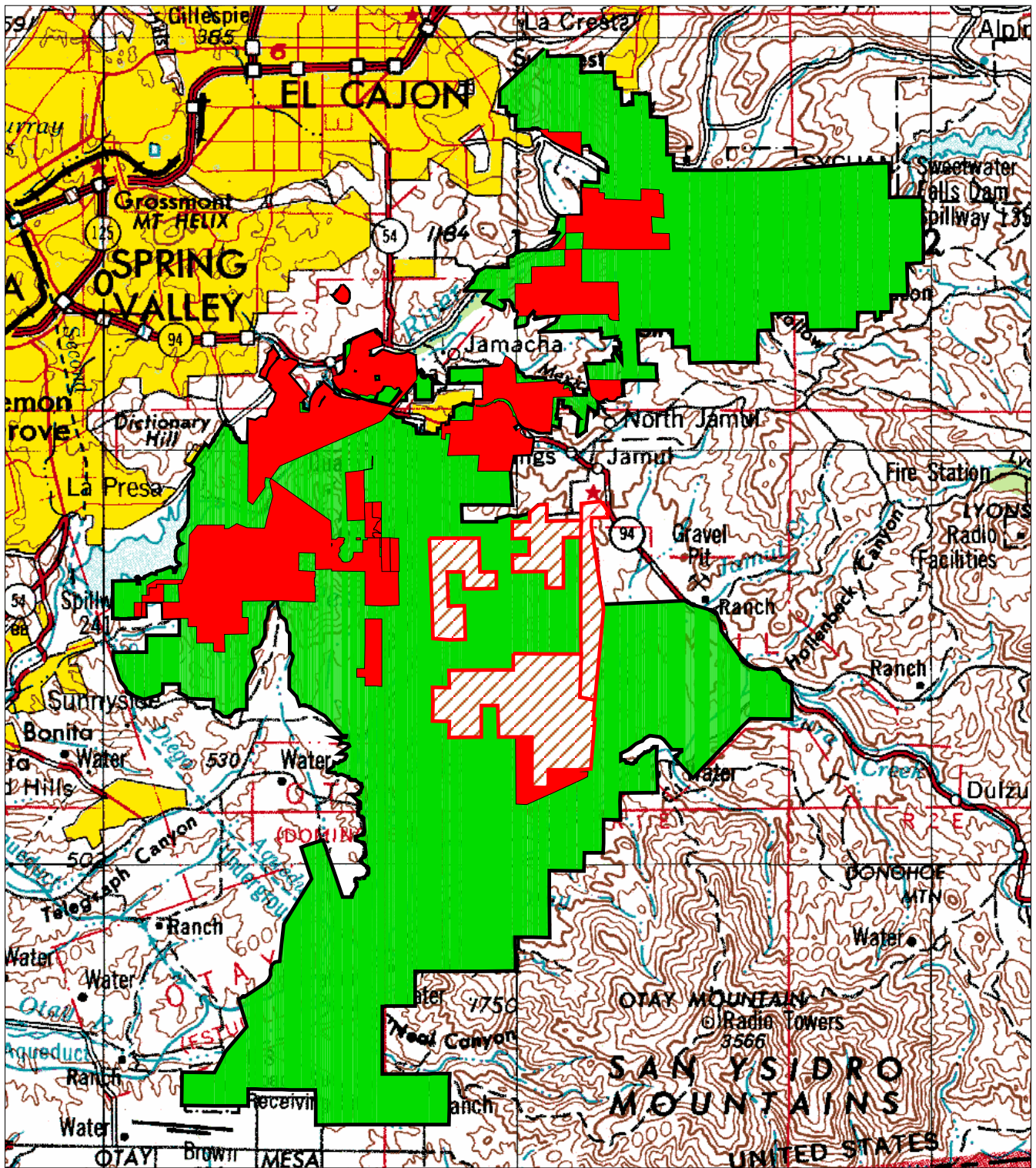


**Proctor Valley
San Diego County
Aerial Photograph View**




 Proctor Valley Property



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