

Budget Meet Set August 12 At The Inn

A public hearing will be held August 12 at 8 p.m. in the Meeting House of The Inn for the purpose of reviewing the Association budget for the fiscal year 1955-56. A copy of the proposed budget report will be sent to each member of the Association on or before August 1.

This budget will contain Association Treasurer W. A. Smart's annual report of the business condition of the Association for the fiscal year ended June 30, 1955, and a composite picture of organization requests and Association expenses for the coming year.

Objections to the proposed budget heard at the meeting, will be discussed by the Board of Directors at its next meeting after the hearing, August 19. The final budget will be adopted by the Board at its first September meeting, September 2.

After all current assets and liabilities of the Association and the amount of revenue to be raised have been determined, the assessment rate will then be measured against the total valuation of Covenant property.

The assessment rate for the past year has been 70 cents per \$100 valuation based on the total valuation determined by the County of San Diego. During the preceding year, the assessment rate of one dollar per \$100 valuation was rated against an approximate total valuation of \$2,595,352.

A special meeting of the Association Board of Directors was held Thursday, July 21 to set the final budget report to be presented in the letter sent to all Association members before August 1.

A previous hearing had been held at the Board's regular meeting, July 15.

Color Studies of New School on Display

Exterior color studies of the Rancho Santa Fe School, now under construction, are on display in the lobby of the Post Office, according to George Wallace Duncan, architect.

The new school, containing six classrooms, kindergarten room and administration area, will be constructed of reinforced red brick masonry.

Other features of the new building are tile roofing, aluminum sash window frames, natural finish plywood wood work and natural finish birch cupboards.

Construction on the building is right on schedule. The construction contract calls for an October 15 completion date. Construction is being done by the Larson Construction Co., San Diego.

Postponement To Be Asked On Service District Hearing

A request will be made before the County Board of Supervisors at its August 2 meeting, for a continuance on the Community Service District public hearing, originally scheduled for that day at 11 a.m.

The request came after supporters and opponents of the District met informally last week to discuss the merits of such a District. A compromise was made in requesting that the hearing be delayed, so that additional information on the District could be secured.

Some of the objections voiced by opponents of the creation

of the Service District are that the commissioners of the district would be vested with too much governmental power; the law is too broad; and, existing police service is adequate.

Such a district, if formed, would according to the backers of the move, combine the existing functions of the Maintenance, Police and Fire Protection Districts, and put them under the control of a single district.

Ninety-two signatures, attached to petitions advocating formation of such a District, were filed June 23 with the Board of Supervisors. Approximately 45 were needed, or, 10 per cent of the registered voters who voted in the last state governor's election.

Following the hearing, the Supervisors will call a public election, if in their opinion, establishment of such a District is feasible. If a majority of those voting vote "yes," the District is then automatically created.

Advocating the formation of the District have been the Commissioners of the Rancho Santa Fe Fire Protection District.

The commissioners have maintained that such a District would cost only \$150 a month more than property owners are now paying for maintenance and police and fire protection. The \$150 figure roughly represents the amount that the county has been paying as its share for police protection in Rancho Santa Fe. Taxes would be assumed by all property owners within the District, Covenant and non-Covenant owners alike.

The five men presently employed by the three existing Districts would create a work-pool for emergency service within the District.

Equipment of existing districts would pass onto the Service District, according to provisions of a bill recently passed by the State Legislature. The bill was introduced by County Senator Fred Kraft and presented on the Assembly floor by Sheridan Hegland.

Formation of Community Service Districts was authorized in 1951 by a law passed in the State Legislature.

Construction on Ranch Homes Sets Record During '55

A record number of residence building permits have been issued at the Association during 1955. A total of 32 permits for residences had been issued to July 11 with a total valuation of \$653,050.

To the same period last year, some 20 residence permits had been issued with a total valuation of \$485,800. In the last half of 1954, 20 additional residence permits were issued, bringing the total valuation for residences constructed during the year to \$995,325.

These figures do not include various accessory buildings, additions, swimming pools, alterations, multiple dwellings and other structures requiring building permits.

Total valuation of all buildings under construction on the Ranch since January 1 of this year adds up to \$814,050. This includes the \$147,000 construction job now going on at Rancho Santa Fe school for which the Association waived its customary building permit. Four other building permits have also been issued at the Association offices since January 1 for two additions, a tool and

implement building, and one stable.

Construction underway, or finished during the year is only \$400,000 less than the total set in 1954.

Added to the 40 homes constructed during 1954 were several guest cottages and servants quarters, a church, a conference room, multiple dwelling, garages, accessory buildings and several additions and alterations for a combined total valuation of \$235,375.

Building records in 1953 show that out of 56 building permits issued, 36 were for residences. The total building valuation during that year was \$948,015.

During the past months, the Art Jury has been approving residence plans at the rate of about six a month. Studies made by Art Jury chairman, Howard Harrison during the past three years indicate 20 per cent of approved house plans are never constructed. This would bring the number of approved plans which are constructed, to not quite five a month. Thus, the end of 1955, should see between 50 and 60 new homes constructed on the Ranch.

Covenant Strength Explained By Board Member Sullivan

"Someone is going to test the Covenant." This is an oft-heard remark at the twice-monthly Association Board of Directors' meetings.

The Rancho Santa Fe Protective Covenant, established by the Association July 14, 1927, amended in 1930 and again in 1937, has yet to face a court battle.

Recently, at the July 15 Board of Directors' meeting, another rumor was heard that someone was going to "test the Covenant". Board member Edmond Sullivan, who in private life is an attorney, countered by giving a few legal aspects applicable to any intended action.

It was the opinion of the directors that Attorney Sullivan's remarks should be presented on these pages.

The Protective Covenant is basically a contract whereby all property owners agree to limit the use of their land, he explained. They have given the power of enforcing this Covenant to a Board of Directors. The power is somewhat arbitrary, because no specific rules are laid down for individual cases.

"Any man who says he is going

to 'test the Covenant', is biting off a piece of fairly undigestible material," the director said.

This Covenant can only be removed in two ways: by the consent of the Covenant property owners, as provided for in the Covenant itself; or, if a Court rules that conditions and circumstances in the community have so changed that it is no longer reasonable to uphold the Covenant, Sullivan continued.

He reminded the Board that since much of the talk on "testing the Covenant" is relative to the actions taken by the directors in regard to subdivisions, an applicant turned down on a subdivision request who wishes to test this decision in Court, is, in effect, asking the Court to rule that the directors have acted "arbitrarily". Sullivan said that in his opinion (which was influenced by his legal experience) he could not conceive of any Court substituting its judgment in regard to the advisability of granting or not granting a subdivision request, for the judgment of the Board, which is more directly concerned.

A turned-down applicant could

June Restaurant Profits

Operation of the coffee shop and bar netted the Association a profit of \$380.28 during June, Manager W. A. Smart told the Board of Directors at its July 15 meeting. Gross profit of the Del Mar Caterers, operators of the restaurant, was \$880.28 for the same period, he said.

bring his case into Court in two ways, he said. He could go ahead and subdivide his property, thus, in effect, forcing the Association to attempt to get an injunction against him. Or, the director continued, he could instigate proceedings himself and attempt to prove that the directors had acted "arbitrarily or capriciously".

The little understood effect in regard to the judgment of the Court on cases of this kind, is, that a judicial precedent would not be established, if the Court rules against the Association.

If the Court should conclude that the Association acted improperly by inequitably restraining any member from subdividing his property, the Court's decision would apply to that particular case and would not effect the Covenant, Sullivan said. The next judge, hearing a similar case, might come to an entirely opposite conclusion.

Letters To The Bulletin

Service District Costs Questioned

In presenting a petition by the Fire Department for the purpose of creating a so-called Service Department or Bureau it was stated that this would decrease our taxes. It was explained that this would come about because of the transfer of our police force to the new governing agency which would automatically compel non-Covenant property to share in the cost.

When you stop to consider that the area of non-Covenant property is probably not over five per cent of the total, while the assessed valuation on which taxes are levied is even less than that, you need not be an Einstein to figure out how much tax money that would save members of the Association.

Moreover, any savings would be offset many times over when the grandiose schemes now in embryonic stages come into play. I am not sure but that our Association board would do the smart thing if it would rescind its former action in giving its blessing to this scheme.

While on the subject I should like to call attention to complaints I have heard that the public is in almost complete ignorance as to what goes on in the Fire Department. A little daylighting on what our money is being spent for would be appreciated. After all, we do have some right to know. A good vehicle to carry this information would be our Association Bulletin.

