

July 13, 2007

## Sandy Creek Ranch and Research Center



# Live-Work-Play

## Who We Are

### Inside:

<i>SCR Properties</i>	2
<i>Sentinel</i>	2
<i>Valley</i>	2
<i>Overlook</i>	3
<i>Homestead</i>	3
<i>Peak</i>	3
<i>A Little History</i>	4

### Special points of interest:

- National Forest ensures no adjacent development
- Safe drinking water with no chemical additives
- Nighttime view of stars
- Ponds stocked with fish
- Pistol and skeet range

Sandy Creek Ranch and Research Center is a unique, multiple-use, live-work-play community. Sandy Creek Ranch (SCR) is situated on 64 acres in a quiet valley almost completely surrounded by the Cleveland National Forest. We are located in San Diego County, about 60 miles east of the San Diego airport, 40 miles east of El Cajon, and 12 miles east of the heart of Pine Valley. The quiet environment and the rural location make it a unique location for work as well as play.

La Posta Creek runs through the SCR properties, fed by water flowing directly from the Laguna Mountains. A natural spring provides water to the creek during the summer and an underlying aquifer assures a plentiful supply of water for our wells.

The valley where SCR is located is one of the few active wildlife corridors left in the area. Here, wildlife are able to cross under the Hwy. 8 bridge and continue to follow the creek as it meanders to the southwest. It is possible for the animals to continue all the way to Mexico.

Treating the corridor as a resource, SCR has developed a



*A portion of La Posta Creek*

pro-active improvement plan for water, vegetation and habitats that has greatly increased the presence of local and migratory animals. Over the years, this area has changed from a dry, overgrazed wasteland to an oasis of seasonal pastures, 4 environmental mini-ponds and a series of 3 larger ponds with a circulating water system.

## A Short Commute

Living and working at SCR provides a very short commute with housing and offices a mere 1/8 mile apart. Walking or biking to and from work keeps us fit and provides a good mid-day break.

Residents and visitors also enjoy hiking or strolling the 1.1-mile walking track and over 2 miles of riding and hiking trails within the ranch property. SCR trails connect to the Pacific Crest Trail, providing unlimited walking and riding opportunities.

This environment has been an inspiration for many research projects and several inventions including the Water Restraint System, RANS-DV, Mobile Map Plus, X-10, X-10 Spray Wand, and the Pepper-Jet. All of these and others are products of our CDT and Priax engineering-based companies.

## SCR Properties



*As part of our conservation plan, each year we plant 100 to 200 trees grown in our own Sandy Creek Nursery.*

Sandy Creek Ranch is divided into 5 separate properties. Each property is self-sufficient, with its own underground electrical power, water well, septic system and telephone connections. All properties share a fiber-optic-connected T-1 internet connection, a 100kw emergency power system, and the electric gate system that protects the privacy of all properties. Renewal power sources are planned for each property.



*SCR Riding and Hiking Trail*

The 5 properties are:

Sentinel

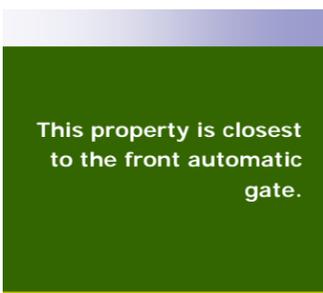
Valley

Overlook

Homestead

Peak

You can read about each of these sites below.



### Sentinel

This is the first property you come to after entering through the automatic gate. The site is 9.8 acres, with a 1,700 sq. ft., 3-br., 2-bath home with attached garage and circular driveway.

The rear yard is fenced and landscaped with trees, automatic irrigation, decks, trellises, and a Koi pond. The property includes a 10,000-gallon water storage tank with gravity feed.

A wildlife habitat with watering pond is located in the open



*Sentinel*

field in front of the house. La Posta Creek runs through this property.

### Valley



*Mountain lilac on the mountain top overlooking Sandy Creek Ranch*

This property consists of 8.4 acres and features a 3,600-square-foot warehouse building, a 1,000-sq.-ft. office building, a 200-sq.-ft. shop building, and a 1,000-sq. ft. mobile home residence.

The property includes a 10,000-gallon water storage tank with gravity feed. An up-

per pond lies on the property line shared with the *Overlook*.

A wildlife habitat with watering pond is located in the open field just across the roadway. La Posta Creek runs through this property.



*Valley property as seen from the Overlook site.*

## Overlook

This parcel consists of an 8.5-acre view lot with underground utilities including fiber-optic cable and emergency power. It has a well, septic and a 10,000-gallon water tank. *Overlook* has a view of the whole ranch as well as the pond that is located on the property line of the contiguous *Valley* property. *Overlook* has yet to be developed with housing.