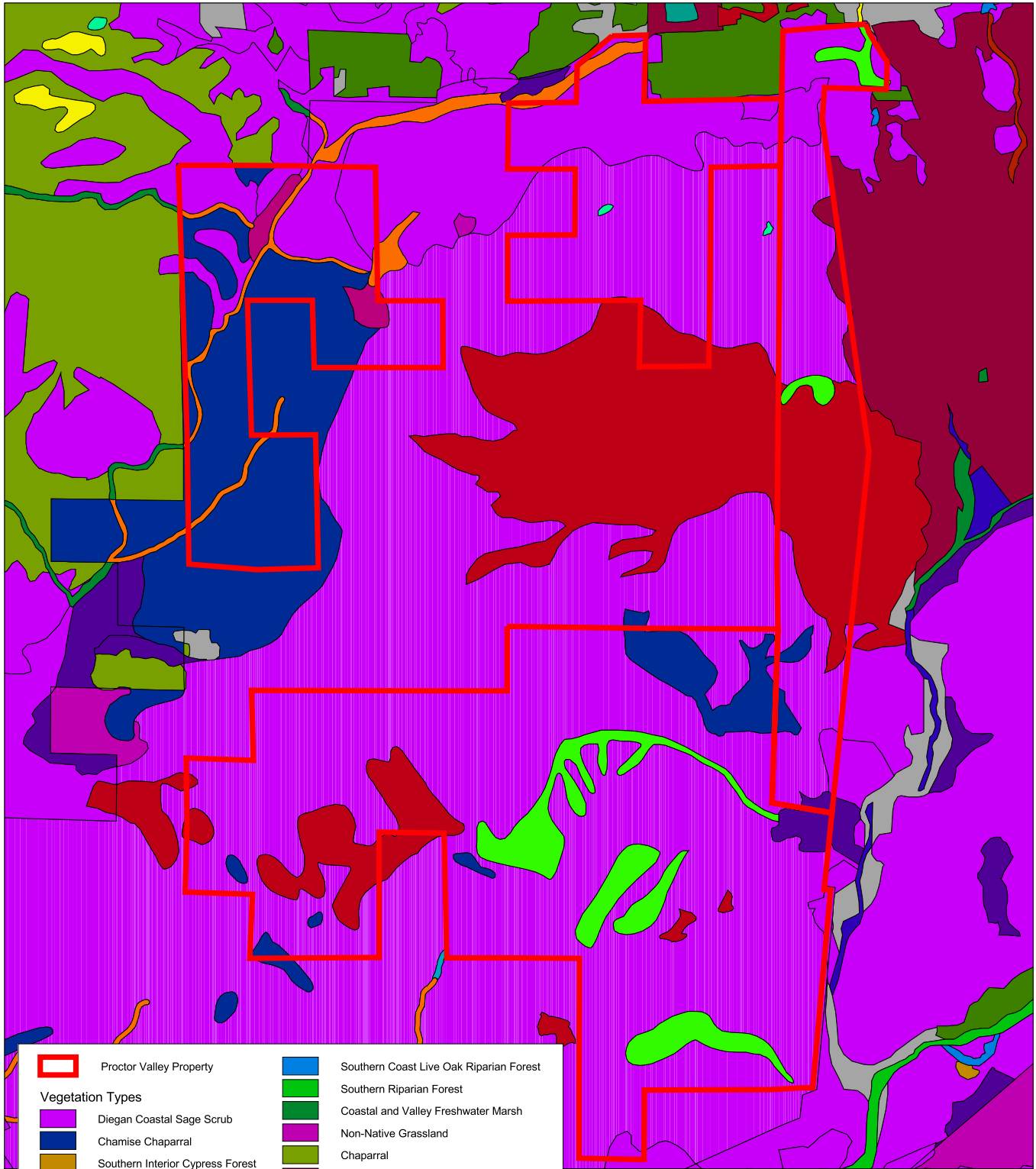


**Proctor Valley
San Diego
National Wildlife Refuge Map**

-  Proctor Valley Property
-  San Diego NWR (Acquired Lands)
-  San Diego NWR (Acquisition Boundary)





