

## Association Board Contracts with Firm of Consultants To Prepare Master Program for Development of Ranch

The Board of Directors of the Rancho Santa Fe Association is cognizant of population's rapid expansion in Southern California and the impact that the expansion is having upon this com-

munity.

The need for implementing ways and means of meeting this impact must be apparent to every member of Rancho Santa Fe Association and under the

circumstances the Association must have an orderly and well-engineered (long overdue) master program if it is to meet the growth pressure which is upon us.

For several months past, the Board has worked with Associated Consultants of Southern California, who after making a survey and conferring on many occasions with the Board members and others, have been employed by the Association.

Under an agreement consummated Nov. 5, 1956, Consultants are to perform as follows:

1. To prepare and make available a FACT BOOK which shall contain background information regarding Rancho Santa Fe to serve as a basic source of reference for the development of a Master Plan and to provide the data essential towards arriving at an appropriate and sound decision regarding the future governmental status of the community of Rancho Santa Fe. In order to fulfill this agreement consultants shall:

a. Conduct a general survey of the present community and investigate such aspects as:

- (1) Geographic factors.
- (2) Economic characteristics.
- (3) Present land use patterns to identify residential and commercial developments.
- (4) Existing street system which provides for major and minor circulation, and parking facilities.
- (5) Existing public utilities and related services which serve the community.
- (6) Physical characteristics of the area.
- (7) Population characteristics, including: (a) population growth and future trends; (b) sizes of families; (c) age levels; (d) income; (e) occupation groupings; (f) education levels; (g) cultural composition; (h) cultural and recreational interests that could or should be satisfied within the Ranch; (i) marketing or shopping patterns; (j) the degree to which the population identified with the community;

(k) and other pertinent data.

b. Investigate present public

facilities in order to project future requirements of such facilities as the civic center, schools, police and fire stations, and recreation centers.

c. Study and develop other data necessary for the development of a Master Plan.

d. Investigate those factors pertinent to a study of the feasibility and appropriateness of incorporating Rancho Santa Fe as a self-governing community or alternatively of remaining unincorporated or organizing as a community service district. These factors include estimated available revenues from property tax, sales tax, business license tax, the golf course, state subventions, and other income, as well as estimated expenditures involved in running a city and providing the community an adequate though economical level of services.

e. Analyze the present administrative organization of the Association to project future organizational requirements in keeping with the proposed development of the community and the services to be rendered.

2. To develop, prepare, and make available to the Association a guidebook for future action, which shall contain a Master Plan for the community. It shall include:

a. A section devoted to the plan for the generalized land use for the Ranch indicating residential, commercial districts, and other categories of usage.

b. A general circulation plan involving streets and highways, possible future transportation requirements, and off-street parking.

c. A Subdivision Master Plan which shall be a component of the over-all Master Plan. Such a plan shall be flexible but precise enough to guide the Board and the Art Jury in their determinations with regard to economical divisions of parcels, a minimum of grading and proper circulation.

d. A proposal regarding plans for public facilities including schools, parks and playgrounds,

(Continued on Page 4)



**YOUTH GOLF CLINIC**—Pro Jim Boyle gives Bill Crutchfield the first pointer—how best to grip the club to send that golf ball places. It's part of the Junior Golf Clinic started this month for the children of Association members and Golf club members, with sessions at 2:30 p.m. each Sunday. There was a good turnout the first Sunday.



**FINE START ON GOLF**—There's no game, no form of recreation, that people can enjoy for a greater part of their life span, than golf—and here at Rancho Santa Fe, there are unsurpassed facilities for its enjoy-

ment. The thing is, though—you'll get the most out of golf by starting young. Anyone who starts young and stays with it, granted reasonable natural coordination, can be a good player. Rancho Santa Fe Association is making an early start possible by arranging a golf clinic for children of Association members and Golf club members—each Sunday afternoon at 2:30. Here are some of the young people who took advantage of it at the first session.

**Red Cross Branch Production Group Invites New Aides**

Mrs. Thomas D. Nestor is at present the acting chairman, meets at noon on the first Wednesday of each month in the Garden club building.

Those attending bring sandwiches and coffee is served, preceding a session of sewing.

The Dec. 5 meeting will be the second of the season, no meeting having been held in November because everyone was busy with the Merry Mart. Mrs. Sidney Benedito, chairman of the group, is away and Mrs. Nestor has charge for the present.

All women in the Rancho Santa Fe area who are interested are invited to join the production group of the Rancho Santa Fe branch, San Diego county chapter of the American Red Cross.

The production group, of which

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

Board of Directors—C. K. Whittaker, president; Raymond Grisct, vice president; H. F. Bakewell, W. O. Fleetwood, Ward A. Miller, Arthur G. Thorne, W. M. Vandersluis; W. A. Smart, manager.

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PL 6-1544

Resident representatives:

Mrs. Louise MacFall

Mr. David Hire

**SFID Approves Land Use Survey, Blocks Sale at Auction**

Directors of the Santa Fe Irrigation district at a special meeting Oct. 30 confirmed their previous action to prevent an auction of 720 acres of unimproved lands between Rancho Santa Fe and Solana Beach, but gave approval to the proposal of a development firm, Volk & McLain to proceed with a land use and development survey at no expense to the district.