George W. Megrew

Districts' Budget Statements Requested

At a meeting of the tax payers of the Rancho Santa Fe Sanitation District held at The Inn by invitation of Mr. Clotfelter on July 6, it was moved, seconded and passed that the Directors of the Association be requested to include in the July issue of the Bulletin, a complete statement of the proposed budgets for the coming year of the Sanitation, Maintenance and Fire Protection Districts of the Ranch.

Your compliance with this request will not only be of benefit to all concerned but will be appreciated by all of the taxpayers, especially in the Sanitation District.

R. M. Clotfelter,
by Louise Badger



THE BOARD OF DIRECTORS of the Rancho Santa Fe Association are pictured just before opening a Friday meeting. Sitting around the table beginning at the left, are, W. O. Fleetwood, Edmond M. Sullivan, W. R. Fawcett, W. A. Smart, secretary; Adm. Felix X. Gygas, president; Mrs. Norma Sams, assistant secretary; C. K. Whittaker, W. M. Vandersulis and H. F. Bakewell.

Information Bulletin of the Rancho Santa Fe Association Rancho Santa Fe, California

Marilyn Kamprath, Editor

Board of Directors—Adm. Felix X. Gygas, president; W. O. Fleetwood, vice president; H. F. Bakewell, W. R. Fawcett, Edmond Sullivan, W. M. Vandersulis, C. K. Whittaker; W. A. Smart manager.

Regulations for Keeping Animals on Ranch Explained

Every now and then, the agenda of the Association Board of Directors contains a request from John Doe to keep animals on a portion of Lot 7, Block 15.

Requests vary from applications to keep "one horse for our 12-year old daughter," to "10 chickens to supply us with fresh eggs," to "five head of cattle to crop alfalfa."

Authority to deal with these requests is delegated the Board in Paragraph 5 of the Covenant: "The keeping of any cattle, hogs, rabbits, horses, or other animals, or poultry, . . . subject to reasonable regulations to be made by the Board of Directors, determining the numbers thereof, the distance they must be maintained from dwellings and public roads, and other sanitary requirements . . ."

The keeping of dogs and cats is left pretty much to the discretion of the property owners, with the usual county regulations applying to licenses and strays.

Several years ago, the somewhat nebulous language of the Covenant regarding "reasonable regulations" was more clearly defined when the Board of Directors set up a list of regulations for the keeping of horses, cattle and other animals. These regulations, were adopted in cooperation

with the Rancho Riding club which did some of the spade work on the project. The regulations were approved by the Art Jury and the Board in January, 1953.

A case in point might be Mr. and Mrs. Joe Smith who might want to buy a cow to supply their family with milk. The Smiths first notify the Board of their intention in writing, specifying that they wish to keep one cow on Lot 1, Block 200. Additional specifications are required on the nature of the shelter and enclosure for the animal.

As soon as the application comes into the Association office, letters are sent to all surrounding property owners adjacent to the Smiths, telling them of their neighbor's intentions. The request also comes up for preliminary hearing before the board. Filing of any protest is required within 15 days of the date of notice.

Now the wheels are really in motion but, the nearest neighbor, Mrs. Jones, after opening a letter from the Association containing the notice of intention, immediately thinks of cows, flies and broken down barns, all in one breath. And she files a protest with the Board.

Usually at the next Board meeting, if enough time has elapsed, the matter comes up for

discussion again. The request is read; the general area is pointed out on a wall map; the size of the piece of property and general area are seriously considered.

Perhaps on this particular request, shelter and feeding place would be located in a draw, far enough away (the regulations require no closer than 100 feet to the property line and 150 feet from the nearest dwelling) so that Mrs. Jones would not see the "barn" from any window in her house. Also, it is determined that the acreages in that part of the Ranch are large enough to minimize any wind condition which would carry the "barnyard smell" to adjoining property owners. Also, all other regulations have been complied with, and—the request is approved.

Reasonable regulations are specified so that elimination of waste materials meets sanitary requirements. The Art Jury has jurisdiction over the nature of housing. However, the request must be approved before housing plans can be submitted to the Jury.

Permits may be amended or revoked on a 60-day notice if: the permit has been violated; conditions have changed to make continuance objectionable to surrounding property owners; and, it is in the best interests of the Association.

Local Temperatures

Rancho Santa Fe temperatures as recorded at The Inn from June 20 to July 17, are as follows:

	High	Low
June 20	47	62
June 21	65	76
June 22	80	64
June 23	76	63
June 24	73	65
June 25	72	64
June 26	76	66
June 27	73	65
June 28	72	64
June 29	70	66
June 30	72	65
July 1	73	67
July 2	74	67
July 3	70	66
July 4	70	66
July 5	74	66
July 6	72	66
July 7	74	64
July 8	76	64
July 9	74	62
July 10	74	63
July 11	74	66
July 12	74	66
July 13	76	68
July 14	82	69
July 15	80	70
July 16	79	70
July 17	78	67

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Six Recent Elections Of Ranch Clubs Noted

Recently six organizations on the Ranch, beside the Association and various taxing bodies, elected new officers for their groups. New presidents and other directors were elected for the Country Friends, Los Ancianos, Book Club, Riding Club, PTA and Garden Club.

Elected president of Country Friends, a group which gives its entire proceeds to charity, was Mrs. Francis (Dorothy) Patton. Mrs. Patton, charter president of the organization began a second term after the May 19 election. The Pattons have been Ranch residents since 1948, coming here from Highland Park, Illinois where Mr. Patton was in the in-



Mrs. Francis Patton

vestment business in the Chicago area. Their home is on El Mirador. Mrs. Patton also serves as a director and membership chairman of the Garden Club.

Country Friends was organized in January 1954 when the group opened the Traders Shop in the Country Squire Courtyard. The shop sells jewelry, pewter, dishes, plates and bric-a-brac. The merchandise is either donated or sold on consignment. In the fiscal year just ended, the Country Friends realized a profit of over \$1600 through operation of Traders Shop. Mrs. Patton has charge of the shop one day each week. It is her responsibility to see that it is manned that day.

Serving on the Country Friends board with Mrs. Patton during the next year are Mrs. Harry Wenz, first vice president; Mrs. Gray Stewart, second vice president; Mrs. Howard Steinwenter, treasurer; Mrs. Elliott McIntire, recording secretary; Mrs. Van A. Goodrich, corresponding secretary; Mrs. LaMotte Cohu, Mrs. Paul Lloyd and Mrs. Arthur Perry, directors.

A Ranch organization devoted to the senior citizens of the Ranch is Los Ancianos, derived from the Spanish, "The Ancients." Membership of 50 is limited to men 50 years or over who have been local residents one year or longer.

The organizational head of Los Ancianos is called a Jefe, pronounced Hayfee. This year, the chief's job went to R. B. Fisher, who with his wife moved to Lago Lindo from the Midwest over five years ago.

Los Ancianos counts itself as an educational and pleasure organization. Members meet approximately every two months for dinner and a meeting. At the June meeting, the group had the honor to hear Col. "Skeets" Coleman, test pilot of the Convair Pogo Stick, just a week before Col. Coleman received the Harmon Trohpy, the nation's highest aviation award.

Only at the Christmas party are the ladies allowed in this



R. B. Fisher

male aggregation. Among the group's activities is sponsorship of the local Boy Scout Troop 758.

Serving with Jefe Fisher on the Los Ancianos board are W. A. Smart, secretary; Fred Van Sicklen, entertainment chairman; Carl Muench, Victor Rakowski and

Howard Harrison, directors. One of the oldest active organizations on the Ranch is the Book Club which has been meeting once a month since 1933. Mrs. R. M. (Constance) Clotfelter, one of the original charter members of the group was elected president May (continued on page 6)



Mrs. R. M. Clotfelter

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Ranch Youth Activities And Needs Discussed by Board

Long range plans are now being formulated for Scouting and other youth activities in the Rancho Santa Fe area, it was brought out at the Association Board of Directors July 15 meeting by George Ennis, chairman of the Boy Scout Troop 716 committee and Bob Francisco, Explorer advisor.

Local Boy Scouts were given use of land adjacent to the golf course several years ago by the Association. Camp fires and other meetings have been held on the grounds, weather permitting, but the land contains no meeting house, the two youth leaders said.

