

ASSOCIATION BULLETIN

PUBLISHED BY THE RANCHO SANTA FE ASSOCIATION FOR THE BENEFIT OF ITS MEMBERS

Volume 5, Number 8

Rancho Santa Fe

September, 1958



Over-all view of your community as studied by the Mangore subcommittees whose reports appear in this issue.

In This Issue

Citizens' Committee

Art Jury

Country Friends

Ranch Beautification

Budget Hearing

Red Cross

Board Meetings

Fire Department

"Block Party"

Also: Subcommittee Reports, Citizens' Committee for Mangore Studies

BOARD MEETS AUGUST 1, 15

Property on Paseo Delicias Rezoned for New RSF Church

At its August 15 meeting, the Association's board of directors approved the application of the Title Insurance & Trust Company, as trustees, for rezoning a parcel of land on Paseo Delicias between Las Colinas and La Valle Plateada to be the site of Rancho Santa Fe's new Village Church.

Concerned is the Northeast portion of lot 1, block 27, which is rezoned from residence district, class A, to business and public-use district, class J.

Of general interest too is the name "El Fuego," approved at the August 15 meeting for the formerly un-named street connecting La Granada and Linea del Cielo with the Rancho Santa Fe fire station. The new name was proposed by Director David W. Dewey, who also serves as a fire commissioner.

At the August 1 meeting, the resolution passed in July establishing a parks and recreation committee was amended to specify that the committee should consist of "not less than three members." It had originally been limited to a maximum membership of ten.

Two new appointments were also made to the parks and recreation committee at the same meeting. Named were Carl G. Muench and Roger S. Woolley. The committee will meet on the fourth Friday of each month at 10 a.m. in the Association board room.

President Booth was asked to write the commanding officer at the Miramar Naval Air Station regarding jet aircraft flying over the Ranch area.

He also appointed Vice-President William Weddell and Art Jury President Claude A. Well-es a committee of two to attend a meeting of the San Diego County Planning Commission, held August 8 to discuss zoning and parking provisions.

The services of Association Attorney Clayton were extended by board action August 15 to include both monthly meetings of the directors. He has previously attended only the first of the two meetings held each month.

Approvals Granted

Ten approvals were granted at the board's two August meetings, as follows:

Sign permits to David Burger and the Rancho Santa Fe Riding Club. The club will place one sign on Association property just off the 64-foot right of way on La Granada at the West end of the golf course.

Applications for the keeping of animals by Mr. and Mrs. Grove C. Mosley on Rambla de last Flores and Marvin F. Tackett on Puerta del Sol.

Covenant acceptance for Lester R. and Carolyn D. Walls covering property on Los Morros.

Subdivision applications by John S. Robertson for property on La Gracia, and by Allen W. Church for property on La Glorieta.

Applications for lot realignment by Gordon Fellows for property on Los Morros, and to change land contour on San Elijo by R. Q. Fellows.

Contract was approved for electric carts by Southland Lift Trucks, Incorporated.

Consideration Given

Action was deferred after consideration of the following matters:

Subdivision applications by R. Victor Venberg for property on Paseo del Prado and by Mrs. Faith Gier to subdivide property on Las Planideras.

Financial Report

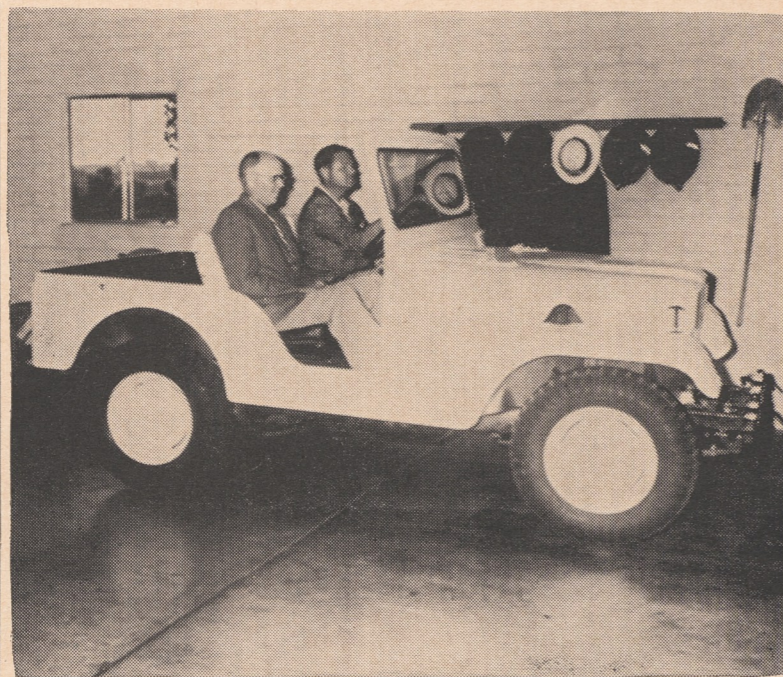
The Association's secretary-manager, W. A. Smart, rendered the following financial report of gross revenue for the month of July:

Green fees were \$8464.25 in cash and \$3214.00 in playing privileges, for a total of \$11,678.25.

The golf shop yielded a total of \$6539.07, including \$2795.00 from carts, \$270.75 in storage charges, \$150.00 from lockers and \$33-23.32 in services and merchandise.

The restaurant and bar yielded a total of \$8,192.76.

Total revenues for the month were \$26,410.08.



ON THE UP SIDE—Mrs. Wilma Pottorff of The Inn's staff checks up on the weather by reading the thermometer and recording device which makes a permanent record of temperatures at the Ranch.

IDEAL CLIMATE

Annual Temperature Range Only 10 Degrees on Ranch

It's always fun to talk about the weather — particularly when you are lucky enough to live in Rancho Santa Fe.

According to a study just completed, the Ranch enjoys what is without doubt one of the world's most equitable climates. During the 12 months of 1957, the average monthly temperature ranged only 10 degrees from its lowest to its highest point.

The greatest monthly spread during the year between high and low temperatures, recorded in April, was 14 degrees. The smallest was 4 degrees, occurring in September.

The lowest monthly average temperature recorded in 1957 was 53 degrees during January, and the highest was 77 degrees noted during both July and August. This shows an extreme

Ranch Climatograph

Average monthly temperature range during first three weeks of August, 1958

Maximum 81 degrees Minimum 67 degrees

range between the lowest minimum and the highest maximum monthly average temperature of only 24 degrees.

Pass that on to your friends in Chicago or New York.

To assist Ranch residents in (Continued on Page Five)

COLONIAL OLDSMOBILE



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

Board of Directors — Harry W. Booth Jr., president; William Weddell, vice president; J. Widman Bertch, David W. Dewey Jr., Edwin H. Frazer, Dr. Neil J. Randol, Stanford Tompkins; W. A. Smart, Secretary-Manager; Thomas B. Robertson, Editor.

Junior Golfers Asked to Observe Play Limitations

Junior golfers who play at the Rancho Santa Fe golf course when not accompanied by their parents were asked last week to observe the following limitations on play:

Playing hours for juniors are limited on Tuesdays and Wednesdays to the afternoon after 2 p.m. only.

Playing hours are similarly limited on Saturdays, Sundays and holidays to the same late afternoon period, after 2 p.m. only.