*View from Overlook showing adjacent pond and pump house.*

Overlook has a view of the whole ranch.

## Homestead

Homestead is the original Sandy Creek Ranch property. This property consists of 8.6 acres, with a 1,900-sq.-ft., 3-br., 2-bath house; a 900-square-foot guest residence; a 4-stall barn with covered hay storage and tack room; a 90' by 125' riding ring; lunging pen; a 500-sq.-ft. carport; a 750-sq.-ft. shop with stained glass workshop; and a 200-sq.-ft. greenhouse. A pond with fishing dock is situated in front of the house. The pond is fed by

Sandy Creek. The rear yard is fenced and landscaped with automatic irrigation, and there is a koi pond. Front, back and side patios are all shaded by trellis patio covers, as is the koi pond. The north patio includes a barbeque area with gas grill and outdoor fireplace that can be seen from the living room. The property includes a 10,000-gallon water storage tank with gravity feed.



*Homestead residence*

## Peak

This property consists of 29.3 acres and has yet to be developed with housing. The property includes a 50 GPM water well and 200 Amp. electrical service. There is a 10,000-gallon water storage tank with gravity feed.

The house pad sits on the highest point of all Sandy Creek Ranch properties. The

lower portion of the property includes a 10-acre pasture with an additional 20 acres of open space pasture adjacent. A wildlife habitat with watering pond is located in the open pasture and there is a separate, larger pond with a center sandbar located in the pasture on Sandy Creek. La Posta Creek runs through this property.



*Wildlife watering pond*

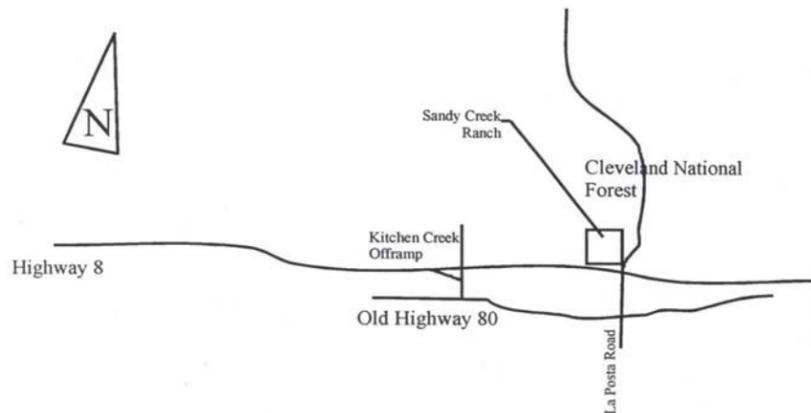
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### DIRECTIONS TO THE SANDY CREEK RESEARCH CENTER (SCRC) Home of CDT World Headquarters Located at the Famous Sandy Creek Ranch



#### DIRECTIONS:

From El Cajon take Highway 8 East about 35 miles to the Kitchen Creek offramp.  
(From the airport take Highway 5 North and then Highway 8 East about 50 miles to Kitchen Creek)

Turn right on Kitchen Creek Road and go about 100 yards to Old Highway 80.

Turn left on Old Highway 80 and go about 2 miles to La Posta Road. (You will pass La Posta and the La Posta Diner).

Turn left on La Posta Road (Truck Trail) and go about 1/2 mile to the Sandy Creek Ranch gate.



*It snows here, too. This photo was taken before any trees were planted around the pond.*

## A Little History

Although its address is in Pine Valley, Sandy Creek Ranch is not quite anywhere. SCR is a few

miles past Pine Valley and a few miles away from any other declared community. The most accurate location might be *The Back Country*. When you head east from San Diego, you are taking a trip to the back country. This is where urban ends and rural begins.

The closest "town" is La Posta, which means relay stage or post in Spanish. It was a stage stop on the San Diego-

Ft. Yuma route. Today, the population of La Posta is about 13 souls. The town's most prominent features are the La Posta Diner and the new Border Patrol headquarters.

About 9 miles south is the larger town of Campo. Buildings still remain from Camp Lockett, constructed in 1940-41 as the last U.S. Calvary military installation. The San Diego Railroad Museum is also located in Campo, maintained by volunteers and offering excursions on vintage railroad cars. Boulevard lies about 7 miles east of us and is known for its Wisteria Candy Cottage, the last candy factory in San Diego

that still produces hand-made chocolates.

There are many other sites of historical interest sprinkled throughout the back country. We are still learning interesting things--like the thing about Charles Hatfield, the Rain-maker. In December 1915, the San Diego City Council promised to pay Hatfield \$10,000 if he could fill Lake Morena (here in the back country) to overflowing. On January 10, the county was hit by heavy rains and Morena Dam was filled to overflowing but the city council never paid Hatfield's bill. Sounds about right.