Various buildings on the Ranch have been serving as meeting places for the group, Ennis pointed out, but more permanent headquarters are now desired. The proposed building should be a community project for organized young people's groups, Ennis told the Board.

"The needs of our growing population will be apparent in a year or two, but we need the approval of the Board before we can raise any money, because the land is Association property", he said.

Scouts Cannot Own Property

Francisco reminded the Board that since Scouts cannot legally own property they need a sponsoring body to assume landowner's responsibilities.

A motion was then made that a committee be appointed to investigate this matter and the possibility of having the Association sponsor Scout troops on the Ranch. Board President Adm. Felix Gyax appointed W. M. Vandersluis to meet with Ennis and Francisco and to consult with Association Attorney Howard Clayton for any needed assistance. The committee was directed to make a recommendation of some sort at the next Board meeting (August 5).

Line Stopped Up

Present at the meeting was Potter Bowles who told the Board that a trunk line of the Rancho Sanitation District which extended from his Mimulus property to the main line was stopped up. About 100 feet of the 700-foot line was on his property, he said, with the rest extending through the golf course to the main sewer line. He said that the site of the stoppage seemed to run along a barranca and that cleaning of the line would be only temporary unless the shrubs and trees of the barranca were removed.

Bowles was directed to investigate his easement rights and the Board moved that Attorney Clayton determine whose responsibility the problem should be.

Also present at the meeting was L. E. Kelley who asked the assistance of the Board in securing access easements to the back of his property (Lots 19, 20, Block E, Civic Center) when an alley is cut through. He stated that he had been able to secure easements from all property owners except one and that the value of his property would be cut considerably if all easements did not come through. Board member Edmond Sullivan was advised to investigate the matter with Kelley.

Resolution Rescinded

A resolution passed at the June 3 Board meeting was rescinded at the July 15 meeting. The original resolution was made after the former Board heard a preliminary report from the Board of Fire Commissioners on the proposed Community Services District, and indicated that the directors were "aware of the problem and that they approved of the idea". The action was rescinded when R. E. Badger appeared before the Board and stated the approval of the formation of such a district was not under the powers given the Board in the Protective Covenant. As a matter of policy, he asked that the Board take a neutral position.

The directors approved two subdivision requests, denied another and deferred action on a

third. Approved was the request of James B. Magee to subdivide 15.67 acres on Lot 7, Block 34 into three parcels of 4, 5.1 and 6.5 acres. Also approved was the request of Perry Real Estate Sales to subdivide 37.6 acres on Lots 1 and 3 of Block 14 into four parcels of 4, 4.7, 16 and 12.9 acres.

Action Deferred

Deferred was the request of Horace Phillips to subdivide 10.5 acres of Lot 6 in Anza Heights into three parcels of approximately three and one half acres.

The directors denied the request submitted by Henry Sage to subdivide 27 acres on Lot 7, Block 9 into ten parcels of 2.1, 2.25, three at 2.4, 2.6, 2.75, 2 at 3 plus, and 3.7 acres, respectively.

A preliminary budget report for 1955-56 was presented at the meeting. It was decided to hold a special meeting of the Board to prepare the budget report for publication prior to the annual

Budget meeting.

In other business the directors: Directed Association Secretary W. A. Smart to invite Erskine Sandys, telephone manager, to appear at an early Board meeting to discuss telephone rates in Rancho Santa Fe with special emphasis on rates between here and La Jolla;

Authorized Secretary Smart to write lien letters to five property owners delinquent in their 1954 assessments;

Approved requests for signs submitted by H. Gimber Evans and Leland L. Evison;

Approved a permit requested by Mrs. Maud Fox for a temporary packing stand for the processing of fruits and vegetables subject to approval of the location by the manager;

Appointed a committee consisting of Edmond Sullivan assisted by the Art Jury to investigate Covenant cost restrictions with respect to applying a higher factor to low restrictions.

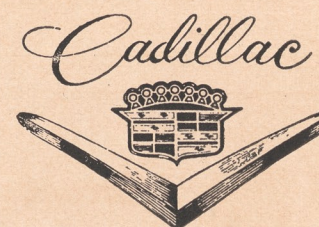
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Six Recent Elections . . .

(continued from page 4)

31. Mrs. Clotfelter has served as Book Club president before, and last year, was vice president.

Each member of the group, limited to 25, is expected to serve as hostess and present a book review once each year. Emphasis during the past year has been on the Orient countries. Many works of non-fiction and other timely subjects on the Far East were presented before the club. Dictionaries have been placed in



Mrs. Potter Bowles

schools as an activity of the Book Club.

Members of the Book Club who joined the group during its first year and are still on the club rolls are Mrs. Louise Badger and her mother, Mrs. Garvey, Mrs. Norman Carmichael, Mrs. George Megrew, Mrs. Sydney Nelson and Mrs. D. Maitland Bakewell.

Other club officers for the next year are Mrs. Bakewell, vice president; Mrs. Emery Peterson, secretary; Mrs. Megrew, treasurer.

President of the Rancho Riding Club since January of this year has been Mrs. Potter (Margery) Bowles. Mrs. Bowles has been active horsewoman on the Ranch since she and her husband moved here nine years ago. This is Mrs. Bowles' first term as president of the Riding Club, although she has served in previous years on the Board of Directors. In 1949 and '50, the Riding Club president served as a member of the Association Board of Directors.

In 1954, Mrs. Bowles became a member and chairman of the Association Bridle Trails committee. Under her direction, countless property owners were and are being contacted to grant permanent easement to the Association for establishment of bridle trails.

The idea for granting permanent easements to the Association was started by John Robertson and eventually gained such momentum that 11 miles of permanent trails now exist on the Ranch. Another ten miles of trails are now in the advanced planning stage.

Heading the Rancho Santa Fe PTA program this year will be Mrs. Chester (Lois) Root. She and her husband and two school-age children, Robin, 10, and Ronnie, 8, live in the north-east portion of the Ranch at the end of Lago Lindo.

The local PTA program includes educational meetings and guest lectures on the first Thursday afternoon of each month. An exception will be made in September when the group sponsors a coffee and doughnut hour for parents on the first day of school, and a tea for parents and teachers shortly after classes resume.

The PTA membership of about 80 is expected to jump to over 100 this year, because of an anticipated larger enrollment and a special membership drive.

Much of the fund raising is done through the annual Hallo-



Mrs. Chester Root

ween carnival, bake sale, fashion luncheon and club fees. This year's proceeds will be added to the \$400 cleared last year and it is expected that funds will be designated towards landscaping of the new school, Mrs. Root said.

Another vice president of last year who took the top job in her organization after spring elections is Mrs. Edmond Sullivan, new Garden Club president.

Although a comparative newcomer to the Ranch—she and her



Mrs. Edmond Sullivan

family have lived in their Mimosa Road home for two and one half years—Mrs. Sullivan is experienced in assuming her administrative duties. In Carmel, the former Sullivan home, she was for a time, president of the local Parent Teacher Organization and the League of Women Voters.

On August 2, the Garden Club directors will meet to outline more fully plans for the coming club year. Mrs. Harry E. Wenz is program chairman.

Extensive remodeling is now underway at the club rooms on the corner of Avenida de Acacias and Linea del Cielo. Work is expected to be finished in time for the annual summer dance, which has been postponed until September 10. Mrs. Fred Van Sicklen has been in charge of the remodeling program.

Annual program features of the Garden Club beside the summer dance are the spring flower show, a rummage sale and winter dance.

Notices Sent

Notices were sent to all members of the Rancho Santa Fe Association July 20 by Secretary W. A. Smart in regard to non-observance of Paragraph 88 of the Covenant. This paragraph prohibits rental of accessory buildings and permits use of such buildings for guests and servants only.

The notice further requested all members that immediate steps be taken to correct any variance.

A county regulation also prohibits rental of accessory buildings.