The only consideration asked by the firm is that it "be considered" when the district board concludes that it is time to sell the property. It was repeatedly emphasized in the meeting that the board is convinced this cannot be done now or in the immediate future, due to lack of a sufficient firm water supply.

The board having failed to rescind its instruction to Manager D. M. Bakewell voted at the Oct. 8 regular meeting Mr. Bakewell said he would on Nov. 1 file an option - purchase agreement with the county tax collector. This, he said, would automatically cancel auction sale of the 720 acres on which Frank J. Gilloon had entered a bid of \$82,000. Both the state and the irrigation district hold tax deeds to the property.

Mr. Gilloon however said near the close of the meeting that he would challenge the option agreement's validity, particularly with reference to certain lands at the east end of the tract, on which he had bid previously with the same results.

The motion to accept the Volk & McLain offer was made by Director Ray Badger and approved unanimously. Ray Eberhard, the district's legal counsel, said the board could sell the tract to one purchaser, but that the agreement as phrased would not constitute an option in favor of this firm. Director W. M. Vandersluis made the point more than once in the meeting, that in his opinion everyone should have an equal chance to purchase the property when it is placed on the market.

In the course of the three-hour meeting it was emphasized that the district, along with all



**CHRISTMAS DECOR**—Was available in infinite variety at the Merry Mart, conducted Thursday and Friday, Nov. 15 and 16, in the Garden club building by the Country Friends. There was excellent attendance and patronage both days and the charitable organization profited to gratifying extent, for the benefit of the three welfare agencies it assists.

Diego county, faces a serious water shortage until a second aqueduct is built. Chairman H. G. Larrick outlined the situation in detail, but Mr. Eberhard, who is closely in touch with water problems throughout Southern California, "topped" the analysis with a declaration that—in the absence of heavy rains and runoff this winter—the county faces a virtual certainty of water rationing next summer.

Mr. Larrick said the shortage had been heightened, or even precipitated, by the rapid expan-

sion of acreage in the San Diego County Water Authority in the last two or three years, and emphasized that the potential "losers" are the owners of already developed lands and homes—and he said these classes of owners are the ones the district board proposed to protect by prevent-

ing the opening up of additional lands in the district.

Some hope for relief is contained in the district's plans to develop its own storage facilities. The Kenneth Volk engineering firm has been working on

(Continued on Page 7)

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# Master Plan Contract Made

(Continued From Page 1)

civic center, and other public buildings.

e. A proposal containing appropriate guide lines to serve drafting of zoning and subdivision regulations, or ordinances should a municipality be established, which shall be prepared by responsible officials of the community.

f. The preparation and presentation of appropriate maps, charts, and reports embodying the above elements included with in the long-term Master Plan.

g. A statement as to the desirability of incorporating Rancho Santa Fe as a self-governing community, or alternatively of remaining unincorporated or organizing as a community service district. In the event a proposal to incorporate is included, additional information shall be provided, including:

(1) A statement as to the organic law for the proposed city.  
(2) A description and graphic chart of the proposed governmental organization.

(3) A statement with reference to the organs of government, including the City Council, its functions and powers; the overall management of the proposed city; and the administrative organization including a description of departmental functions and relationships.

(4) A statement regarding suggested means for bringing about appropriate and needed systems of administrative coordination and control.

(5) A proposal with regard to the organization and administration of the planning and zoning functions.

(6) A recommendation with regard to necessary facilities such as fire and police, motor equipment maintenance yards, and public works facilities.

(7) A statement suggesting appropriate relationships between the proposed city and other units to be concerned, including the State, the County, and special districts, such as the school district.

(8) A description of the municipal services involving a proposal as to levels and costs of services which should be anticipated. These would include:

(a) Police; (b) Fire; (c) Public Works; (d) Recreation; (e) and other municipally performed functions.

3. To make such oral and/or written progress reports to the Board of Directors of the Association as necessary to keep them informed of their activities.

4. To submit and deliver to the Association, on or about Sept. 1, 1957, twenty-five copies (25) of the final report embodying findings as shall be contained in

the FACT BOOK and the GUIDE-BOOK FOR FUTURE ACTION, which shall be available to the members of the Association, and if necessary to make themselves available for a consultation to the Board for the purpose of clarifying any ambiguities or indefiniteness.

5. To make themselves available for public meetings, not to exceed three, in which the Consultants may serve as chairmen should the Board so desire, whereupon the obligation of Consultants under this agreement shall be deemed fully performed.

6. To make themselves available for future meetings and consultations only upon request of the Council, and at a per diem rate, mutually acceptable to both parties.

7. The Association, through its Board, shall assist the Consultants by:

(a) suggesting to the Consultants knowledgeable persons and other sources of information concerning the community;

(b) publicizing the work of the Consultants and the Association in the manner agreed to by the parties to this agreement; and  
(c) in general acting as advisers to the Consultants and as liaison with the Community.

The cost to the Rancho Santa Fe Association for the above services is \$10,750—payments to be made in five installments over a period of approximately nine to ten months.

## RIDING CLUB GROUPS PLAN TO ATTEND WATERS TRIAL

Members of riding clubs throughout San Diego county are planning to attend the trial on appeal in the case of John Waters of Chula Vista, starting in Department 2 of San Diego county Superior court at 10 a. m. Thursday, Dec. 13.