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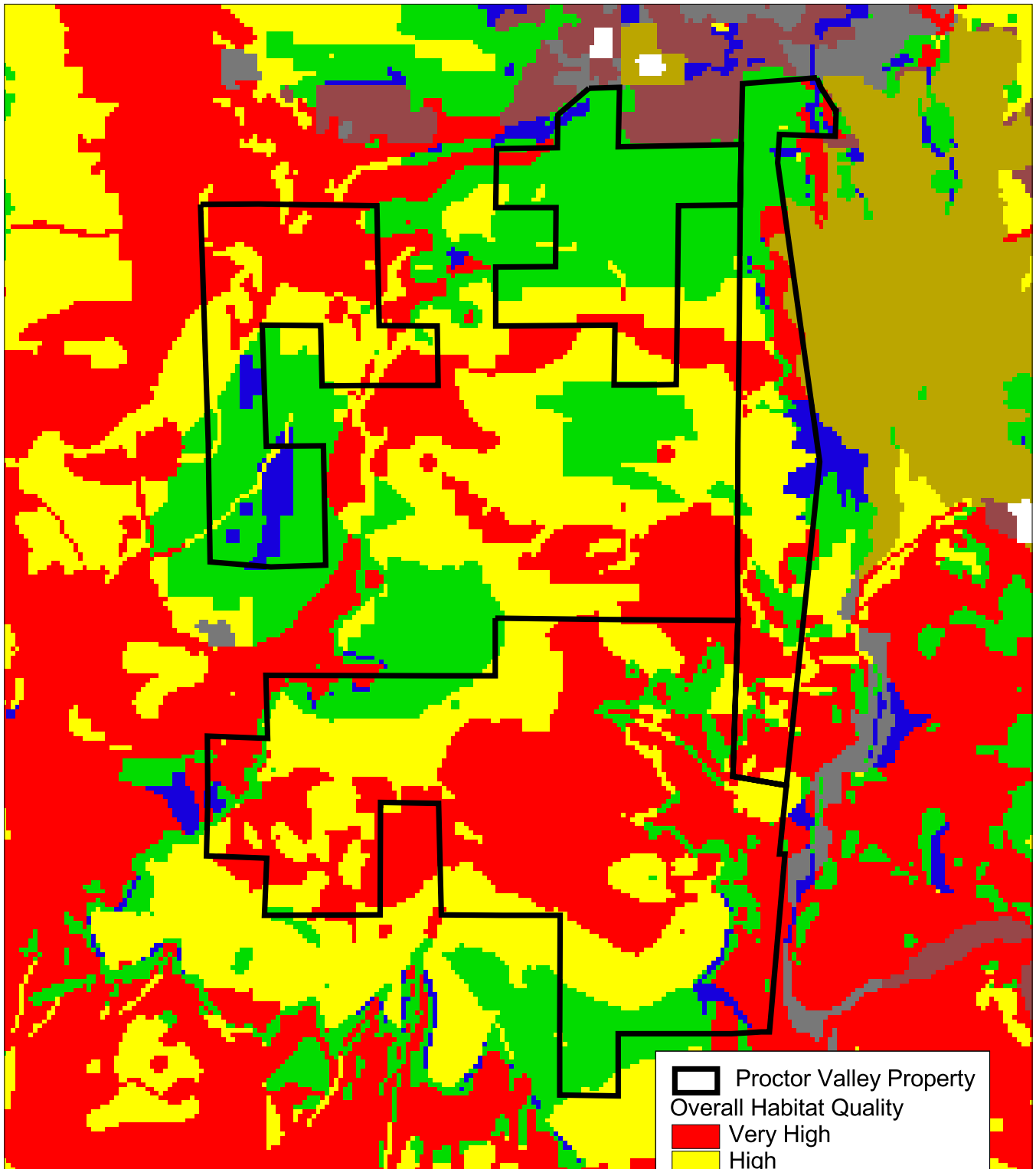
	Proctor Valley Property		Southern Coast Live Oak Riparian Forest
Vegetation Types			
	Diegan Coastal Sage Scrub		Southern Riparian Forest
	Chamise Chaparral		Coastal and Valley Freshwater Marsh
	Southern Interior Cypress Forest		Non-Native Grassland
	Coast Live Oak Woodland		Chaparral
	Southern Mixed Chaparral		Extensive Agriculture
	Cismontane Alkali Marsh		Intensive Agriculture
	Valley and Foothill Grassland		Non-Vegetated Channel
	Valley Needlegrass Grassland		Freshwater
	Southern Willow Scrub		Urban/Developed
	Dense Coast Live Oak Woodland		Disturbed Habitat
			Disturbed Wetland