CITIZENS' COMMITTEE FOR MANGORE STUDY Executive Committee, Merged Functions Urged at Meeting

At a meeting called on August 5 by Dr. Herbert Willy Meyer, chairman, 14 members of the Citizens' Committee for Mangore Studies recommended that the Association form a new, permanent committee of the Citizens' Committee to serve in an executive capacity as a steering or planning group to deal with problems in the future development of Rancho Santa Fe which might involve officials of San Diego County.

Decisions were also reached to suggest to the board of directors that the problems of the business district be merged with those of the zoning subcommittee, and that problems of administration be merged with those of the subcommittee on government.

Subcommittees Represented

Citizens' Committee members called to attend this meeting represented the subcommittees on the business district, zoning and government. The meeting was called by Dr. Meyer after consultation with William Weddell, Association vice president who also serves in a liaison capacity between the Citizens' Committee and the board of directors.

Two of these three committees were singled out because all reports except theirs had already been completed and turned over to the Association board of directors. Members of the zoning committee were called in because the problems they dealt with were closely related to those of the business district.

Subcommittees most closely concerned with the type of problem which may be expected to involve San Diego County officials in the future are the highways, sanitation, zoning and similar groups.

David Hire Wins Ringer Tourney

Rancho Santa Fe's August "Ringer" tournament was won by David Hire, with second honors going to Harold Hopper.

Third award went to John Hoskins and fourth to E. H. Frazer.

Winners of fifth place awards were Bob Barry, Jim Huntley and Ed McConnell. Sixth-place winners were Ken Becker, Col. Bock, Guy Van Patton, John Dobroth, H. Mitchell, Ed Heiland and R. Tillotson.

Seventh-place honors went to W. Wheelock, Adm. Housh, Rod Trucks, Milt Smith, Jack Shaw, Roy Kirby, Ralph Wallace, E. Engler and M. R. Wolfard.

Coordination Sought

The subcommittee on government expressed agreement with recommendations made in the Mangore report on government, as presented at the last public meeting, that no change should be made in the form of local government on the Ranch at this time.

But the opinion was expressed that continuous study is needed to prepare for problems that may arise in the future if changes occur either in the internal situation of the Ranch or in the development of surrounding areas.

No changes will be suggested in the present government or zoning subcommittees, Dr. Meyer said, if the new, permanent committee which has been proposed is inaugurated by the board of directors.

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The

MEETIN' HOUSE

AT...

THE Inn AT Rancho Santa Fe



R. M. CLOTFELTER, MANAGER, PLAZA 6-1131

Ranch Residents Turn Out to Honor Bill and Emma



HONORED CITIZENS—Surrounded by their friends who were moving spirits in putting on the August 18 "block party" are Bill and Emma Aperance, second and third from left. With them are Mrs. S. R. Jandorf, left, Mrs. Harry L. Whitney and Mrs. David M. Ward, at the right.

It was Bill and Emma's night all right!

Some 300 Ranch residents turned out on Monday evening, August 18, to honor the couple who, through unflinching good will and a flair for showmanship, have created one of the Ranch's most distinctive institutions — Bill and Emma's fountain lunch.

The cross street by their place was roped off south of Paseo Delicias, and an outdoor supper was served to an enthusiastic gathering, all of whom made contributions toward restoration of Bill and Emma's fire-gutted fountain lunch.

As a willing MC, Jack Manion recited a few of the lesser known facts about the chain of events which brought Bill and Emma together while both were employed at The Inn in 1946. This was a happy event for the Ranch.

Manion read a number of telegrams and messages from Ranch firends who couldn't be present. A check for \$1500 was presented to the Aperances to assist with renovation of their fountain lunch, so vital to the well-being of the Ranch.

Assessment Reduction Praised at Budget Hearing

Successful operation of the Association's facilities during the fiscal year 1957-58 and a concurrent reduction of Association assessments by 24 per cent were praised at the annual budget hearing held August 8 in the Meetin' House at The Inn.

Between July 1, 1957, and June 30, 1958, the Association's equity was increased by \$18,000, it was reported.

Current operations and future prospects of the Rancho Santa Fe golf course were discussed, along with general problems and accounting matters. Participating in the discussion from the floor were Association Members Harris B. Fenn, Dr. Herbert Willy Meyer, Emery O. Peterson and Eddie Read.

An encouraging note was heard in the report that golf

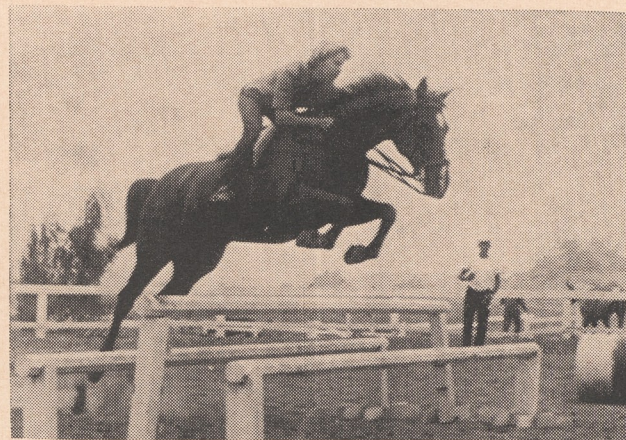
course income was up this July over that reported a year ago, despite increasing competition from the Torrey Pines courses and others in the area.

Presiding at the budget hearing was Association Vice President William Weddell, in the absence of President Harry W. Booth Jr.

The 1958-59 budget, which was mailed to all Association members in preliminary form, will be completed and acted upon by the board of directors at its regular meeting on September 5, Weddell said.

It takes but little effort to enjoy garden fragrance for several months of each year. Any member of the California Association of Nurserymen can show you a dozen or more plants that will do the trick.

EXPERT TRAINING For Junior Riders and their Horses



Diane Rosenzweig of Phoenix, 3rd-year rider at Landrum Stables, on "Free Friday," working hunter champion at Del Mar Fair.

• Hunters • Jumpers • Western Horses
BUD LANDRUM STABLES
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Road Signs on Ranch Approaches To be Studied

The number of unsightly road signs to be found on many approaches to the Ranch are to be investigated by the Garden Club's Ranch beautification group, it was announced last week.

A number of telephone calls have been received, it was reported, protesting certain signs

which seem to mar the beauty of the countryside.

Accordingly, the beautification group will begin a study of national, state and local laws and ordinances which pertain to such roadside advertising.

Gardeners' Checklist

For Period Sept. 1—15

1. Remember that many of the native plants including ceanothus, fremontia and others require very little water even during the warm spells.

2. Sow perennial seeds: delphinium, oriental poppy, gerbera, if weather is cool enough.

3. Keep on watering young fruit trees, but be careful not to overwater—especially citrus.

4. Have you ever considered a grape arbor for your garden? Enjoy the double pleasure of delicious fruit and shade. Ask your nurseryman which varieties will prosper in your area.

5. Keep camellias and rhododendrons well watered, especially if they are in containers.

ANNUAL TEMPERATURE

(Continued from page 2)

feeling happy about their climate — and to give them something to send those friends who must survive under sterner conditions — your Bulletin revives with this issue its earlier custom of publishing monthly average high and low temperatures as recorded at The Inn.

Red Cross Board, Officers Named

Executive officers for 1958-59 of the Rancho Santa Fe Red Cross chapter are Mrs. Edward D. Havens, chairman; Mrs. John P. Goodwin, vice chairman, and Mrs. B. F. Jenkins, secretary-treasurer.