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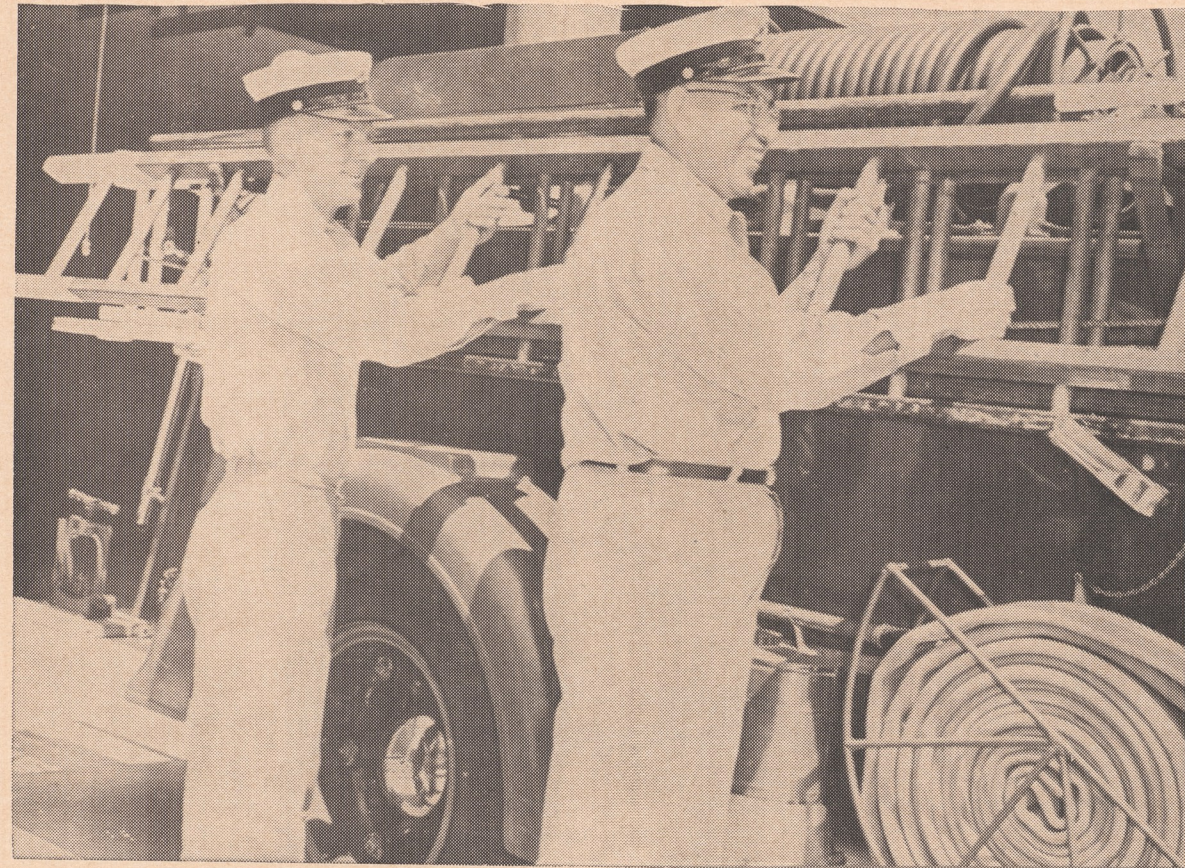
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THE RANCHO SANTA FE FIRE PROTECTION DISTRICT July 1 hired a second full-time employee, Richard Wessels, shown above at the left. Wessels serves as assistant fire chief to Chief R. B. Duran, right. The 500-gallon Mack pumper was the first piece of equipment purchased by the District in 1947.



ASSISTANT CHIEF WESSELS polishes the four wheel drive jeep with 250 gallon pumper as Chief Duran checks the day's work schedule. The jeep is usually sent out on first calls and brush fires.

2. Maintain approximate inventory and location of retail and wholesale supplies in the territory;

3. In case of emergency, institute and carry out seizure and issuance of all supplies except those for normal use;

4. Coordinate outside assistance;

5. Furnish assistance to other areas in need.

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Civil Defense Supply Program Outlined

Functions of the Civil Defense Supply system were outlined recently by Lewis Lintner, zone warden. Rancho Santa Fe Chief of Supply is Sidney Benedito.

Listing the functions of the supply program Lintner said the chief would:

1. Recruit, organize and train assistants;

John Bancroft

INTERIOR DESIGNER

Mrs. William States Lee
Associate

Rancho Santa Fe
PLaza 6-1172

"Meet Your Neighbors" The Walter Blackburns

A chance side trip through Rancho Santa Fe in 1951 was the happy circumstance which prompted Mr. and Mrs. Walter Blackburn to establish their home here after Mr. Blackburn's retirement.

Both natives of Westchester County, New York, the Blackburns had been looking for southern California property since 1950. For 20 years, during the time Mr. Blackburn served as a handwriting expert for the Federal Bureau of Investigation, the family had lived in Arlington, Virginia. From there, Mr. Blackburn commuted daily to Washington, D. C.

During the summer of 1951, the Blackburns were visiting their son, Gerard, who had settled in southern California. While here, San Diego friends took them on a motor trip to the northern section of the county. After driving through Escondido, which Mrs. Blackburn remembered as "unbearably hot," the touring party turned off onto the road which eventually becomes Paseo Delicias.

A quick look at the Ranch that day and Mrs. Blackburn recalled saying, "This is the place I'd like to live." Nearly four years later, mid-February of this year, the couple moved into their green stucco and redwood house on El Mirlo.

House Features

The house was largely designed by the Blackburns to overcome a lifetime of minor inconveniences. Such features as a mantelpiece especially designed for an antique heirloom clock, a narrow shelf just for bridge tables, a woodbox opening to the outside and inside, and lazy Susan corner shelves in the kitchen cupboards were considered "musts" for the new Ranch home.

During their married life, Mr. and Mrs. Blackburn have lived all over the world. Gerard was born in India when Mr. Blackburn was associated with a major oil company.

An interesting sidelight of the trip home from that jaunt occurred when the Blackburns visit-

ed friends on Corregidor. This year they discovered that their Ranch neighbor, Col. Harry E. Pendleton, had been stationed on Corregidor at that time and was also a close friend of the people whom the Blackburns visited.

Document Chairman

In 1934, Mr. Blackburn joined the staff of the Federal Bureau of Investigation and subsequently became chairman of the Document Section of the Bureau. In his work as a handwriting expert, he was associated with nearly all the major kidnaping cases of the 1930's including the famous Matson kidnaping in Spokane, Washington in 1936. During World War II, he was chairman of the Code and Cipher Section of the Bureau but went back to documents after the war ended. At the time of his retirement, June 30, 1954, he was the second oldest Bureau employee in term of service in the document division.

Mrs. Blackburn has for years, been actively engaged in volunteer Red Cross work. She has served as director of the Junior Red Cross program in Arlington, has been on the staff of National Headquarters and was vice chairman of the blood program in Arlington county. In this connection, she has donated over two gallons of blood towards this program.

Son Lives Nearby

In their new West Coast home, the Blackburns are close to their son, his wife, and three sons, Thomas, David and Wayne, who live in San Diego where Gerard is an engineer for an aircraft plant.

Mr. Blackburn hopes to carry on with handwriting analysis on a limited basis, by taking cases from West coast attorneys. In the meantime, the couple, both enthusiastic gardeners, is getting used to West coast soil and non-deciduous and perennial plants. A pair of finches has adopted the Blackburns and daily bathe and sing in the back yard bird bath. Thus far the birds have scorned the house which Mr. Blackburn has built for them, having erected three nests amid the garage rafters.



MR. AND MRS. WALTER BLACKBURN, featured in "Meet Your Neighbor," sit before their old-brick fireplace in their recently completed Ranch-style home on El Mirlo.

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Greens Committee Outlines Program For Coming Year

Two major improvements for the Rancho Santa Fe Golf Course have been proposed by the Greens committee.

The committee has recommended that a practice fairway be constructed and that the seventeenth tee be lowered approximately 16 feet. Total cost for both renovations was budgeted at \$5000, Carl Croft, Greens chairman told the Association Board at its July 15 meeting.

The Board recommended that the Greens committee proceed as quickly as possible on these capital expenditures.

Croft told the Board that no good golf course in the United States was without a practice tee. Location of the proposed tee and fairway would be parallel to Via de la Cumbre, the short road behind the course which runs into San Elijo.

To construct this tee, the old eighteenth green would be lowered approximately four feet; the brush from the barranca on the

left side of the eighteenth fairway would be removed, and the practice fairway would then be contoured so that 20 balls could easily be retrieved. The Greens chairman said that this practice fairway was considered a "must" by his committee and Lawrence Huges, a consulting golf architect.

Lowering of the seventeenth tee would eliminate "Cardiac Hill", the name generally applied to this tee by local golf aficionados. The tee, which is 27 feet higher than the sixteenth green, is the only thing architecturally wrong with the golf course, Croft told the Board.