This is a case involving alleged "nuisance" involved in maintaining horses, and the riding club people are concerned about the increasing difficulty in San Diego county, of keeping horses under reasonable conditions.

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# Association-Owned Property Listed, Transfers Traced

The Board of Directors has arranged for the compilation of a list of Association-owned lands in Rancho Santa Fe, together with a record of properties formerly held by the Association and later transferred.

Properties owned by the Association include:

Blocks "B" and "H," Village, Block 34, Lot 1.  
Block 19, portions Lots 1-2-3.  
Map 2089, Lots 27, 45, 107, 139, 140, 141, 142, 143, 145, 146, 147, 148.

(Lot 145 in the golf course east of Avenida de Acacias)

Map 2129, Lots 41, 88, 130, 131, 133, 134, 135, 136, 137, 138, 139, 140, 142, 143, 144, 145.

(Lots 160, 161, 162 is the golf course west of Avenida de Acacias)

Lot 27, Map 2089, was originally a park area. In 1938 the company, which had the reversionary rights, traded lots 27 and Lot 61 for Lot 130, which in turn was deeded to the Garden club. Lot 27 eventually became tax delinquent and as the property of the Irrigation District, was traded to the Association for two small lots numbered 156 and 157, Map 2129, in the area now occupied by the residence of Felix Nelson. This latter trade was

made in 1953. Lot 61 is still in private ownership.

In Map 2129, Lot 132 was sold back to the Santa Fe Land Improvement company in 1938, for \$2000, who in turn sold it to John Burnham, the present owner. Lot 88 was deeded to the Association by Ed Schriefer in 1952 as a park area. Lot 41 is the road past the Irrigation District office and fire hall.

Lot 1, Block 34 was secured in 1951 from the Irrigation district to be used as a park area.

Lots 145, Map 2089; 160, 161, 162, Map 2129; and portions of Lots 1-2-3, Block 19, were secured from the old Rancho Santa Fe Country Club at the time the Association took over the golf course.

## Golf, Restaurant Income Reported

Gross receipts of the Association from golf greens fees in October amounted to \$8632, Manager W. A. Smart announced.

The month's gross receipts from the restaurant amounted to \$6142.44.

**Acreage**  
**Residences**  
**Building Sites**  
**Investment Properties**  
**in Rancho Santa Fe**  
**and Adjoining Areas**  
**NELSON and CHAPIN**

Montgomery L. Hart, Associate  
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## ART JURY: NOV. 5

# Plans of 2 Residences Gain Approval, 3 Others Studied

Approval of plans for two new residences was voted by the Art Jury at its Nov. 5 meeting. The Jury gave consideration to plans for three other new residences and a number of subsidiary construction items.

The Jury considered preliminary plans submitted by the Rancho Santa Fe Association for an addition to the present golf shop building. A conference was with the designer.

Plans for residential construction approved were:

A residence and carport planned by R. H. Dunlap on a portion of Lot 1, Block 19, as per plans submitted Oct. 31.

A residence planned by Harold Nigg on a portion of Lot 8, Block 48, as per plans dated Oct. 3.

On other residential plans, action was as follows:

Consideration was given to plans submitted by Wayne Chubb for construction of a residence and carport on portion of Lots 27 and 28, Block 37. After a conference with applicant and designer, plans were withdrawn for re-study.

Consideration was given to preliminary plans dated Nov. 1, submitted by Gen. and Mrs. Royal B. Lord for construction of a residence on a portion of Lots 118 and 119, Map 2129.

Consideration was given to plans dated Oct. 31 for Robert L. Lutz for construction of a residence and garage on a portion of Lot 3, Block 10. After a conference with applicant, plans were withdrawn for re-study.

On non-residential construction plans, the Jury acted as follows:

Approved plans of Mrs. Jessie W. Powers to build a stable on Lot 2, Block 20, as per letter

dated Oct. 22, defining changes in the original plans submitted in September.

Approved plans dated October, submitted by E. A. Parkford, for construction of a garage on Lot 4C, Map 2089.

Approved application of John Rule for leveling of prospective house site on portion of Lot 7 Block 47.

Approved application of Claude Conklin for re-making a road and doing some leveling on portion of Block 46, Map 2129.

Approved request of Tom McClelland for grading, access drive and road on portion of Lot 1, Block 48.

Approved plans dated Nov. 1 by Robert Moore for J. H. Emmert, for a detached garage to be erected on portion of Lot 15, Map 2057.

Plans of Mrs. Carl Bertschinger to construct a garage on a portion of Lot 5, Block 11, were considered and returned to designer for re-study.

Approval was given to plans of Richard A. McClure, dated Nov. 3, to erect a detached garage on a portion of Lot 27, Map 2057.

Consideration was given the request of Trueman Thompson for subdivision of portion of Lot 1, Block 37, into three parcels of 2.0, 1.6 and 1.9 acres. The Art Jury's advice was forwarded to the Board of Directors.

Approval was given to plans of Charles S. Ames, dated Nov. 1, for erection of a grape stake of louver fence on a portion of Lot 6, Block 32.

Fred M. Manning received approval for erection of an additional fence on portion of Lot 4, Block 17, to conform to the fence enclosing Lots 2 and 3, Block 17.