Red Cross board members are Mesdames La Motte Cohu, Alex De Bakcsy, Francis Hart, Montgomery Hart, Charles W. Haugsten, Zoe Lundholm, Russell Lloyd and P. A. McDonald.

Mr. Edward A. Merrill Jr., Mesdames Elliott McIntire, Evelyn M. Nestor, George E. Schnur Jr., John Tanner, H. G. Wall, W. H. Walker and George Weinhagen Jr.



The Fancy Pantry

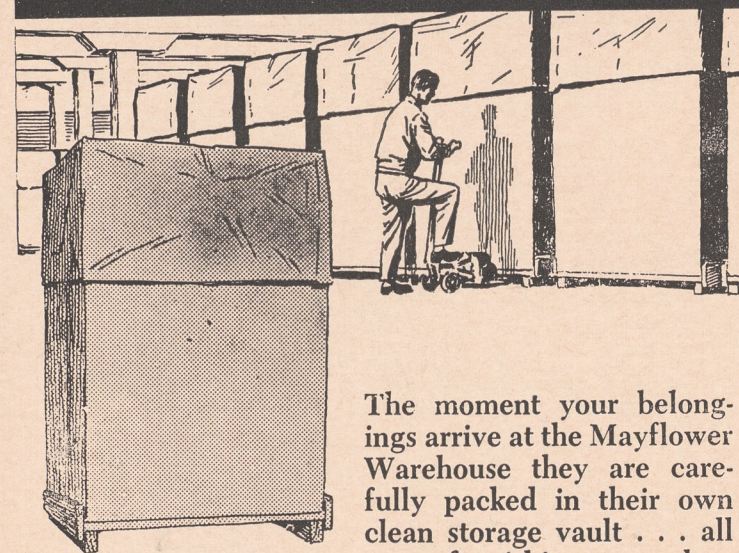
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- Free deliveries each Tuesday & Friday to Rancho Santa Fe.
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PL 6-1180

ART JURY MEETS AUGUST 8

Considers 22 Applications; Half Approved, None Denied

At its regular August meeting, the Art Jury considered some 22 applications ranging from color samples to residences and subdivisions, and approved half of what it saw.

Permits were issued to six applicants whose cases had been considered at a previous meeting and who had supplied additional showings as requested. They were Claude Conklin, Cdr. Emil P. Svarz, George Ravenscroft, Roger S. Woolley and R. Q. Fellows.

Preliminary Applications

Preliminary applications were approved for Rancho Santa Fe Village Church to be constructed on Paseo Delicias and to R. Q. Fellows for a residence on San Elijo.

Final applications were approved for the following: George M. Gere for changes in residence on Linea del Cielo; Shirley Keeth for pool and fence of Paseo Delicias; Dr. Charles Graves for residence and garage on La Valle Plateada; Miss Erna P. Clark to relocate residence site above golf course; E. L. Freeland Jr. to change residence on Las Planideras; P. W. Pichel for wall on El Camino del Norte; Ann Ma-

seck Kapl for fence in L o m a Verde; F. S. Watts for garage and fence on Via del Alba; All-wood Titcomb for alterations to residence on El Puente.

Consideration Given

Six applications for subdivision were considered, but action was deferred:

R. Victor Venberg for subdivision on Paseo del Prado; Allen W. Church for subdivision on El Secreto; Mrs. Faith Gier for subdivision on Las Planideras; Gordon Fellows for subdivision on Los Morros, and John S. Robertson for subdivision on La Gracia.

The advice of the Art Jury was submitted to the board of directors in all these cases.

Also considered was a preliminary subdivision application by Leo Schallheim for property on El Mirlo. No action was taken on this.

Consideration was given to preliminary maps submitted by R. C. Blackledge for the future development of areas surrounding the Ranch; to Marvin S. Tackett and Grove C. Moseley for the keeping of animals; to David Burger for sign copy.

Secretary - Manager W. A. Smart was asked to contact Wil-

Land Transfers

The following real estate transfers were recorded since the last issue of the Bulletin went to press. Purchasers whose names appear in bold-face type are new covenant members of the Association.

Lilian Tuchbreiter to Doyle W. and Mildred Martin, portion of lot 4, block 7, on Via de Fortuna.

Elliott Wheeler to Grove C. Mosley, lots 7, 15 and 16, block 36, on Rambla de las Flores.

Ryway, Incorporated, to Antonio D. Green, portion of lot 6, block 10, on Via de Fortuna.

Marjery H. Bowles to Lothar C. and Margaret L. Maurer, portion of lots 56, 57 and 58, map 2089, on Mimulus.

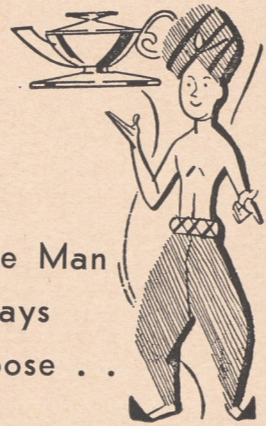
Santa Fe Irrigation District to John M. Wilson Jr., lot 6, block 22, between Los Morros and San Elijo.

Santa Fe Irrigation District to Gordon Fellows and wife, lot 5, block 22, on Los Morros.

Mrs. Lillian Whittaker to Robert S. Biggers and wife, parcel 1 of lot 3, block 33, on El Secreto.

Liam Aperance regarding copy for sign which must be submitted to the Art Jury before it is painted on the windows of shop at corner of Paseo Delicias and Via de Santa Fe.

Aladdin Say . . .



Wise Man Always Choose . .

Magic Carpet

Closest Carpet Specialty Shop to Rancho Santa Fe

We Sell Carpets and Draperies But Our Specialty Is Service

MAGIC CARPET CO.

115 North Highway 101, Solana Beach SK 5-2116

FIRE DEPARTMENT

Need for Improved Facilities Stressed in Annual Report

Improved fire-fighting facilities, both in being and projected, will do much to safeguard life and property on the Ranch, and will also contribute to eventual reduction of fire insurance rates.

This is one of the things stressed in the 1957-58 annual report of the Rancho Santa Fe fire department, authorized for publication this week by the district board of fire commissioners.

Adequate water to fight a full-scale blaze wherever it might occur is the district' greatest need, according to Fire Commission Chairman C. A. Root.

New 8-Inch Main

An 8-inch water main is being laid in the business district by the Santa Fe Irrigation District, and completion is anticipated about October 1. This will make an important contribution to fire safety in the central area, Root said, and is expected to result in reduced fire insurance rates.

Adequate fire hydrants are to be installed off this main by the fire district. It is the hope of the commissioners to be able to extend this type of protection as rapidly as possible, Root said.

The Rancho Santa Fe fire department is on a call-volunteer basis and employs three full-time men on its staff. Fire Chief Jim Fox is on continuous duty,

subject to call; Captain Richard Wessels and Fireman Paul Biery alternate 24-hour duty shifts.

Volunteers

Attached to the fire department are 28 volunteers who participate in drills and receive instruction each Monday evening. Average weekly attendance throughout the year has been 10, according to Chief Fox.