On completion of the proposed work, golfers would have a gradual approach from the sixteenth green. Croft quoted Huges as saying that this would make a "much better hole". The architect's opinion was concurred with by Olin Dutra, golf pro at Mission Valley Country Club.

Other capital expenditures planned for the golf course are two mowers for the tees and greens. It is expected that these

Scouts Attend Camp

Members of Boy Scout Troop 716 accompanied by Scout committeeman Wallace Duncan camped at Hual-Cu-Cuish in the Cuyamaca Mountains in early July. Eight Explorer Scouts accompanied by Explorer Advisor Bob Francisco returned earlier after four days camping in the San Jacinto Mountains.

Local Scouts continue to work on their Merit badges in preparation for advancement ceremonies in late August, R. B. Duran, Troop 716 Scoutmaster said.

mowers will save about one third in golf course labor costs, Croft said.

The Greens committee presently feels that the course is in a much improved state. He said that a "lavish amount" of water has been used on the fairways. The two-foot brown spots sprinkled along the fairways on the second nine were caused when strong chemicals were applied to burn out Dallas grass. "This is the only known means to remove the grass," he said.

Superintendent Bob Wanner is now carrying out an experimental fertilization program which should also improve the condition of the grass, he said.

Plentiful Water Supply Assured

The Santa Fe Irrigation District has received assurance of 500 acre feet of water from the San Diego County Water Authority in addition to this year's 4300 acre feet entitlement from the city of San Diego.

The city of San Diego does, however, have the right to rescind on its entitlement by 25 per cent in case of "drought", D. M. Bakewell, local district manager, said. If the local district were faced with only a 75 per cent entitlement, the supply would drop to 3200 feet.

"We expect to use in excess of 75 per cent," Bakewell said, "and purchase of the additional 500 acre feet was strictly a safety measure".

Water consumption is running in excess of last year by 150 acre feet, he said. To July 1, 1688 acre feet had been used since the water year began November 1. Heavy irrigation in November and December, 1954 was given as the cause of the heavier usage by the manager. During the '53-'54 water year, the District used 3225 acre feet of water, he said.

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Local Fair Winners Told

Many Ranch residents, including several youngsters came home from this year's County Fair held at Del Mar, June 24 to July 4, with a variety of awards and ribbons for prize-winning entries.

A partial list released by the fair includes local winners in the following divisions:

Judy Fleetwood, red ribbon—middle weight steer; Steven Thompson, red ribbon—middle weight steer.

Poultry Division—Mrs. Gifford Ewing, Muscovy white ducks, first and second, old drake.

Horticulture Division—California Macadamia Society, blue ribbon, sub-tropical feature exhibit.

Clothing and Textiles—Mrs. Roy Thompson, second, afghan; Mary Lou Lewis, first—rug braided in wool; Mrs. Richard C. Harris, first—men's sleeveless sweater; Carol Ward, third—dress and laundry bag, first—head scarf; Kathy Ward, third—dress and scarf.

4-H Wool—Susan Rice, third, wool.

Home Economics Foods—Carol Ward, third—divinity, second—congo squares; Mrs. George F. Crane, first—chocolate layer cake; Mrs. Richard C. Harris, second—chocolate layer cake.

Top bidder for the grand champion steer at the auctions held following judging, was Mrs. Paul Lloyd, who bid \$1.50 a pound for a 980 lb. champion raised by Billy McRobb of Descanso. Other champion beef and lamb were purchased by Mr. and Mrs. Lloyd for the San Diego Crippled Children's hospital.

Another Rancho Santa Fe high bidder was Lester Walls, who bought the reserve champion F. F. A. fat lamb raised by Gary Shelstead of San Dieguito F. F. A. The 99-lb lamb was purchased for a bid of 99 cents a pound.

Other high bidders from the Ranch who bid top prices for champion lambs were Mr. and Mrs. Walls, The Inn, R. M. Clotfelter, Ed Lloyd, Fred Bechstein, Roy Thompson and R. Victor Venberg.

Prize-winning frozen squab, duck and rabbit fryers were purchased at the rabbit and poultry fryer auction by Mr. and Mrs. Walls.

Fashion Show Theme Announced

"A trip to San Francisco for the opera season" is the theme chosen by Country Friends for its second annual fall fashion show. Proceeds of the show, to be held September 28 at The Inn, will be given to the Boy's and Girl's Aid Society, San Diego.

A complete fashion wardrobe will be shown for "here, there and en route". Featured clothing ensembles will be coats and suits for city wear in San Francisco, casual clothing for sun down on the peninsula, cocktail dresses for late day, and ball gowns for the opera. Man models in full dress black will also be featured in the latter category. Mrs. La Motte Cohe, publicity chairman said.

The next board meeting will be

Maintenance District Directors Named

The San Diego County Board of Supervisors recently appointed W. R. Fawcett and reappointed Leon P. Janinet and Carl Muench as directors of the Rancho Santa Fe Maintenance District.

The appointments were made after the names were suggested to the supervisors by the Board of Directors of the Rancho Santa Fe Association at its July 1 meeting. The suggestions were made in response to a request made by the supervisors.

Fawcett replaced Adm. Felix X. Gygax. Janinet had been serving as chairman of the board.

held August 18 in the home of Mrs. George Richardson. Co-chairmen of this year's fashion show are Mrs. John Rice Jr. and Mrs. Kenneth Walker.

Golf Course Collects Record Green Fees

Green fee receipts during fiscal 1954-55 totaling \$105,457, topped all other years in the history of the local course. A net profit of \$27,104.79 was recorded after \$78,352.21 for operation and maintenance of the course was deducted. A large portion of this net figure is, however, deducted from Association office expense.

Revenue for the coming year has been estimated at \$98,800 by the Greens Committee. This figure was set after the committee noted that green fees in June, 1955, were \$700 less than the same month last year.

Anticipating that this might be a trend, the committee multiplied the figure by 12 to arrive at the tentative total.

Maintenance, Animals, Rodeo, Subdivisions, Discussed July 1

Suggestions for appointments to the Rancho Santa Fe Maintenance District Committee were made when the Association Board of Directors met July 1 for its regular meeting. Serving on this committee for the past year have been Leon P. Janinet, chairman, Adm. Felix X. Gygax and Carl Muench.

Adm. Gygax stated at the meeting that he did not wish to serve on the committee another year. In his place, the directors suggested W. R. Fawcett for appointment along with Janinet and Muench. The suggestions were made in response to a request from the County of San Diego.

A request from the San Diego County Sheriff's Relief Association for Association sponsorship of the September Sheriff's rodeo to be held at Del Mar, was denied. The directors expressed the opinion that sponsorship of events of this type should be left to the "discretion of the individual members of the Association."

Keeping of Animals

Two requests to keep animals were considered by the Board at the July 1 meeting. Approval was given to Chester Root to keep a maximum of 25 head of cattle. Root stated in his request that the cattle would be kept temporarily to dispose of hay on his property. He further said that he eventually intended to keep some cattle up to nine months of the year. The application of Roderick Clark to keep one horse was denied.

A resubdivision request submitted by Richard Ensign was considered by the Board of Directors for the third time. The original request had been filed by William Maguire for subdivision of 11.2 acres on Lago Lindo (Portion of Lot 4, Block 11) into two parcels of 3.5 acres and one of 4.2 acres. The property was sold to Ensign before any action could be taken by the Board. It was subsequently denied, resubmitted, and denied again at the May 20 Board meeting.

"Borderline Case"

At the July 1 meeting, it was brought out that this particular request was a "borderline case" and that a strong argument could be made for or against the resubdivision.

It was pointed out that by denying the request, the Board would establish a policy "to keep the essential character of Rancho Santa Fe the same." In this connection it was mentioned that nearly all the property in the northeasterly direction of the Ensign acreage, consisted of parcels of at least four acres or more.

On the other hand, most parcels in the southwesterly direction of the Ensign site (Map 2089) are

smaller than four acres. In this connection, the directors were reminded that the Board would not be setting a precedent by approving Ensign's request.

A motion was then passed approving the request.

Subdivision Approved

A subdivision request of Alexander Krisel, deferred at the June 17 meeting of the Board, was again considered at the meeting. Approval was given to Krisel to subdivide 23 acres into two parcels of four acres and one each of five and 10 acres.

A copy of a letter to be drafted by Association Attorney Howard Clayton was directed to be sent

to all Association members.

This letter would remind the members of Article IV, Section 88, of the Covenant which prohibits rental of separate and detached accessory buildings.