Color samples for exteriors were approved for the following:

Edward L. Cheyney, residence on portion of Lot 19, Map 2089; Howard Steinwinter, residence on portion of Lot 2, Block 21, Map 1742; Ruth L. Swisher, residence on portion of Lot 2, Block 47, Map 1742; Harry Robertson, residence on portion of Lot 14, Block 32; John M. Cook, residence on portion of Lot 14, Block 32; Kenneth H. Knudson, residence on portion of Lot 1, Block 3, Map 1742; William L. Weddell, residence on portion of Lot 4, Block 16, Map 1742.

Consideration was given to color samples as follows, with action deferred in each case:

Sverre Svendsen for residence on portion of Lot 4, Block 35, Map 174; Ronald Lange for residence on portion of Lot 8, Block 47; Stuart Hoadley for residence on portion of Lot 1, Block 27, Map 1742.

# Fire Danger High At RSF; Burning Still Restricted

Grass, leaves and underbrush are extremely dry, Fire Chief Rudy Duran reports, and in addition to restricting all burning, he urges that everyone take special care about fire.

It was in November a year ago that Rancho Santa Fe's most serious fire in years occurred, extending over many acres and damaging several homes, the chief reminds.

Heat and humidity conditions were almost the same on the anniversary of that disaster, and the fire department was worried. It will continue to be until there's a one-inch rainfall.



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BOARD MEETING OCT. 19

Guest House Rule Complied With Generally, Board Told

Compliance with Paragraph 88 (O), Article IV of the Covenant, dealing with the occupancy of guest cottages, is now quite general, Manager W. A. Smart reported at the Oct. 19 meeting of the Association Board of Directors. Letters have been written to two property owners regarding the status of cottages on their property. In the other cases investigated the cottages either are vacant, are occupied by employees or are on separate parcels of land and thus their occupancy is in compliance.

The Board instructed the secretary to make a tabulation of park areas owned by the Association, which appears elsewhere in this issue of the Bulletin.

Upon the request of P. V. Pierik, attorney for George M. Gere, for a final decision, the Board disapproved the subdivision request of Mr. Gere to subdivide a portion of Lot 10, Block 32, into nine parcels including two of 3.1 acres, two of 2.1 acres, and others of 2.6, 2.4, 4.0, 2.3 and 2.2 acres. This action superseded a previous motion by Director Vandersluis to refer the request back to Mr. Gere for further consideration.

The Board accepted the recommendations of the committee that met with Associated Consultants of Southern California, that the Rancho Santa Fe Association enter into a contract to employ this firm to set up long range planning of the Ranch, conditions of the contract to be subject to approval by legal counsel.

On other motions the board acted as follows:

Approved application of A. C. Ridland to subdivide a portion of Lot 9, Block 32, into three parts of 8.2, 5.0 and 4.0 acres.

Approved the purchase of a small vacuum cleaner for use at the clubhouse.

Approved the application of J. Ondricek, as amended, to subdivide Lot 1, Block 45, into four parts of 3.66, 3.68, 3.8 (including road 4.1 acres) and 15.94 acres, according to map and letter dated Oct. 6.

Deferred action on the request submitted by Frank Pomeranz, executor of the estate of George Kilb, to resubdivide portion of Lots 1, 2 and 3, Block 44, into four parts of 5.0, 3.6, 3.0 and 3.0 acres.

Directed the secretary to refund a portion of 1955-56 assessment against Union Title Insurance and Trust company for owner of portion of Lot 1, Block 44, in the amount of \$2.41 and to A. H. Motley, portion of Lot

2, Block 16, in the amount of \$6.50. These amounts are being refunded due to an error by the county in computing assessed valuations.

Directed the secretary to make lump sum payment of the San Diego county taxes and the Santa Fe Irrigation district taxes assessed to the Association.

Deferred action on the request of a group of property owners for an easement to run a sewer line under the southeast edge of the golf course, pending formal request and legal description of the property under which the proposed sewer line is to be constructed.

Directed the secretary to consult with the Association's auditors relative to compilation of the monthly financial statement with a view to making it more comprehensible.

Directed the secretary to secure written confirmation of verbal reports from owners of guest cottages with respect to compliance with Article IV, Paragraph 88 (O) of the Covenant.

Association members and others addressing the Board include R. M. Clotfelter, who discussed the activity of the real estate group's zoning committee and the Gere subdivision request; Mr. Gere, Louis Renn, and Dr. and Mrs. Gifford Ewing, all of whom discussed the Gere subdivision matter.

Letters taking both sides on this issue were read and ordered filed with the subdivision request. Protest came from Messrs. Don C. Dickinson, H. J. Johnson for Mr. Rambush, J. M. Young, J. B. and Donna Whisenant, A. D. Hill, W. R. Fawcett, R. M. and Constance Clotfelter, Harry Robertson, R. V. Venberg and Mrs. Alice Wallace.

Supporting the proposed subdivision were Charles Houtteman, G. Pitt Warner, Mrs. Hilda Crichton and Mrs. V. W. Warner. There also was a letter from

Delivery of Mail Sought, Petition Goes to Officials

A petition for rural delivery service out of the Rancho Santa Fe postoffice has been submitted to the Postoffice department. Postmaster Haskell Strawn is of the opinion that no action will be taken on the petition until after th holiday rush is past.