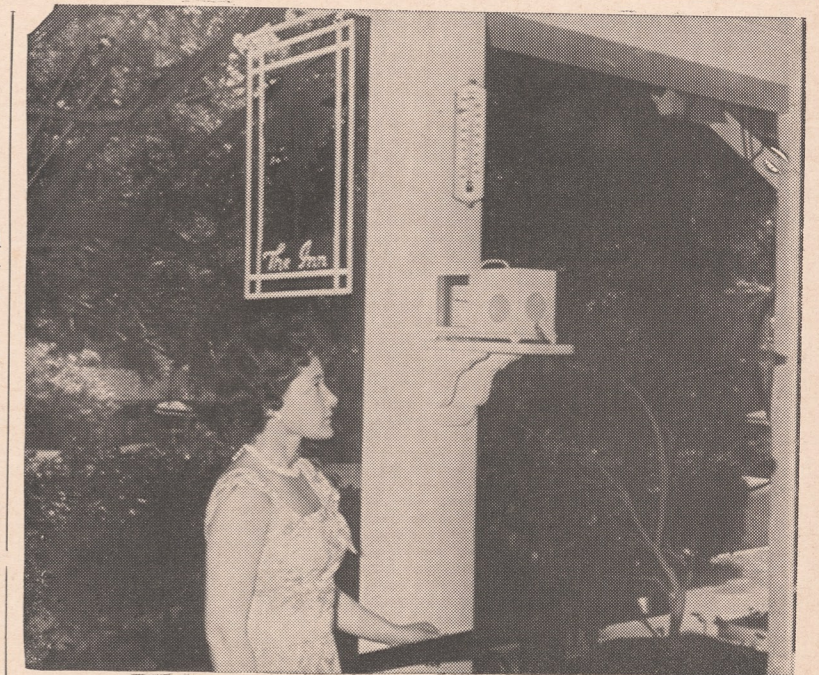
A junior volunteer fire department of nine boys between 12 and 15 boy was inaugurated in March. Each boy has qualified for the American Red Cross Junior First Aid award.

This project fills an important community need in fostering an understanding of fire prevention among teenagers, Root emphasized.

"Chief Fox has done a magnificent job of lining up volunteers, and he has undertaken many civic project far beyond the call of duty," Root said in praising his accomplishments.

Each month a fire drill is conducted at the elementary school. During the year, three adult courses were held for the standard Red Cross first aid certificate, and 31 awards were made for successful completion.

The department has also given instruction in artificial respiration to Girl Scout and for



ACQUIRED DURING YEAR—This surplus jeep was acquired for civil defense use by the fire department. Trying it out here are Ray Griset and David B. Dewey, fire commissioners.

Red Cross backyard swim classes. The Ranch Boy Scouts meet at the fire department under the Chief's direction each Thursday.

Mutual Aid

An arrangement for mutual assistance in case of large fires is in force between Rancho Santa Fe and Encinitas. Solana Beach and the State Division of Forestry fire departments, the report states. This has stood the Ranch in good stead on four occasions during the past year.

The fire department serves as headquarters for the Ranch's civil defense organization, and cooperate in weekly and monthly exercises.

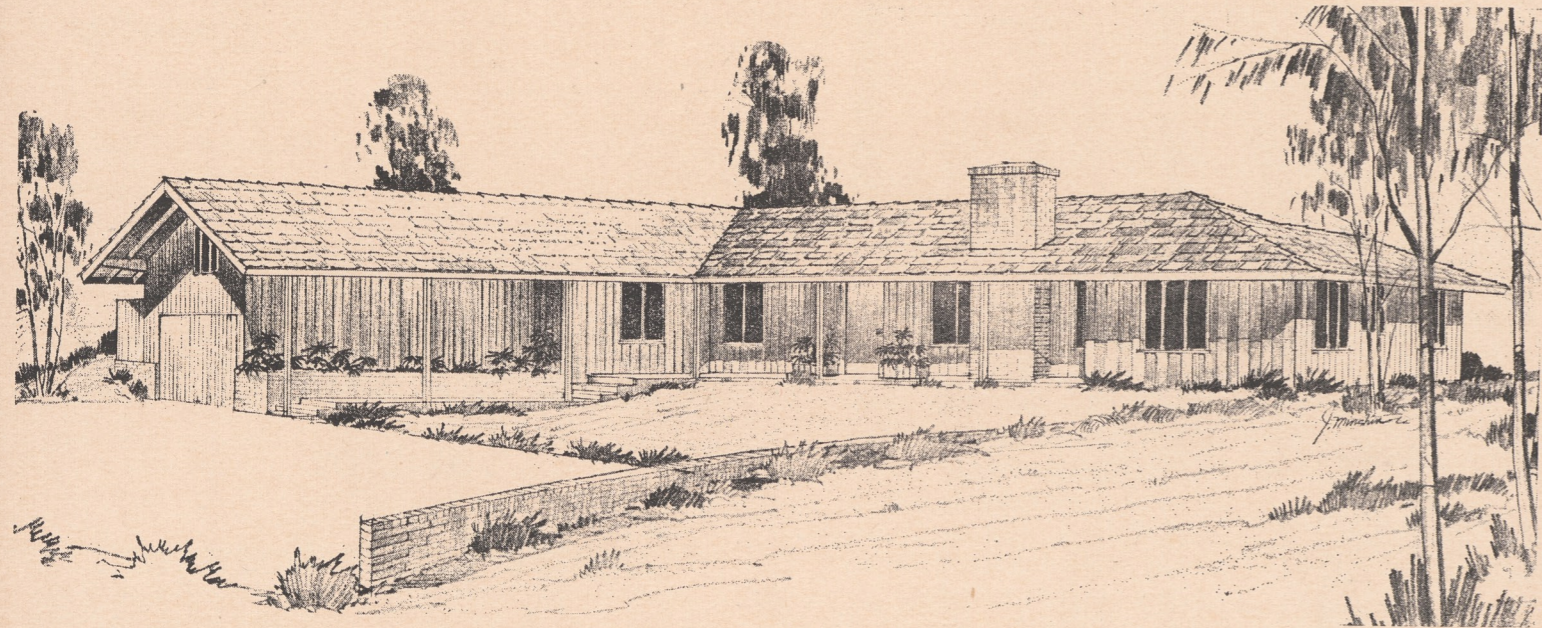
Wessels and Biery completed a 10-week course in light duty rescue work at civil defense headquarters, and were awarded certificates of competency. Captain Wessels also took a 2-day arson investigation course at Camp Pendleton.

Statistics Reported

During the year, the department has responded to the following calls: 38 for fires, 13 for special services such as flooded basement or treed cats and 8 for emergency first aid.

Some 36 calls were made for hazard reduction; 156 house inspections were carried out and 121 burning permit were issued.

Fire station facilities were improved during the year by the relocation of 2-way radio and the civil defense transmitter and receiver, and the addition of filing cabinets installed as a donation by Edward Schriefer.