It had been brought out at earlier Board meetings that conformity to this particular section of the Covenant was not generally being observed, since in some cases, guest houses were being leased. Prior to release, the letter will go to each director. Adm. Gygax, Board president, was delegated the authority to reconcile any possible suggestions and criticisms.

The directors approved appointments on the following standing and special Association committees:

Committees Named

1. Bridle Trails—W. R. Fawcett, Board representative; Mrs. Marg-

ery Bowles, Mrs. Alwin Trepte.

2. Greens—C. K. Whittaker, Board representative; Carl Croft, John Heddon.

3. House and Grounds—W. O. Fleetwood, Board representative; Mrs. Ray Millard, Hampton G. Wall.

4. Tennis—Edmond Sullivan, Board representative; Ray Gordon, Mrs. Patricia Todd.

An investigation of graduated building permit fees in Rancho Santa Fe was authorized by the Board. Building Commissioner Arthur Brune and Adm. Gygax were appointed to meet with the Art Jury to determine the merits of such a proposal.

A committee composed of Carl Croft, W. O. Fleetwood and W. R. Fawcett, assisted by Attorney Clayton, was appointed to draft a provisional lease agreement between

(continued on page 15)

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Art Jury, July 5 Meeting

Four subdivisions, four color samples, two name plate signs, 10 house plans and other requests were considered by the Art Jury at its monthly meeting held July 5.

Two subdivisions were recommended for approval to the Board of Directors. One subdivision, applied for by Perry Real Estate Sales, would subdivide 37.6 acres (Lots 1 and 3, Block 14) into four parcels of 4, 4.7, 16 and 12.9 acres, respectively. Another subdivision request recommended for approval to the Board was submitted by James B. Magee for subdivision of 15.67 acres (Lot 7, Block 34) into three parcels of 5.1, 6.5 and 4 acres, respectively.

Two other subdivisions were referred to the Board with no specific advice recommended by the Art Jury. They were the applications of Horace Phillips for subdivision of 10.47 acres (Lot 6, Anza Heights) into three parcels of approximately 3½ acres, and Henry Sage for subdivision of 27 acres into 10 parcels of 2.1, 2.25, three parcels of 2.4, 2.6, 2.75, two at 3 plus, and 3.7 acres, respectively.

Exterior color samples were approved for the residences of Arnold W. Buck, William L. Canning, S. R. Jandorf and Edward J. Le Gevre.

Name plate sign applications submitted by Leland L. Evison at La Flecha and Via de Santa Fe, and Gimber Evans and Everett I. Flanders were reported favorably by the Art Jury.

House plans approved by the Art Jury were submitted by David Christy, Roy J. Kirby, Casas De Campo, Inc., Loy W. Christner, Dorothy C. Bancroft, Earl W. Boteler. Additional showings were requested after the jury considered the plans submitted by Paul H. Howard, Arnold W. Buck and Gordon Siegel. Authority was delegated to Secretary Smart to approve plans submitted by D. A. Leonard after certain changes are made.

In other business, the Art Jury: Approved the request of Lt. Cmdr. E. R. Hanks for a change in service yard design on a residence now under construction.

Approved revised plans of W. Tullsen for a tool and implement building.

Approved the request of Harley E. Andre for changes in fireplace and entry on a residence now under construction.

Approved the request of Violet Wilson Warner for site and grading on Portion of Lot 6, Block 33.

Considered the application of R. Victor Venberg for conversion of existing storage building to

servants quarters.

Approved the change in exterior material requested by David Christy on a residence now under construction.

Considered the request of Harry Lush for construction of a multi-colored wall. Approval was given provided the wall is constructed of one color only.

Considered the request of Robert Francisco for colors to be applied to the store building at the corner of Via de Santa Fe and Paseo Delicias. Suggestions were made and approval was given to the program outlined by the Art Jury to Francisco.

Budget Told For Maintenance

An \$11,000 budget has been passed for the Rancho Santa Fe Maintenance District. The district is responsible for trimming and maintaining trees along the County roadways.

Largest single item in the budget was appropriated for salaries and wages at \$7500. Maintenance and operation will take up \$2250. The latter category includes depreciation on equipment, gasoline, irrigation water, shovels, hose, etc.

Insurance costs amounting to \$250 and a \$1000 reserve were the other factors which accounted for the \$11,000 figure.

The district had an 18 cent tax levy during 1954-55; 15 cents in 1953-54; and, 19 cents in 1952-53.

Maintenance District directors appointed by the County Board of Supervisors are Leon P. Janinet, Carl Muench and W. R. Fawcett.

Russell Fellows Elected School Board Chairman

Russell Fellows was elected chairman of the Rancho Santa Fe School Board at a special meeting of the Board held July 1. Fellows has been serving as chairman of the school building committee which sparked a successful \$120,000 bond issue last fall.

At the same meeting, Mrs. Lester Walls was elected clerk. Other school board member is Hubert Brooke who replaced R. Victor Venberg in the May 20 election. Venberg, former chairman, did not run again.

The new board will meet for its regular monthly meeting August 1 at 8 p.m. The school budget for the coming year will be discussed at the meeting. This year's school tax rate is expected to be about 10 cents higher than the 80 cents levied last year, Mrs. Walls said. Meetings are open to the public.

Real Estate Transfers

Rancho Santa Fe property transfers recently recorded in the Daily Transcript to July 13 include the following:

Hyde and Marie S. Gillette to Freeman and Donna J. D'Vincent, Portion Lot 4, Block 24;

Barton and Nathalie M. Millard to B. C. Jr. and Catherine L. Allen, Portion Lot 1, Block 11;

George M. and Eva C. Gere to Theodore W. Jr. and Frances C. Brotherton, Portion Lot 118;

Harris B. and Winifred K. Fenn to Albert T. and Mary S. Day, Portion Lot 5, Block 16;

John and Catherine W. Burnham and Margaret B. Stower to George H. Ennis, 2/3 interest, Portion Lot 8, Block G;

Paul L. and Helen K. Phillips to Loy W. and Colleen R. Christner, Portion Lot 5, Block 44;

Anthony P. and Mary H. Mahon to Robert S. and Patricia P. Hawkins, Portion Lot 5, Block 6;

E. L. and Harriet J. Maurer to A. E. C. and Margaret N. Oxley, Lots 4, 5, and 6, Block 34;

William C. and Irene H. Tyson to J. Floyd and Mary B. Andrews, Lot 84, Map 2089;

Robert A. and Faye J. Leshner to Paul H. and Judy B. Howard Portion Lot 5, Block 44.

Montgomery L. and Margaret B. Hart to Earle C. and Dorothy Manning. Portion Lot 4, Block 47;

I. B. and Mary L. Dworman to Charles E. du Pont, Lot 92, Block 2089;

Ursula M. Ward to Esther Creighton. Portion Lot 4, Block 48;

John B. Hill to Thomas L. Shepherd. Portion Lot 5, Block 17;

Alex and Cecilia Y. Krisel to A. L. and Norma J. Loretz. Lot 1, Block 21;

Walter M. and Ada I. Garland to Marl L. Kelley. Portion Lots 10 and 11, Map 2057;

Richard C. and Mary F. Blackledge to L. C. and Bernadine D. Beckett. Portion Lot 8, Block 33;

Vincent E. and Cathryn N. Williams to Wendell K. and Virginia M. Wheelock. Lot 7, Block 14;

Roy W. and Fay D. Hill to George Richardson. Portion Lot 1, Block 31;

Lester K. and Frances A. Murray to Louise Badger. Lot 55, Map 2129;

Louise Badger to Howard J. and Jane L. Barney. Portion Lot 7, Block 24;

Paul P. and Gertrude Phillips to Laura L. Marsh. Portion Lot 5, Block 44;

Richard C. and Mary F. Blackledge to Roy J. and Ethel A. Kirby. Portion Lots 4 and 5, Anza Heights.

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Notes From Ranch Records Years '20 to '50

By Ruth R. Nelson

(Note: The dates and general information in this article can be found by reference to the following books, "Warner's Ranch" by J. J. Hill an authority-scholar connected with the famous Bancroft Library at the University of California in Berkeley, and "Memoirs" by Ed Fletcher. Limited editions of these books were privately printed.)

In the early 90's the San Luis Rey River was considered to be the largest and most reliable water supply for San Diego County. As early as 1905 it had been estimated that a dirt dam 100 feet high, at the old Warner's Ranch could provide a continuous flow of water when brought to the coastal area.