At that time the first step may be an independent survey on the part of the Postoffice department.

Information about the area and population, gathered locally, was presented along with the petition.

Mr. Gere, requesting a certified copy of the letter containing the Art Jury decision of his subdivision application, and minutes of the meeting at which said subdivision request was considered. The letter had been acknowledged and was ordered filed.

W. A. Miller and A. G. Thorne reported no progress on investigation of the possibilities of establishing a private club, in view of the absence of H. B. Wall with whom they were to work.

Manager Smart reported that the dangerous eucalyptus tree reported at the previous meeting in a letter from Marion Charles,

Temperatures In Last Half of October Varied

Temperatures registered at The Inn were more varied in the latter half of October than the previous month. Only a half month is reported in this issue of the Bulletin because of the change in copy-closing date.

Table with columns: Date, Max., Min. Rows: October 16 to October 31.

had been trimmed back to leave three branches, with the desire that the tree might recover and not have to be removed.

He also reported that tentative dates had been set for his conference with state and county health department officials to go into the problem of gnat control.

Advertisement for WILLIAMS & MACPHERSON Subtropical Nursery. Includes text: 'Did you know... CAMELIAS have three distinct blooming periods, Early, Midseason and Late, reaching their peak in February and March. Come in and let us assist you in selecting a collection that will give CONTINUOUS BLOOM. Our stock consists of only choice varieties for this locale, including the new prize winning CINDERELLA. 955 Highway 101 Encinitas PL 3-1555'

Advertisement for JOHN BANCROFT, A.I.D. Country Homes Supervision Interiors Decorating Department MRS. KENNETH S. WALKER. Includes address: PLaza 6-1171 Box 6, Rancho Santa Fe PLaza 6-1172

SFID Survey

(Continued From Page 3)

plans for storage, including a study of possible sites. One site southeast of Rancho Santa Fe has been mentioned. It would be quite near the proposed route of the second aqueduct.

Another "headache" for the board, Mr. Larrick said, is the fact that the district's contract with San Diego city for Colorado River water delivery through Lake Hodges will terminate in 1958.

Turning to the situation created by the Gilloon bid, Mr. Larrick said the County Board of Supervisors had on Sept. 25 accepted the bid and thus started proceedings which would result in an auction sale of the 720 acres. A map of the tract was displayed, showing that the land in question is all in one block with irregular boundaries, and does not include isolated tracts in Rancho Santa Fe which the district holds under similar term.

It was explained that both the district and the state hold tax deeds, but that the state's title does not include water rights.

Mr. Gilloon in presenting his side of the case, criticized past actions of the board including, he said, refusal for a long time to sell him property needed for access to the avocado grove and home he developed, a considerable portion of which recently has been sold for residential development. He also said the board, while professing a policy of holding all lands off the market, had sold some tracts "with water rights and without strings" to a developer.

Mr. Gilloon said he was primarily interested in certain portions of the lands he had bid on, and offered to compromise, withdrawing his blanket bid if permitted to buy these tracts. Directors said that in view of their established policy, such a compromise could not be accepted.

A considerable part of the colloquy concerned a letter from Fred Simpson of the Colorado River Water board, received by the board, stating he had been misquoted by Mr. Gilloon as to the availability of water. It was made clear that he had not referred to present water supply, but to the Metropolitan Water district's intention, on a long-range basis, to fulfill all of Southern California's water needs.

Referring to Mr. Gilloon's charge in a letter read at the Oct. 8 meeting that the district, by failing to expand, had lost entitlement points, Mr. Larrick said the slight loss was due to the addition of the Valley Center, Rainbow, Bueno Colorado and other large acreages to the County Water Authority. However, he said the district's supply

from San Diego city had been reduced, the last two "drouth" years from 4300 acre feet to 3225. Before taking up the offer of

Volk & McLain, the board considered an offer of Glen A. Rick of San Diego to make the land use survey, but dropped that so-

lution in favor of the offer of the development firm, of which both principals were present and described their intentions.

Large advertisement for Qualitee Dairy Products Association. Features a truck illustration, the text 'Hi, Neighbor!', and a large 'Qualitee MILK' logo. Text includes: 'Qualitee Dairy Products Association is proud to be a part of this area... growing with it and helping it grow. Qualitee is proud that 48% of its famous bonus-quality milk comes from fine dairy farms in northern San Diego County. (As you know, Qualitee milk is produced right here in San Diego County.) Qualitee is proud and happy to be your neighbor. And Qualitee is proud to announce that now you can get the complete family of Qualitee products delivered to your home, as well as at your neighborhood market. For service in North San Diego County, call SARatoga 2-6361 or SHerwood 5-2524. Qualitee MILK tastes so fresh because it IS! "SAN DIEGO COUNTY'S OWN"

BOARD MEETING OCT. 5

Palos Verdes Visit Reported By Group; Problems Similar

An interesting report on a visit made by Director W. M. Vanderluis and Art Jury members A. G. Thorne, Ward Miller and Claude A. Welles to Palos Verdes Estates, a community operating under a protective covenant similar to that of Rancho Santa Fe Association, was presented at the Friday, Oct. 5, meeting of the Board of Directors by Mr. Vanderluis.