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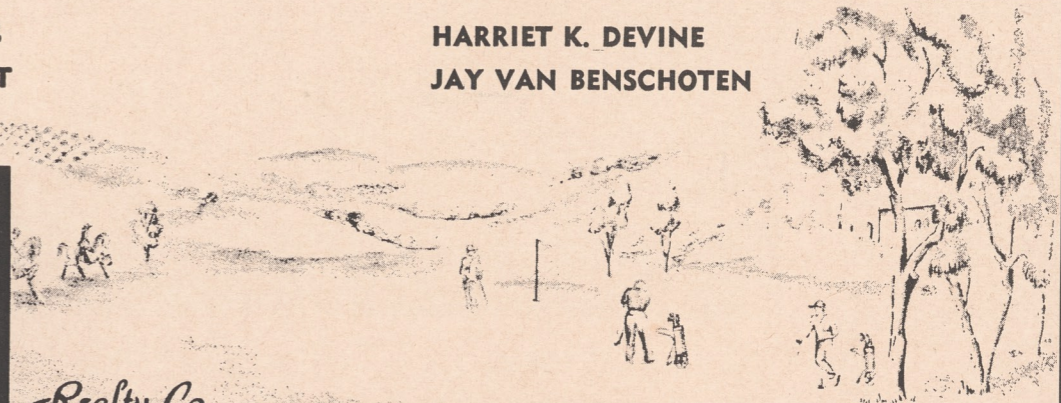
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17 1/2 ACRES Magnificent view site plus 10 acres level land. \$42,000

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Red Cross Units to Meet Oct. 1; Mrs. Macurda Aide Graduate

Wednesday, Oct. 1, will be opening day for the Rancho Santa Fe Red Cross chapter's production unit, according to an announcement by Mrs. Edward D. Havens, chapter chairman.

All residents of the Ranch are cordially invited to attend this first meeting at 12 noon in the Garden Club, Mrs. Havens said. Each lady should bring a sack lunch, and be prepared to spend the afternoon sewing. Mrs. Zoe Lundholm is chairman of the unit.

The chapter's board of directors will also meet on October 1 at the Garden Club, convening at 11 a.m., Mrs. Havens said.

Among seven Red Cross volunteers from Northern San Diego County who received certificates recently upon completion of their training as social welfare aides was Mrs. Farnum Macur-

da of the Ranch.

Mrs. Robert C. Dorland, social welfare aide chairman for the San Diego County chapter, American Red Cross, has announced that they will form a new unit which is being activated at the U. S. Marine Corps Base, Camp Pendleton.

As social welfare aides they will work both at the Pendleton hospital and at the Red Cross field director's office interviewing, counseling and performing many of the duties of professional social case workers.

To enable the volunteers to handle these duties, a standard 24-hour training course was given in the Red Cross off ice at Oceanside. An additional 8 hours of training in base procedures was arranged by the Camp Pendleton field director.



GRADUATES—Mrs. Farnum Macurda, right, poses with Mrs. Robert C. Dorland, Red Cross social welfare aide chairman, after receiving her aide's certificate upon completion of a Red Cross training course in Oceanside.

Residences
Building Sites
Investment Properties

In Rancho Santa Fe
And Adjoining Areas

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Montgomery L. Hart, Associate

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MOST CONVENIENT ..
... TO THE RANCH

Large Assortment of
Imported Wines & Liquors

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Friends back from
Summer trips?
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- Curtain-type fireplace screens made to order: Any size, any shape In 13 decorator finishes
- Name signs to order

1646 N. Hiway 101 PL 3-1641

"Don't just stand there looking at the view"



"Buy Something" **WILLIAM JAMES INTERIORS**

1224 PROSPECT

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Ranch Beautification to Gain By Appointment of Mrs. Ewing

An important step toward unity of action in Ranch beautification was announced last week when Mrs. Gifford C. Ewing agreed to serve as consultant on horticulture and landscape design for the Association's parks and recreation committee, the Garden Club's beautification project and the George Richardson Memorial Park.

Spokesmen for the groups agreed that the unity and planning coordination to be achieved will benefit Ranch residents immeasurably from the practical as well as the aesthetic viewpoint.

Mrs. Ewing is a practicing gardener who understands the unique growing conditions which

prevail in this area, they said. She is able to cope realistically with the maintenance problems which are bound to arise.

By next month, Mrs. Ewing's plans for Ranch beautification will be ready to submit to the parks and recreation committee for their consideration and approval. Included will be a careful analysis of the problems associated with the maintenance of park areas.

In this work, Mrs. Ewing will have the assistance of Hermann Redeker, whose thorough knowledge of Ranch problems is respected by all.

Ranch residents will be most grateful to Mrs. Ewing for the time and interest she is to expend in this "labor of love," it was agreed.



AN EARLY START—Off for a visit to the Door of Hope was this group from the membership of Country Friends. From left, they are Mesdames La Motte Cohu, Elliott C. McIntire, Dorothy B. Patton, Harry E. Wenz, Kenneth S. Walker and Paul E. Lloyd.

New Merchandise At Trader Shop; Aug. Sale Success

New merchandise is expected in during September at the Country Friends' Trader Shop in the village center, following the traditional month-long August clearance sale.

On Aug. 18, a large group of the Country Friends travelled to San Diego to visit the Door of Hope, one of the institutions

which benefits from their charities.

A no-host luncheon followed at the Bahia on Mission Bay, and a business meeting was then held at the home of Mrs. R. E. Zimmerman in La Jolla.

RSF Invitational Golf Tourney Set For Sept. 14

Rancho Santa Fe's second annual "member-guest" invitational tournament will be played on the golf course on Sunday, Sept. 14.

Deadline for entries is September 1, Labor Day, and starting times will be announced September 7.

The invitational is an 18-hole medal play match, best ball of partners. Full handicaps will apply, and the field will be split into flights according to the number of entries.

There will be team-play individual prizes for overall low gross, for overall low net, for low net each flight, and for runner-up in the latter category.

No player may receive more than one prize. Ties will be decided by a flip of the coin.

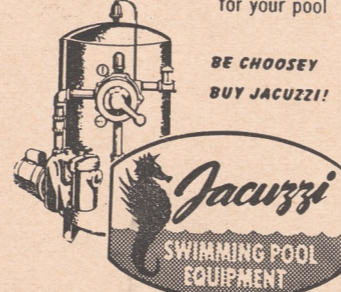
Charles Farrell, noted star of film and TV who lives now in La Jolla, will give out prizes and serve as MC at the outdoor buffet dinner.

**JOHN COLE'S
Book & Craft Shop**
7871 Ivanhoe Ave.
LA JOLLA, CALIFORNIA
GLENCOURT 4-4766



Be sure the equipment for your swimming pool bears the name "Jacuzzi". Jacuzzi's engineering know-how and years of nationwide experience are your assurance of lasting satisfaction.

Complete sand-type filters, vacuum cleaners, lights, brushes, ladders... everything for your pool



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SOUTHLAND'S
FINEST!

A noted landmark for fine American fare, served in an atmosphere of quiet charm! Luncheon, cocktails and dinner... complete banquet facilities. Member of Diners' and Esquire Clubs.

Your hosts:
Lois and Murray Myerson

Highway 395 at W. WASHINGTON... ESCONDIDO, CALIFORNIA

Parks, Recreation

The committee would like to take this opportunity to thank all the members of the Citizens Com., the Association, the Citizens of the community, and the Garden Club members who have contributed so freely to this report with time and knowledge.

Master Plan

The Garden Club, under the able leadership of its officers has set the wheels in motion to promote and sponsor the planting and beautification of the Rancho as a whole, but particularly the Recreational, Playground and Park areas.

To assist and coordinate this work, this committee recommends that the Association employ a competent landscape engineer or planner to prepare a Master Plan covering such areas as appear to need improvement and beautification. These include the George Richardson Memorial Park on Rambla de las Floras, the School Grounds, the Equipment Buildings on the Golf Course and the Small Park Areas located throughout the Rancho. These plans should be completely detailed, so that every planting effort will become a part of the whole plan.