Many plans had been conceived and a great deal of money invested in projects for this purpose. However the complex problems of reparation rights along the 50-mile river were never resolved until 1911, when William G. Henshaw acquired the famous old Land Grant together with all the rights and interests of the Huntington-Kerkoff Pacific Light and Power Company. This organization, by developing water from the gravel of the San Luis Rey River had been operating as the South Coast Land Company in Oceanside, Carlsbad and Del Mar.

"Splendid Duck Shooting"

During this period Ed Fletcher whose business was "wholesale farming and water development" attempted to interest Huntington and Kerkoff in seeking a water supply for Del Mar from the San Dieguito River. In this way he became their first agent at Del Mar where he laid out the lots and built the first roads in what he describes in his "Memoirs" as a "wild country with splendid duck shooting in the sloughs, quail in the hills and plenty of rattlesnakes also." (Years 1904 to 1910).

World War I caused a delay in William Henshaw's first plans to develop what was destined to become one of the most important irrigation systems in Southern California. But energetic and resourceful, as well as a man of far vision, Henshaw not only continued his acquisition of extensive reparation rights from the Warner reservoir site to the sea, but also began the purchase of reservoir sites and reparation lands on the Santa Ysabel and San Dieguito rivers.

He thus gained control of dam sites at Sutherland, Pamo and the

Carroll site (Hodges), with the original purpose of building a conduit from Lake Henshaw to Pamo valley, obtaining power by this drop into a lower reservoir, and eventually leading the flood waters from these streams to the Linda Vista mesas or the City itself.

Remarkable Damsite

Ed Fletcher had been made working manager for Henshaw, on these new water development plans, on the condition that he sever his Del Mar connections. It was because he had become well acquainted with this San Dieguito river valley that he soon discovered for Henshaw the remarkable damsite in the upper gorge, owned then by the Carroll brothers, and destined to support Hodges Dam.

In his Memoirs, Fletcher gives his own version of the immediate events which now moved forward toward the transformation of Juan Osuna's San Dieguito Land Grant into our present day Rancho Santa Fe. He relates that, in 1911, a banquet was given by the San Diego Chamber of Commerce honoring E. P. Ripley, president of the Santa Fe Railroad and W. E. Hodges, vice president. At that time Fletcher was chairman of the National State and County Highway Commission for the Chamber of Commerce, and "as luck would have it", he says, he was placed next to W. E. Hodges at the head table.

Their conversation soon turned to the Santa Fe Land Improvement's experimental plantings of eucalyptus trees on the old San Dieguito ranch. Since the wood had proven useless for railroad material the Santa Fe wanted to get rid of the ranch and bluntly set a price of \$280,000 on the acreage.

Plan Envisioned

Then Fletcher disclosed his interest in "wholesale farming" and declared he could envision a way for the Santa Fe Land Improvement Company to get out of the red, providing he could take over the management of the ranch. Conferences with Mr. Ripley and Mr. Hodges which followed on the next day resulted in an agreement giving Fletcher 20% of any receipts and the Santa Fe Land Improvement Company, 80 per cent. Fletcher installed his brother-in-law, E. C. Batchelder as superintendent with headquarters in the old adobe house, now a part of the John Howe estate.

The first year Fletcher leased

the ranch for cattle and grossed \$6000. The second year 1000 acres were leased for sugar beets with gross receipts of \$25,000. Needless to say Hodges and Ripley were highly pleased and made frequent trips to watch this progress. When Fletcher suggested that the rancho's nearly frostless mesas should be developed they gave him the "go-ahead" with a plan involving purchase of a 75-horse power caterpillar to clear away brush and build roads, as well as the installation of a pumping plant to bring water from the valley to the mesas and permit growing of high-priced winter vegetables.

Raging Torrent

The flood year of 1916 changed the San Dieguito river into a raging torrent one-half mile wide and four feet deep. The Santa Fe bridge and highway were washed away, and one family marooned on the ranch was rescued by boat just two hours before their house was carried away to the ocean.

It was these successful efforts at the old rancho which finally opened the door to consideration of new agricultural openings, and also a better use for these San Dieguito flood waters which had been rushing away into the sea. In 1918 Hodges Dam was built, at the Carroll site discovered and recommended to Wm. Henshaw by Fletcher. Financed through

County Request Denied By Irrigation District

The Santa Fe Irrigation District has denied a request of the County Department of Public Works to lease a part of San Dieguito Park for agricultural purposes.

D. M. Bakewell, District manager, said last week that the request was denied because the park land had been specifically deeded to the county for recreational purposes. Approximately 100 acres of Irrigation District lands had been deeded the county last fall, the manager said.

The county had hoped to lease about 15 acres for grazing purposes and said in its request that it did not contemplate making any improvements at the park until 1960.

the Santa Fe Land Improvement Company, Henshaw contributed his interest in the reservoir site for the project and paid Fletcher a promised commission of \$25,000 for his part in making the arrangements. At a time when water was going over the spillway, Fletcher was permitted to hydraulic through a bank at Solana Beach 100 feet high and 400 feet wide in order to provide a view of the ocean there and develop the town. By the early 20's water was available at the coast.

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\$40,000 Fire Department Budget Passed For '55-'56

A \$40,000 budget for the Rancho Santa Fe Fire Protection District was passed July 21 at the annual budget hearing of the District. The budget will now go to the county for final approval.

Included in this budget which will raise the tax levy to about 80 cents per \$100 assessed valuation, are over \$12,000 for salaries and wages, \$6,000 for maintenance and operation, \$18,300 for capital outlay and \$4,000 reserve. With over \$6,000 left from last year's budget, the actual amount to be levied stands at \$34,488.36. Last year's budget of \$20,450 was taxed at 37 cents, based on a total secured valuation of almost \$4,000,000. It is expected that this year's Ranch valuation will top the \$4,000,000 figure.

Leon P. Janinet, chairman of the Fire Commissioners since the first election in 1947 opened the budget meeting with some remarks on the history of the fire department saying, "There are now over 450 buildings in Rancho Santa Fe. As the problems of the community grow, the problems of the fire department grow with them".

He thus explained the employment of an additional full time fireman, Richard Wessels, who will assist Chief R. B. Duran. For the past few years, Duran had been on 24-hour call, six days a week.

The biggest problem of the fire department, Janinet told the small audience, was in securing volunteers. Most of the men now on call-duty, are away from the Ranch during the day. This was another reason for hiring the assistant chief, he said.

About eight and one half thousand dollars was budgeted for these men's salaries, retirement fund and pay for volunteers when on duty. An additional \$4,000 was budgeted for a police-

man's salary, in case the proposed Community Service District is voted in. When asked about this, the commissioners explained that this budget was set in anticipation of the transitional stage which would follow until the Service District could adopt its own budget. This couldn't be done until next June. The Service District could operate until then, with fire department funds under the Joint Exercise of Powers Act. If the proposed District is defeated, the money set aside in the fire department budget would become surplus and would be subtracted from next year's budget, for a substantial tax decrease, they explained.

The \$6,000 included in the fire budget for maintenance and operation included \$960 for various insurance policies-workman's compensation, liability and collision on trucks, and liability and fire on buildings. Other items were: rental allowances, \$1800; gasoline and lubricants, \$567; telephone, water and electricity, \$795; truck overhaul and minor repairs, \$700; office supplies and administration, \$265; fire crew equipment, \$200; installation of dual wheels on jeep fire truck, \$200; hose reel replacement on Mack fire truck, \$300; miscellaneous supplies, \$193.

Three items were proposed by the fire commissioners for District capital outlay during the next year. The major expense item was a new building estimated at \$15,000. Others were installation of a sewer line, \$3,300 and four fire hydrants to be installed in the Civic Center, \$800.

Explaining the need for a new building, Commissioner Janinet said that the present building was about 36 years old, built on a three inch concrete slab and constructed of very poor quality

adobe which had been worked with grass, rocks and two by fours.

The stucco has cracked and, last winter, during the rains, the leakage was so bad that one wall collapsed. He also stated that termites and dry rot had gotten a firm foothold in the building. "Three reliable contractors have gone over the building and have said it's not worth fixing", the chairman said.

When asked why any building was necessary, the commissioners explained that some one must be near the fire station at all times.

The proposed new building would have living quarters for Chief Duran and his family and office space and administration area for the fire department.

The \$800 allotted in the budget for Civic Center fire hydrants was deleted when the majority feeling of the audience was that it would be setting a precedent for the future. Feeling was that installation of fire hydrants should be the responsibility of the private property owners.