With 3200 acres under its covenant and a population of 7500 people, Palos Verdes Estates has much the same problems encountered by the Association here, he reported. Strict enforcement of the covenant assures members the protection they desire, Mr. Vanderluis said.

Lewis Lintner, Civil Defense zone warden for the Rancho Santa Fe area, in connection with his resignation from that post outlined the duties of the office and requested the board to appoint his successor.

Edmond Sullivan addressed the board, outlining opinions as to certain aspects of the litigation directed against the Association. On that same subject, a letter from George Ennis relative to enforcement of the Protective Covenant was read and filed.

The Board took action as follows on motions:

Denied the application submitted by Edward Dobroth to subdivide Lot 5, lock 10, into 15 parcels including seven of 2.07 acres, two of 2.20 acres, two of 2.14 acres, two of 2.11 acres, one of 2.30 acres and one of 2.39 acres.

Approved the request of San Diego County for an easement of 15 feet for a roadway on portion of Lot 41, in the resubdivision of Blocks 25 and 26 and portions of Blocks 19, 20, 32 and 33, according to Map 2129 filed in the county recorder's office.

Deferred action on the request of a group of property owners for an easement for a sewer line under the southeast edge of the golf course, pending formal request and legal description of the property under which the proposed sewer line is to be constructed.

Accepted the fire insurance policy submitted by Knight and Ungles, Inc., insurance brokers, based on the new appraised valuation at the new rate.

Instructed the secretary to make whatever decisions might be necessary in the problem of a dangerous eucalyptus tree referred to in a letter from Marion Charles, on his property, portion of Lot 6, Block 43. The letter was read and filed.

Directed the secretary to refund \$55 of the permit fee paid by Leland Evison in connection with the preliminary plans which were submitted but never completed.

Approved omission of the procedure of notifying adjoining property owners in simple lot realignments involving less than one-half acre.

Directed the secretary to follow up on notifications sent a year ago relative to guest house rentals, to determine what the property owners have done toward complying with the Covenant.

Adopted a motion, unanimously, that the Board of Directors of the Rancho Santa Fe Association go on record to affirm their complete confidence in the conduct of its legal affairs by Howard Clayton, attorney of the firm of Luce, Forward, Kunzel and Scripps.

Directed the secretary to confer with Archie Hicks relative to release dates of the Association Bulletin.

Approved the request submitted by T. A. L. Loretz for lot realignment of three parcels of Lot 1, Block 21, involving approximately .34 acre.

Approved the request submitted by Walter Grimm for lot realignment of portion of Lot 2, Block 3, involving .05 acre.

Directed the secretary to arrange for a meeting of the Board of Directors with Dr. Henry Reining Jr., member of the Associated Consultants of Southern California, relative to setting up a long-range plan for the Ranch.

Glenn Lewis, building commissioner, made a progress report on building inspection in September.



David Hillman submitted questions on various subjects dealing with current activities on the Ranch. Answers if available were given by Chairman Whittaker.

Manager W. A. Smart reported that he expected a call from Mr. Lee of the county, relative to setting up a plan for gnat control through establishment of an abatement district.

**LEARNING GOLF** — Illustrating that you can't begin too young, here are Michelle Pratt, left, and Adrian Keith, members of the "golf for youth" class that meets each Sunday at 2:30 p.m. Children of Association members and Golf club members are eligible.

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Paseo Delicias

Covenant Virtues Discussed, Also Guest Cottage Rulings

(Editor Note: The Association Board of Directors has received the following letters which were deemed of such interest that they merit reproduction in the Bulletin. The board does not necessarily endorse all statements in letters published.)

Board of Directors  
Rancho Santa Fe Association  
Rancho Santa Fe, California  
Attention:

Mr. Chet Whittaker, President  
Being absent from Rancho Santa Fe quite frequently, coming back here to Omaha as I do gives me an excellent opportunity to reflect and realize how fortunate we all are to live in a place as fine as Rancho Santa Fe.

It is the place it is because of the Covenant, which has been adhered to in the past and must be guarded with utmost care now and in the future.

With our population growing, the urge to divide larger pieces of property into smaller parcels is becoming very prevalent, and it is this one thing that must be watched and judged wisely, always keeping in mind the original intent that it be a community of country homes.

This does not mean that every home must be a large one, but does mean that homes should be on fairly large pieces of ground. By doing this whether the house be large or small and the landscaping be kept to the minimum leaving the balance of the place in the native growth which is so abundant and attractive, we will continue to have the kind of place that attracted us all to come to the Ranch to live.

Most subdivisions are made for financial gain regardless of the effect on the community, and I want to compliment the Art Jury and the Board of Directors for the wise decisions they are making in spite of the severe criticism and pressure heaped upon them. Continue making your decisions according to the intent and meaning of the Covenant

Buying an auto, jewelry, furs, a house? Your Better Business Bureau in the Spreckels building, San Diego, has helpful booklets on many subjects. Get the facts before you act.

and you will have the praise of most of the residents of Rancho Santa Fe.

Sincerely yours,  
Emery O. Peterson  
Omaha, Nebraska

Rancho Santa Fe Association,  
Rancho Santa Fe, Calif.