Golf

As outlined in the Mangore Report, golf is one of the principal recreational activities in the Rancho. Since the golf course and pro shop, as well as the other facilities, seem to be operating in a very satisfactory and profitable manner, the Committee suggests that the operation be continued 'as is' for now.

Improvement in the appearance of the equipment buildings on number 17 hole is recommended, following the Master Plan above.

Green House

Additional trees and shrubs golf course, in parks, and for are constantly required on the other Association property. In order to acquire such material economically in the quantities necessary, this Committee recommends the addition of a small green house on the Golf Club property.

For a starter, the following would be required:

10 x 20 ft. Glass House, Manual Vent . . . \$650.00

20 x 30 ft. Lumite Green House . . . \$150.00

Hot Plates for Warming Beds, Electric Hook Up,

Water Hook Up, etc. . . Approx. \$200.00

Completely Installed . . . \$1,000.

Maintenance and Operational help is to be furnished from current golf course maintenance staff.

Subcommittee Reports Citizens' Committee For Mangore Studies

Trees

It is also suggested that a survey be made to determine the type or types of trees and shrubs which thrive best in this area.

A mimeo copy of such survey should be available at the Association Office to assist newcomers in the planning of both public and private plantings.

Equestrian Activities

The Committee fully concurs with the Mangore Report on riding activities. The very nature of the Rancho, with its "country living" atmosphere, lends itself to this type of activity. With the continued expansion of the Rancho Santa Fe population, the committee feels that a concerted effort should be made not only to conserve and maintain the trails which now exist, but to greatly enlarge them.

Improvement in the landscaping at the stable properties and the trails should be covered by the landscape improvement Master Plan.

We suggest the newly activated Parks and Recreation Committee of the Association, include at least one active member of the Riding Club.

Tennis

An investigation failed to show a crowded condition at the Tennis Courts. During the summer season, when more players desire to use the courts, the Committee suggests that a "sign-up" system, similar to the one used at the golf course, be inaugurated by the players themselves. Undoubtedly, there are times when more people want to play than can be accommodated and an orderly registration system should relieve this situation.

The Committee does not recommend additional courts.

Swimming Pool

The Committee does not recommend a Public Swimming Pool for Rancho Santa Fe for the following reasons:

Sanitation

Dr. Herbert Willy Meyer and his Committee will report in another paper on the inadequacy of our present sewage disposal plant. As it is appropriate and practically necessary that a swimming pool of Olympic size with toilets, showers and adjacent facilities be connected to a sewer line, we feel that until this sewage problem is corrected, a pool cannot be considered.

Cost

The City of Coronado contracted for an Olympic size pool for \$250,000.00. A similar pool at National City is reported to have

cost \$400,000.00. Oceanside let a contract for such a pool for \$120,000.000 which we are reliably informed was not nearly enough money. It would appear that a pool for Rancho Santa Fe with all facilities, including fencing, parking space, landscaping, etc., would cost in the neighborhood of \$200,000.00 minimum.

When the sewage problem is remedied, this Committee suggests that interested parties form a Swimming Club similar to the Rancho Riding Club, to finance the building of the pool and to operate it. It should not be an Association project.

Boy Scouts

Considerable work has been done, and some money has been raised, toward the building of a youth center or meeting hall at the Rancho Santa Fe Fire House that could be used by the Boy Scouts as a meeting place.

This committee is in favor of this project and feels it would be a valuable asset to the community. We do not feel, however, that Association funds should be used on this project, as the Fire District (which is furnishing most of the money for its creation) will necessarily control its operation. We feel that Association funds should be used only on Association-controlled projects.

Little League Ball Diamond:

This Committee endorses the present plans for the creation of a Little League Ball Diamond at the George Richardson Memorial Park. We understand that funds are to be made available for this purpose from the George Richardson Memorial Fund, but, if not, we recommend that the Association spend up to \$1,000.00 for this project.

Additional Park And Recreation Space:

This Committee feels that there are a number of public-spirited residents of Rancho Santa Fe who would welcome an opportunity to endow the community with certain unused portions of their property. Some may wish to do it now while they are living and others would prefer to make the bequest in the form of a memorial. We suggest that the Association's new Parks and Recreation Committee make the acquiring of these deeds part of their function. In this way, we believe that considerable new areas can be added for park and recreation use.

Respectfully Submitted,

Parks and Recreation Subcommittee

Highway

The Mangore report states (page 44) "Local streets should be laid out to discourage heavy through traffic — elimination of non-local traffic, decrease noise and hazard, and permit use of lighter and less costly street surfacing than that required on Streets carrying heavy traffic."

Likewise the Rancho Santa Fe founding fathers established the Ranch around our excellent, well thought out Covenant, and our curved roads are built for beauty and to slow down traffic. Today, we are trying to follow these precepts. We, the residents of Rancho Santa Fe, are thankful for our curved roads and our Covenant. We are proud of our entire Community — but, only by constant vigilance can we keep it that way.

Most main highway constructed in San Diego County are joint functions of the Federal Government, State of California, County of San Diego and the incorporated cities of San Diego County.

The situation at present, as far as major highway construction is concerned, is as follows: The road from Escondido to Rancho Santa Fe is being widened and straightened. The project is due for completion in 1958. The County plans are to continue this highway to the Del Mar race track intersection, along the present valley route, when funds become available.

It has been proposed that Linea Del Cielo be straightened and improved to become a secondary highway. We are certain that the residents of Rancho Santa Fe do not wish any secondary highways as proposed for Linea del Cielo, and they much prefer to leave this road winding, as it was originally laid out for the sake of its beauty.

In straightening the road much damage would be done to homes. It would also be very costly to the Santa Fe Irrigation District to lay new water mains. This cost would be our cost, as the expense will be the District's which is financed by our water tax.

We also recommend that no action be taken, at this time, to make the streets five to ten feet wider as suggested in the Mangore Report.

The County road department and planning Commission will notify us when plans are being proposed for any major road construction in our area. Should these plans be adverse to the best interest of Rancho Santa Fe then the Mangore highway committee recommends that a petition be made by the residents of Rancho Santa Fe, backed up by the joint Mangore Committee, the Board of Directors and the

(Continued on page 16)

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Can you boil a pint of water in two minutes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are the foods you cook always deliciously moist and juicy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Water

Most of Rancho Santa Fe receives its irrigation and domestic water from Santa Fe Irrigation District. The only portions not served are Lots 1, 3 and 4, Block 38, Block "L" and that portion of Block "K" outside the boundaries of the "Fairbank's Ranch". The District also serves Solana Beach and the lands between Solana Beach and Rancho Santa Fe, totalling in all, including Rancho Santa Fe, 10,106 acres.

The District has a perpetual contract with the City of San Diego for delivery of water from the Lake Hodges system, up to 4,300 acre feet per year (1 acre foot equals 325,900 gallons), and also is a member of the San Diego County Water Authority, entitling it to water from the Colorado River in the amount of 1,200 acre feet or more, making a total of 5,500 acre feet. This is 1,800 acre feet more than the present maximum use and, with the anticipated population increase as indicated in the Mangore Report, the present firm supply should be adequate to serve all the area of the District until such time as other sources of supply are available.