**Proctor Valley
San Diego County
Vegetation Map**

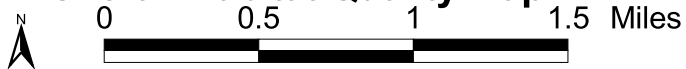
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
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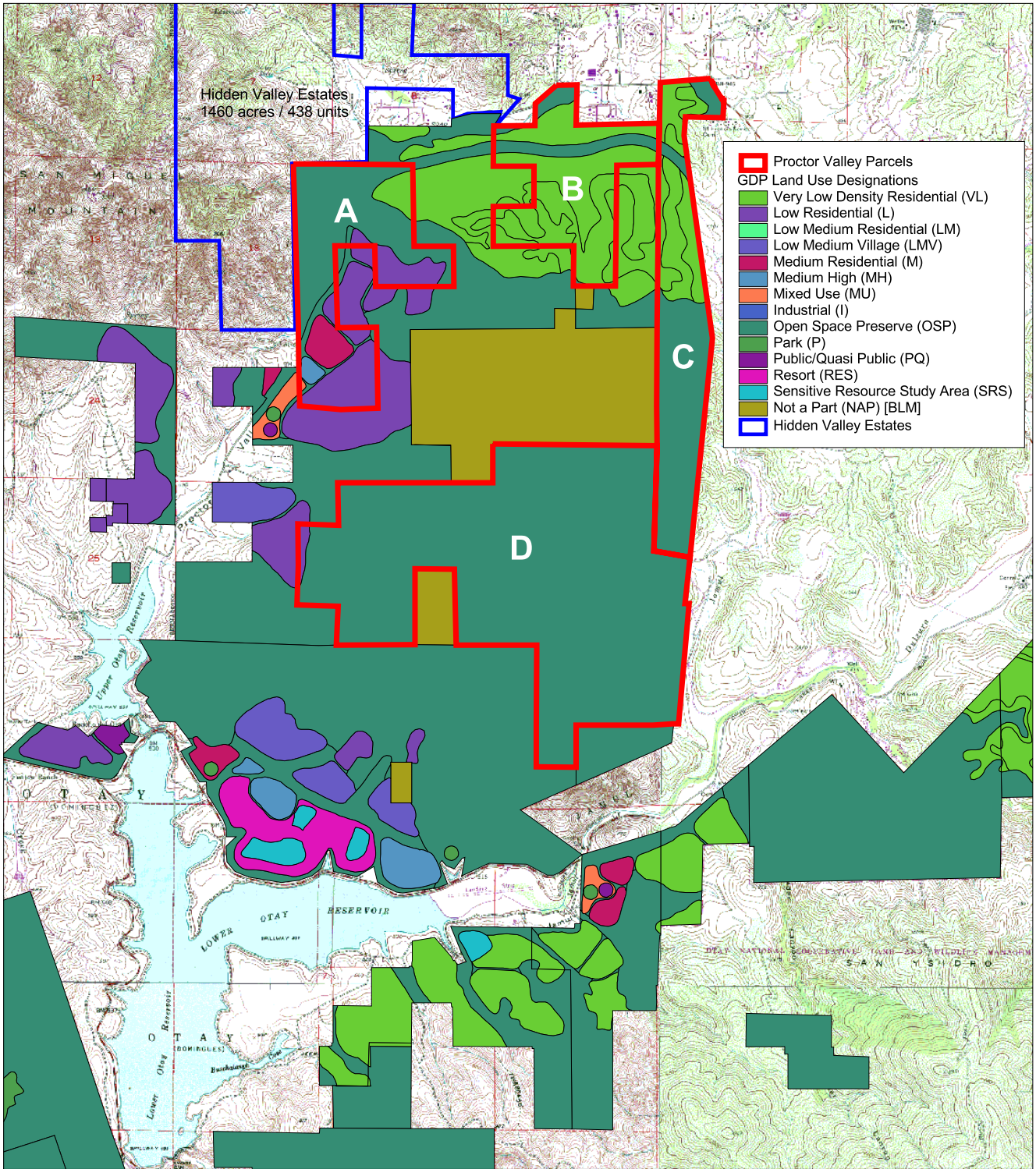


**Proctor Valley
Multi-Species Conservation Plan
Overall Habitat Quality Map**



-  Proctor Valley Property
- Overall Habitat Quality**
-  Very High
-  High
-  Moderate
-  Low
-  Disturbed Habitat
-  Developed
-  Agriculture
-  No Data

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Proctor Valley San Diego County General Development Plan Map



Parcel	Developable Acres	Total Units
A	240	655
B	408	151
C	130	43
D	12	24
Total	791	906

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For additional information please contact:

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