A sewer line survey is now being made, the commissioners said as the Irrigation District is anticipating connecting with the main line. Cost of the hookup would be about \$6,500, for which the fire department budget allocated

\$3,300.

After the discussion, the commissioners passed the budget. Taxes for the District are included on the county tax bills each November.

New Student Registration Advised Now

San Dieguito Union High school urges all students who are new to the area to report to the high school so that they may be scheduled in their classes. The high school office has scheduled all the students previously enrolled.

Parents are urged to consult the school office for any information about classes or about any possible changes.

No students will be allowed to change classes once school starts in September. At present, students, with their parents, may effect a change if one is desired. The high school offices are open Monday through Friday from 8 a.m. to 12 and from 1 to 4 p.m.

The high school is for students in grades 9 to 12. Warren Junior High school in Solana Beach enrolls students who are in grades 7 and 8.

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Work Proposed By Bridle Trails Committee Told

The Bridle Trails program for the coming year was outlined to the Association Board of Directors July 15 by Mrs. Margery Bowles, Bridle Trails chairman. Mrs. Bowles asked that \$2000 be allotted the committee for surveying, making, reconditioning and draining trails.

The proposed work outlined by Mrs. Bowles before the Board includes:

1. Establishing two culverts on the trail from San Elijo to Montivideo on which rough work was done last year;
2. Moving trees and brush on the trail from Las Planideras down through the canyon;
3. Making a new trail from Las Planideras at the W. O. Fleetwood property to Puerta del Sol;

Grass Fire Checked

Local firemen extinguished a runaway bonfire July 12 in the vicinity of Avenida de Acacias and La Granada. Assistant Fire Chief Richard Wessels and two volunteers checked the fire after it had burned a quarter of an acre of brush and grass.

4. Making a new trail from Rambla de las Flores through Irrigation District property;

5. Grading and putting in culverts for drainage on park trails which were only roughed in last year;

6. Making a new trail between the Charles Chapin and Dr. Clarence Lieb property to the river bottom. This will be difficult to make, Mrs. Bowles said, because of steep banks and large boulders, but access to the river bottom is desired, because Dr. Lieb is planning many new trails for riders.

7. Making the trail along the Richard Blackledge property;

8. Cleaning up the trail around the lake.

9. Straightening Mitchell trail;
10. Making Irrigation District trail opposite the Mitchell property;

11. Making a trail from Mimulus to Montivideo and, general maintenance.

Mrs. Bowles said that other trails are planned for which easements have not yet been secured.

Sanitation Budget Dropped; Tax Rate Lowered

A preliminary budget of \$11,822 for the Rancho Santa Fe Sanitation District was dropped by over \$4000 after a delegation of property owners within the District met informally July 6 at The Inn with a Mr. Parks of the County Department of Public Works.

The result of this move could lower the \$2.12 tax rate levied last year to around \$1.60 per \$100 assessed valuation within the district, R. M. Clotfelter, spokesman for the group, said.

The original \$13,522 maintenance and operation figure which included \$3500 for capital outlay, was dropped to \$10,022. Capital outlay, which would have gone for extension of the force main, was eliminated entirely.

Carried over in the revised budget was \$1,600 in unappropriated and general reserve.

Available funds of \$3,300 from last year's budget brought down the amount to be levied to \$7,722.

Lands within the Sanitation District are largely contiguous to the village and Civic Center. The district, which was established over 25 years ago, contains land within Maps 2089, 1742 and parts of 2129.

(continued from page 11) Maintenance

tween the Association and a private country club for the use of the golf course and appurtenant facilities.

Presented to Association

On completion, the agreement will be presented to the directors and, if deemed feasible, will be presented to the entire membership of the Association for its consideration.

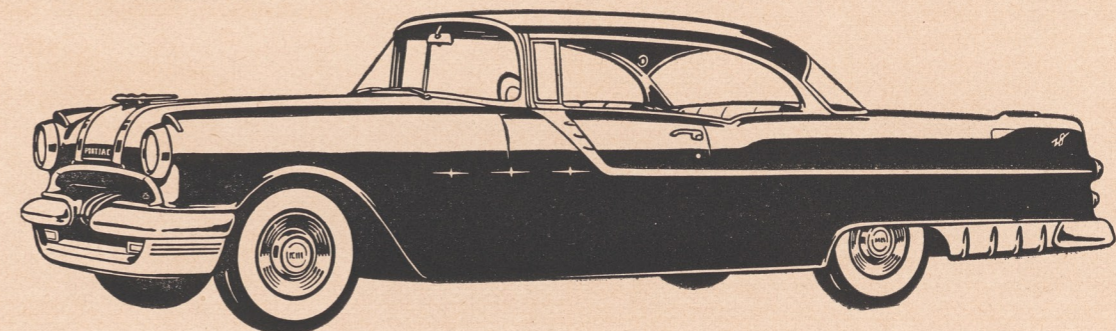
H. F. Bakewell and C. K. Whitaker were appointed to audit the contents of the Association Safety deposit box and to investigate investment of \$60,000 of Association funds in short term government treasury certificates.

Secretary Smart was delegated authority to write a formal appeal to the Public Utilities Commission requesting an investigation of Rancho Santa Fe telephone rates. It was brought out that many Ranch telephone subscribers desired better telephone service to La Jolla and Oceanside.

In other business, the directors: Approved the Covenant Acceptance submitted by Paul P. Phillips;

Directed the various Board representatives on Association committees to meet with their committees to draw up tentative budget requests prior to the annual budget meeting August 12.

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Larger Facilities For Post Office Requested

Larger quarters to accommodate increased mailings have been requested by the Rancho Santa Fe Post Office, Postmaster Haskell Strawn said recently. The request was made several months ago after studies indicated that the volume of mail handled by the local post office had doubled within the last three years.

Several thousand pieces of incoming and outgoing mail are handled at the post office each day, Strawn said. To accommodate this volume of mail an electric cancelling machine will be installed within the near future.

Receipts for the first two quarters of 1955, over \$10,000, represent a 10% gain over the same period last year, the postmaster said. Total receipts during calendar 1954 amounted to \$21,550, almost \$3000 more than the \$18,640 recorded in 1953.

Plans are now complete for installation of an outdoor mail box at the corner of the Post Office Building at La Granada and Paseo Delicias.

Postmaster Strawn has held his position at the local post office

Association Calendar

August Association meetings include the following:

Art Jury—Monday, August 1, Association office, (closed).

* * *

Board of Directors—Friday, August 5, Association office, 9:30 a.m. (open).

* * *

Annual Budget Meeting—Friday, August 12, Meetin' House, The Inn, 8 p.m., (open).

* * *

Board of Directors—Friday, August 19, Association office, 9:30 a.m., (open).

since March, 1946. He and his wife Ann, who works as a postal clerk, have lived in Rancho Santa Fe since 1943. They presently live on Lago Lindo.

Other Ranch postal clerks are James Durant and Barbara Siebert. Applications for Christmas employment have already been received, Strawn said. The local office will hire an additional clerk during the Christmas rush and another steady part time clerk, he said.

Country Friends Announce Charity Donations

Seven organizations divided over \$4000 from the County Friends during the fiscal year ending May 31 according to the financial statement recently released by the group.

Over half of this amount was raised through the September Fashion Show held on the lawn of The Inn. A lesser amount—\$1600—was raised through the operation of the Traders Shop in the Country Squire courtyard. Other funds were received from dues, gifts and luncheon profits.

The largest charity donation made during the year went to the San Diego Children's Home. This gift of nearly \$2000 was earmarked for kitchen facilities to be used for cooking by young girls at the home and for cooking instruction. The Country Friends also donated over \$1300 to provide a new heating plant at Neighborhood House. Smaller gifts went to the Braille Institute, Cerebral Palsy Division of the Chula Vista Schools, Gua-

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House and Grounds Plans Landscaping

The House and Grounds Committee has requested that \$1500 be allocated in the Association budget for its activities during the coming year.

The committee plans to purchase with this money, chairs and tables for the porch in front of the club house. It also plans general landscaping around the golf shop, club house and tennis courts.

Mrs. H. Ray Millard has been serving as chairman of this committee. Other members are W. O. Fleetwood, Board representative and Hampton G. Wall.

delupe Clinic and Social Service League of La Jolla.

Proceeds of this year's fashion show have been designated for the San Diego Boy's and Girl's Aid Society.

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