In 1936 3.0 per cent of the water demand in the district was for domestic purposes and today 19.89 per cent is being used for that purpose. The irrigation demand, even through the very dry cycle of recent years, has not equaled that of 1946. This clearly indicates a transition is taking place from agricultural to residential development. Although the water demand per acre for landscaping (1.3 acre feet) is approximately the same as for orchards, the total acreage demand will be reduced as the orchard lands are converted to urban use. For example, the demand for water on a ten acre orchard is for the entire 10 acres but when this is converted to residential use it is safe to assume not over 6 acres will demand water for landscaping and home orchards. That leaves 5.2 acre feet now being used that can be reserved for presently undeveloped acreage.

Long Range Development Plan

As the District continues to develop and the District disposes of its tax deeded lands (approximately 1,500 acres) water demand will increase and many existing pipe lines will have to be enlarged and new lines installed. Unfortunately, when the water distribution system was designed the main consideration was to get irrigation water to each lot, domestic water being secondary.

Consequently, there are many locations in the District where the water pressure is low and

consumers are required to install their own booster pumps. This is a decided inconvenience to the consumer and a handicap to the proper development of the entire District. In 1956 Mr. K. Q. Volk & Associates, a consulting engineering firm, was employed by the District to make an engineering study of the water system to develop a Master Plan for future development, including a minimum pressure of 30 pounds at any location in the District, a filtration plant, and pipe lines and pumping plants. Mr. Volk's report was submitted to the District Board April 8, 1957. The Plan has been approved and all improvements subsequently made will follow the Plan.

Although it would greatly help the quality of our water, in the opinion of the District it is not practical nor economically feasible to consider a filtration plant until over 50 per cent of the water demand is for domestic purposes. Within the next two years the District expects to install a 20" pipeline on Linea del Cielo, commencing at the Pumping plant by the District office and running to the West boundary of Rancho Santa Fe. They have been advised by the County Road Department they do not contemplate any changes in the alignment of this road.

Should they change their plans after the pipe is installed, this pipe line would have to be relocated at great expense to the taxpayers in the District. Therefore this committee strongly urges the Highway Committee of Mangore studies, they recommend Linea del Cielo remain indefinitely as a scenic drive and no changes be made in the alignment.

As to the future expansion of the District, it appears very unlikely the Irrigation District will consider the annexation of any sizable contiguous acreage until all tax deeded lands are sold and the District becomes more fully developed. In a report from Mr. K. Q. Volk to the Irrigation District, dated July 12, 1956, entitled "Future Water Requirements," he made the following estimated water demand of the District:

1956—3,500 acre feet; 1960—4,300 acre feet; 1956—5,000 acre feet; 1970—5,930 acre feet. While these figures are only an estimate, it is apparent they would hesitate to allocate water for any appreciable acreages outside its present boundaries, unless they can eventually obtain a firm supply from other sources. This committee recommends, therefore, no recommendation be given for the development of lands on Rancho Santa Fe outside the boundaries of the Irrigation District unless they are guaranteed a firm supply

Subcommittee Reports Citizens' Committee For Mangore Studies

Administration

At the outset, it should be stated that one member of this Committee, Mr. Hampton G. Wall, because of an unfortunate injury, has not been able to attend the meetings of this Subcommittee. The other members have keenly missed the benefit of his valued counsel and presence in the problems considered.

The membership of the Administration Subcommittee to study The Mangore Report is composed of the same members as the Government Subcommittee appointed to study the Mangore Report. The Committee has felt that its field of pertinent inquiry has been necessarily limited in view of the fact that, that portion of the Mangore Report relating to government on the ranch has not yet been received for study.

Notwithstanding, this Subcommittee was requested by the Committee of the Whole, to investigate and report on the administration of fire and police services on the ranch and to report any recommendations, if any, it might have relative to covenant administration, and other matters herein reported.

The Rancho Santa Fe Fire Protection District is a governmental agency established, existing, and operated under and by virtue of the statutes of the State of California, and is managed and administered by public officials holding elective office.

In our investigation, we found

from another source. Regarding subdivisions within Rancho Santa Fe, the District has established a policy that for the benefit of fire protection, water mains within the subdivision must have a diameter of not less than six inches. All mains, meter services and fire hydrants must be approved by the Irrigation District, paid for by the subdivider, and installed under the supervision of the District. The purpose of requiring installation of meter services at time of subdividing is to avoid cutting of roads after they have been surfaced and oiled. This Committee approves of the policy adopted by the District for water service to subdivisions.

Respectfully submitted,
Water
Subcommittee

that from the point of view, of administration, the Fire District is operated creditably. However, there is a lamentable lack of adequate fire protection generally throughout the ranch or particularly in the commercial center attributable solely to the insufficiency in number and size of hydrants, advantageously located.

Although the existence of this situation is not chargeable in any sense to the fire commissioners, it presents a community problem of gravity and magnitude which demands immediate solution and remedy.

This Committee was requested to employ the medium of this report to state that the fire department has assumed the administrative burden and provides the service of accepting all emergency calls for Fire, Police, or emergency request for medical aid.

The Fire department is undertaking, by arrangements with the available medicos, to forward these medical emergency calls on a rotation and availability basis.

Police protection in Rancho Santa Fe is provided by coverage from the Sheriff's substation in Encinitas, and in addition by a resident deputy sheriff paid in part by the County Sheriff's office and in part by the Rancho Santa Fe Association.

This committee conferred at length with the resident deputy sheriff and concludes that the administration of police matters is adequate and that no increase in police personnel is recommended at this time.

By request, this Committee studied the desirability of improving administration headquarters of the Association. It is concluded that the offices of the Association are adequate as to size and facilities, and their present location should not be changed.

In the event, increased municipal type services are to be rendered and provided in the future by either the Association or by a city to be formed, an administrative center will have to be located and established. It is suggested that by that time, the present offices of the Irrigation District will become available for general civic administration purposes.

Respectfully Submitted,
Administrative
Subcommittee

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- The Outrigger Apartments, Point Loma
- Mr. and Mrs. Clifton W. Power,
Rancho Santa Fe
- Mr. and Mrs. E. T. Price, Point Loma
- Mr. and Mrs. Trumbull Richard, La Jolla
- San Diego Yacht Club, Point Loma
- Solmar Mobile Lodge, Carlsbad
- Mr. and Mrs. Al Schuss, San Diego
- Mr. and Mrs. E. P. Scott, Point Loma
- Mr. and Mrs. William Starr, Mt. Helix
- Town House Lodge, San Diego
- Turquoise Swimming Pool, San Diego
- Mr. and Mrs. Harry E. Wenz,
Rancho Santa Fe
- Dr. and Mrs. Howard Zynkin,
Mt. Helix

Schools

The Mangore report relates to the community of Rancho Santa Fe. Any discussion of the problems of the Rancho Santa Fe School District, in connection with the community of Rancho Santa Fe, should be prefaced with the explanation that we are dealing with two distinct, but overlapping, geographical areas. The boundaries of the two areas coincide along the westerly border of Rancho Santa Fe. However, to the Southeast, blocks L1, L2, L3 and L4 of Rancho Santa Fe, totalling some 925 acres, are excluded from the Rancho Santa Fe School District. And to the Northeast the Rancho Santa Fe School District encompasses some 5925 acres beyond the boundaries of Rancho Santa Fe. The net result is that the Rancho Santa Fe School District is greater in area than Rancho Santa Fe by some 5000 acres. There is attached to the original of this report a topographic map on which the boundaries of Rancho Santa Fe and of the Rancho Santa Fe School District have been superimposed; also official map of school districts of San Diego County, 1955 edition, as well as map No. 2R consisting of an enlargement of part of the area of the Rancho Santa Fe School District.