Dear Mr. Smart:

At the time we purchased the property on La Glorieta, the Edward T. Burkes were living in the guest house. It was not made known to me at the time, that this is a violation. However, we asked the Burkes to move, which they did on Sept. 16th. The guest house is being renovated and grounds improved. It will be used only for relatives and friends.

I have eight brothers and sisters, many cousins, Aunts and Uncles in Michigan and Indiana and California. I feel sure they'll keep the place pretty well occupied.

Nephew Art Houtteman is pitcher for Cleveland Indians; now that the season is over, I've invited him and family to come in November thru the holidays. Seems to me this is the information required . . . .

Cordially,  
Chas. J. Houtteman

Church Announces Rapid Progress On Building Plan

The Village Community Church of Rancho Santa Fe holds services each Sunday at 10 a. m. in the Garden club building.

All who desire a Christian home where they may worship and through which they may serve are cordially invited.

Church school classes for children through the eighth grade are held at the same hour in the former elementary school building, under the leadership of competent teachers.

Two youth groups meet Sunday evenings, the Junior High Westminster Fellowship at 7 p. m. and the Senior High Westminster Fellowship at 7:30, in the former elementary school building.

Dr. George G. Culbertson, pastor, reports that the building committee and the building fund committee are making rapid progress in planning for the construction and financing of the church building on the site already acquired, on Paseo Delicias.

He that falls in love with himself will have no rivals. — Benjamin Franklin

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### Time for Mop-up In Rancho's Part Of Success Drive

Leaders and campaigners in the 1956 United Success Drive staged a post-election kickoff Thursday to gear up again and move the rest of the way toward meeting the \$2,306,000 goal for the 1957 operation of 90 agencies in 6 community chests.

This is a good time for Rancho Santa Fe to take a look at its part of the campaign, even though we may not like what we see.

Encinitas - Leucadia went over the top the first day of the campaign. So did Del Mar. Cardiff has extended its quota. So has Solana Beach. And Rancho Santa Fe?

We have received just 39 per cent of our quota, we haven't even raised as much as we did last year, much less the 40 per cent increase which is required if the United Success Drive is to succeed.

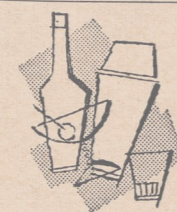
There is no question that the money is needed. The goal was set by the community in a public meeting on the basis of careful review of agency services and budgets by volunteer committees, and on the basis of what this great metropolitan area should be doing in comparison to other areas our size across the nation.

We stopped pretending when we set the goal at what we should be raising.

This is the time for Rancho Santa Fe to stop pretending. Let's re-examine our giving. If you have already given, should you give more? If you haven't given yet, what are you waiting for?



**MERRY MART 'CLICKS'** — Excellent patronage from all over San Diego county made a notable success of the "Merry Mart" bazaar conducted Nov. 15 and 16 by Country Friends in the Garden club building. Final reports aren't in, but the net returns the first day exceeded \$5200 and there was no slacking off on Friday. The food booth directed by Mrs. Harry W. Booth netted over \$500; the donations booth headed by Mrs. Arthur Thorne, over \$1300. Picture at top is a section of the bazaar highly popular with children; lower picture, the "Surprise Sleigh."



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## Club Championship Tourney Finals Set Late This Month

Competition in the Rancho Santa Fe Golf club's annual championship tournament is under way with the first round completed the first week end in November. The second round was to be played the week end of Nov. 11, the third round on the 18th, with finals scheduled the final Saturday and Sunday of the month.

Medal play in the championship round is from scratch. Handicaps are being used in the second and third flights of 16 and in the two consolation flights. First round results were:

Championship Flight: Harry LeBarron d. V. Mueller, 2-1; D. Christopherson d. R. Chrichton, 6-5; A. Neely d. E. Engles, 6-5; H. Napier d. L. Pratt, 4-3; J. Beery d. B. Taylor, 6-5; R. Peterson d. C. Pearson, 4-3; J. Shaw D. G. Dawkins, 4-3; E. Austin

d. W. Reagan, 1 up on 20th.  
First Flight: R. Wallace d. A. Vangeness, 3-1; J. Hoskins d. H. Brooke, 3-1; D. Moon d. G. Beals, 1 up; R. Van Patten d. W. Daniel, default; R. Streed d. W. Rutherford, 4-3; Dr. Hart d. K. Becker, 5-4; L. Williamson d. R. Leadon, 4-2; C. Bock d. A. Willians, 3-2.

Second Flight: A. Mahon, d. P. McDonald, 1 up on 19th; J. Vine d. R. Bargy, 2 up; C. Root d. B. Barry, 3-1; Dr. Novak vs. G. Van Patten, results not shown; A. Johnson D. M. Smith, 6-5; H. Mitchell d. W. Gerth, 4-3.

## REAL ESTATE TRANSFERS

Paul L. and Mae R. Perry to Thornton and Mary F. Edwards, Lot 146 of Resubdivision Map 2129, Rancho Santa Fe.

Carroll T. and Margaret M. Dun to William D. and Gertrude Witherspoon, portion Lot 3 Block 37, Rancho Santa Fe.

Edward J. and Wanda M. Huntsman to Charles C. and Anita Zwingham, Lot 6 Block 9, Rancho Santa Fe.