The major problems confronting the Rancho Santa Fe School District, as viewed by this Committee, are as follows:

1. Adequate landscaping of the existing school, and subsequent proper maintenance of the landscaping and grounds.

2. Construction of the playground on the upper terrace of the existing school grounds.

3. Acquisition now of property for the site of an eventual additional elementary school.

4. Provision for a full-time administrative principal instead of a teaching-principal as at present, also a full time combination custodian-gardener.

5. Construction of additional classrooms, and perhaps a multi-purpose room, on the present school property, to take care of increased enrollment during the next few years, and prior to the construction of the second school.

6. Improvement of road along westerly line of school property, which road is known officially as CRS no. 526.

Discussion, Recommendations

1. The Committee feels that the matter of landscaping and proper maintenance of the school grounds, because of the geographically dominating position of the school in the community, is of vital and urgent importance. Our recommendation is that this project be undertaken at once. It is evident that

Subcommittee Reports Citizens' Committee For Mangore Studies

there will be adequate funds for this purpose.

2. The development of this project, for which the School Board has plans and sketches, is contingent upon the necessary funds being available. The Committee feels that the School Board's plan of development of this project is sound, and we recommend that it be executed as soon as possible.

3. This Committee concurs with the School Board that the most logical remaining site for a second elementary school lies in the area covered by Lots 4 and 5, Block 5. The School Board is currently negotiating with the Santa Fe Irrigation District for some 12 acres in this area. We recommend that the Directors of the School District and the Directors of the Irrigation District reconcile any technicalities which may be hampering the conclusion of this transaction, which is deemed to be in the best interests of the community.

4. We concur with the School Board that these are essential.

5. This Committee supports the plans of the School Board to build, as enrollment dictates necessity, five additional classrooms, a kindergarten and perhaps a multi-purpose room to the North of the present building. This school would then have facilities for some 325 to 350 students, so that a second school would not be necessary until probably after 1966.

6. The Committee feels that County Road No. 526 with two right angle turns, and with its present width of paving, is unsatisfactory. The Committee meet with the property owners recommends that School Board concerned, together with the county road officials, and endeavor to work out a solution which will result in an improved roadway without creating any undue hardships for the property owners concerned. Attached to the original of this report is a map of the road in reference, showing the improvements which the County, at one time planned to make.

General

The Committee disagrees with Mangore recommendation that a playground school site be obtained somewhere South of El Apajo street. This area is not in the Rancho Santa Fe School District.

The Committee does not concur with the Mangore suggestion that the proposed swimming pool be located on school property,

Flood Control

Purpose

The purpose of this report is to review existing and prospective flood control means, and their effect on future growth of Rancho Santa Fe.

Discussion

Two reports covering flood control of the San Dieguito River basin, as listed below under "references", were available for study by your committee. Both reports seem very thorough and complete in the study of the problems involved and both are in substantial agreement. From these reports, the following facts are evident:

1. A project for flood control alone cannot be economically justified.

2. A multi-purpose reservoir project for both flood control and water conservation is economically feasible based on 1955 costs.

3. Such a multi-purpose reservoir should be built by the City of San Diego, owners of Hodges Dam and large acreage in the San Pasqual Valley, a part of which would be flooded by the dam as recommended.

4. The dam recommended for construction would be located just below the present dam and would create a reservoir to hold 375,000 acre feet of water — 280,000 for conservation, 85,000 for flood control and 10,000 for sedimentation.

(Continued on page 16)

ty, because the swimming pool is a Rancho Santa Fe project and much of the School District land, as already explained, lies outside of Rancho Santa Fe.

The execution of the projects discussed under items 1-4 are in large measure contingent upon additional revenue which the School Board has requested through a proposed school tax increase from \$0.90 to \$1.34 per \$100.00 of assessed valuation. The current tax rate of 90 cents is one of the lowest in the county, and the Committee feels that it is not consistent with the standards expected from the school system of this community. The proposed tax increase will be on the ballots in the coming election on May 20 next. The Committee recommends approval.

Respectfully submitted,
Schools
Subcommittee

Zoning

After giving an intensive consideration to the Mangore Report, in reference to Zoning, it is our recommendation that we appeal to the County authorities for an amendment to the County Zoning Ordinance, placing the entire Ranch under an E-1-B 'zone, which provides for a minimum of two (2) acres for every lot and building site. We would except, of course, those areas which are now subdivided in less than two (2) acre sites.

The areas of the Rancho proposed for two (2) acre minimum size lots are now in E-1 Zone which is a one (1) acre minimum. Your Committee has reached its conclusion for the following main reasons:

1. It is believed that this zoning change, together with the present method of subdividing through the Art Jury and Board of Directors, constitutes adequate protection to the integrity of the Ranch ideals.

2. It is believed that attempting to create a four (4) acre Zone would meet with certain political and area objections and resistance.

3. It is further believed that a two (2) acre Zone will meet with very little resistance.

It must be emphasized that a move to change the zoning from one (1) acre to two (2) acre minimum is in no sense a recommendation to establish this zoning by the Rancho Santa Fe Association, but is done to prevent blighted areas from developing which is now possible with a one (1) acre minimum.

It is further emphasized that this Committee whole heartedly endorses the belief in the validity of the Covenant: that it is a good, sound, workable document, which belief is shared by outstanding legal authorities. Furthermore, it has been adjudicated to some extent by court action.

With County protection under a two (2) acre minimum and with future Art Juries and Boards of Directors deciding with the same wisdom, as in the past history of the Ranch, it is believed that this constitutes all the protection and guarantee it is humanly possible to devise.

Of course, it may be said that future Art Juries and Boards of Directors may tend to go left and make unwise subdivisions; however, it seems the greater part of wisdom to trust our subdividing problems to our own people acting through the Art Jury and the Board of Directors than to non-resident administrative bodies.

Respectfully Submitted,
Zoning
Subcommittee



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FLOOD CONTROL

(Continued from page 14)

mentation. This is estimated to produce an annual safe yield of 18,800 acre feet of water at a cost of approximately \$40.00 per acre foot at 1955 costs and with a 50 year amortization period.

5. Such a reservoir would decrease the probability of flood damage, particularly near the ocean, but the possibility of damage to the low land in the basin within the limits of Rancho Santa Fe would still exist.

6. The City Council of San Diego, has by resolution, indicated that it would, under certain conditions, build such a dam. No time has been set and due to the building of the second aqueduct to be completed in 1959, to bring more Colorado River water to the area, such a start seems indefinitely postponed. This is due to the apparent lower cost of Colorado River water. Furthermore, construction costs of concrete dams have gone up materially since 1955.

7. Due to lack of required storage reservoirs in this area, however, it is believed that eventually some sort of storage will be

Highway

(Continued from page One)

Garden Club, notifying the necessary authorities of the County, and State that we do not want any major or secondary highways passing through Rancho Santa Fe.

Respectively submitted,
Highway Subcommittee

built in the basin. This seems to be in the neighborhood of 20 years away.

In view of the damage which could occur in the basin below present Hodges Dam during floods, it is the opinion of your committee that no Rancho Santa Fe development should occur in the low area until a dam of proper size is built.

When and if such a dam is built, the Association should go into the matter further, bearing in mind that even then, there may be no assurance of complete flood control.

Respectfully submitted,
Flood Control Subcommittee

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