Dale and June Kramer to Gilbert and Mary Clark, Lot 7 Block D, Rancho Santa Fe.

Hyde Gillette to Edward J. and Henrietta S. Walz, Lot 3 Block 5, Rancho Santa Fe.

Jean Thompson to Kenneth E. and Mary C. Cook, Lot 103 Block

25 and 26 of Map 2129, Rancho Santa Fe.

Mary K. Jirsa to Edna F. Roulac, Lot 121 resubdivision, Blocks 25 and 26 of Map 2129, Rancho Santa Fe.

Capt. D. L. Taylor and Carrie H. Taylor to Austin S. Keeth and Shirley Keeth portion Lot 14 Block 33, Rancho Santa Fe.

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## Palomar Artists Series Attracts Rancho Interest

The series of concerts of the Palomar Philharmonic Artists association, opening with appearance of the Yugoslav State Company of dancers, singers and musicians in Escondido High school Nov. 12, is a cultural program attracting much interest and patronage among Rancho Santa Fe families.

Mrs. Raymond Gordon has charge of season ticket sale in this area and may be reached by calling PL 6-1024.

Patrons of the series were anticipating an especially thrilling evening in witnessing a performance of this colorful group from Yugoslavia on its first American tour, featuring unusual traditional musical instruments, colorful costumes and rich variety of national songs and dances.

The appreciation forum for this concert was held Friday, Nov. 9, in the Palomar college library. Dr. Howard Brubeck had prepared interesting program notes.

In addition to the Yugoslav Dancers, there will be three equally outstanding concerts. On Dec. 19, Jose and Ampara Iturbi will appear in a duo-piano program, the De Paur "Opera Gala" brings an exciting new program on Jan. 29 and finally the Los Angeles Philharmonic popular concert April 17.

Self-love is a cup without any bottom; you might pour all the great lakes into it, and never fill it up. — O. W. Holmes

## Thanksgiving Dinner

Servings

at the following times

2:00 p.m. - 3:30 p.m.

5:00 p.m. - 6:30 p.m.

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# Eisenhower Landslide Gains Strong Backing in Vote Here

Rancho Santa Fe maintained its status as one of San Diego county's most impregnable Republican strongholds in the Nov. 6 election, handing President Eisenhower a 9-to-1 plurality over Adlai Stevenson. The count for the three precincts was Eisenhower 588, Stevenson 69.

Those figures add up to 657, the approximate total vote, a new record amounting to about 85 per cent of the registration. The Aliso precincts had 777 voters registered including 657 Republicans and 91 Democrats.

Rancho Santa Fe voters came nearer than most to voting straight party tickets.

Senator Kuchel received 585 votes to Richard Richards' 74; Congressman Utt won 576 votes against 74 for Gordon T. Shepard.

The Ranch went against the district-wide trend in favoring William K. Shearer, Republican candidate for assemblyman in District 77, 466 to 166 over Sheridan Hegland, Democratic incumbent who won reelection.

On the key measures, it was notable that the Aliso precincts agreed with the rest of the state

in opposing Proposition 4, oil and gas conservation. The vote was Yes 258, No 383; but this area went against the trend in strongly opposing Proposition 5, which would have permitted the serving of liquor in establishments not serving food. The vote was Yes 137, No 478.

The area also "thought differently" on Proposition 10, to authorize employment of private engineers and architects on state projects: Yes 406, No 118.

The precincts here opposed Proposition B, proposing to permit increases in county salaries, 344 to 206.

### MRS. SAMUELS CORRECT DATA IN BULLETIN ITEM

Explanation that she and her late husband were friends of the late Paramhansa Yogananda but did not agree with his religious ideas and never affiliated with or followed the Self-Realization Fellowship, has been made by Mrs. Homer Samuels, Rancho resident who is better known as Mme. Amelita Galli-Curci, retired opera singer.

The explanation was made in

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# Ninth Green Reconstruction Makes Progress; Thorough Job Being Done

Golfers—even those to whom the engineering of greens is a complete mystery—can see that they've "started from scratch" in rebuilding that old Jonah, the ninth green at the Rancho Santa Fe course.

Progress has been slow in recent days because of the thorough spreading of chemicals designed to kill every vestige of Bermuda grass seed and roots but Carl Croft, greens committee chairman, reports that it's almost time to unroll the sod—that part which is considered re-usable—and prepare it for laying. He declined to predict a date when the new green can be restored to use, but hinted it might be nearer than some golfers estimate.

"New green" is its correct de-

correction of one paragraph in a Bulletin item reporting the Oct. 14 death of Mr. Samuels.

signation, for the crew went right down to the bottom and put in herring-bone tile with three drainage points, and used several grades of sand before putting on the top soil and peat moss, meanwhile using a lot of gypsum in addition to the chemicals to kill off the Bermuda.

Otherwise the course is in good shape, but there's a problem in the barranca alongside the 13th fairway that urgently needs, and will soon receive attention. It's a type of grass that some people on the Ranch call "elephant grass," and it will be murder if it spreads. So they're going after it with gas.

Another project being considered is an addition to the golf shop to accommodate the increasing number of carts. Amazing how much more space golfing equipment requires these days.



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## A Rancho "Secret" Divulged . . .

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- G. G. WILKENS
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