

ASSOCIATION BULLETIN

RANCHO SANTA FE ASSOCIATION
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AUG. 1957

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Volume 5, Number 9

Rancho Santa Fe

October, 1958



Back at school, Ranch youngsters find improved playground facilities and an enlarged staff

In This Issue

Board Meetings

Art Jury

Fall Fashion Show

New Village Church

SFID Sale

Garden Club

Ranch Beautification

Fire Prevention Week

School Reopens

Special Feature: Subcommittee Report on Sanitation

Doctors Stress Importance Of Sanitation Report

We, the undersigned physicians living on the Ranch, suggest that all our citizens read the full Report on Sanitation appearing on page 10 of this issue of the Bulletin. We also advise that this copy be kept on file for future reference and study, as it contains valuable information on the care of septic tanks and sub-surface disposal of the effluent sewerage.

The health of our community is of paramount importance, and sanitation is one of the vital factors in the maintenance of that health.

Therefore, please be sure to read the report.

Signed:

- Bernice Ennis, M.D.
- John L. Gier, D.O.
- Francis D. Hart, M.D.
- Katherine MacEachern, M.D.
- Earle C. Manning, M.D.
- Herbert Willy Meyer, M.D.
- John E. Novak, M.D.
- Leroy B. Sherry, M.D.
- Victor E. Stork, M.D.
- O. Milton Stout, M.D.
- Harry H. Wilson, M.D.

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.

BOARD MEETS SEPT. 5

Assessment Rate Set at 50c; Property Valuations Up

At its regular September meeting, the Association's board of directors approved an assessment rate for the fiscal year 1958-59 of 50 cents per hundred dollars of assessed valuation. The budget proposed on August 8 was ordered adjusted to reflect the correct total assessments computed on this basis, and by the addition of \$6,000 to the maintenance building fund. In passing its resolution, the board took cognizance of the fact that total current assessed valuation of properties within the Association has now been determined to be \$6,256,340.

This figure is up about 60 per cent over the previous county valuations, it was pointed out. The burden of this increase fell on land valuations rather than on improvements.

The 50-cent assessment rate is the same as that applied during the last fiscal year.

Approval was given to grant a sign permit to The Inn.

The application of Paul Alget to subdivide property on Via de la Valle and Las Colinas was approved.

The board tentatively approved covenant acceptance of Carl A.

Cato for property on Via de Fortuna and La Crescenta.

The subdivision of property on Via de la Valle by C. L. Stutsman was discussed, but no action was taken pending the filing of a new application.

No action was taken on subdivision applications by Faith Gier and Leo Schallheim.

R. Victor Venberg withdrew his application for subdivision of property on Paseo del Prado.

The board unanimously agreed to change the subdivision application fee to \$25 for the division of one parcel into two, and an additional \$25 per parcel for each additional parcel of a subdivision over two. The application is valid for only 60 days.

Secretary - Manager W. A. Smart rendered a progress report on gross revenue for the month of August as follows:

Greens fees totalled \$11,463.00, being \$8159.00 in cash and \$3304.00 in playing privileges.

The golf shop grossed \$6612.31 — \$2657.50 from carts, \$262.50 from storage charges, \$3.75 from lockers and \$3588.56 from services and merchandise.

The restaurant and bar grossed \$7493.47, bringing total gross revenue to \$25,568.78.

the **Fireside** Restaurant and Cocktail Lounge

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'Appearance of Autumn' Theme of Fashion Show

Country Friends' Event Oct. 9

The spacious grounds around The Inn will be the scene of a handsome fall fashion show to be sponsored on October 9 by the Country Friends.

Models, whose names had not been announced when this issue of the Bulletin went to press, will display the latest in fall fashions loaned by the Marston Company of San Diego.

The fashion show will start at 11 a. m., preceded by a coffee hour starting at 10 a. m.

Proceeds from this event will be ear-marked for Country Friends charities, according to Mrs. Dorothy B. Patton, president. These include the Door of Hope, Neighborhood House and the Child Development Center, all in San Diego.

A general committee meeting was held on September 4 at the home of Mrs. Alex De Bakcsy, fashion show chairman. Co-chairmen serving with her are Mrs. James W. Stockton of Rancho Santa Fe and Mrs. Norman Foster of San Diego.

Area chairmen for the event include Mrs. Waldron Cheyney for Del Mar and Solana Beach, Mrs. William De Haan for Encinitas and Leucadia, Mrs. L. W. Widler for Escondido and Valley Center, Mrs. Robert Zimmerman for La Jolla, Mrs. Ralph W. Dusenbury for Oceanside and Carlsbad, Mrs. Charles J. Wittmer for San Diego and Mrs. H. C. Riddle for Vista.



FASHION SHOW LEADERSHIP—Meeting at the Alex De Bakcsy house for a September 4 planning luncheon were, from left, Mesdames Walter C. Wenke, Alex De Bakcsy, Harry E. Wenz, Dorothy B. Patton, R. Victor Venberg and James W. Stockton.

Other fashion show chairmen include Mesdames Roger M. Ketrion and Kenneth Knudson, tickets; Mesdames George Richardson, R. M. Clotfelter and H. E. Wenz, arrangements; Mesdames C. Temple Murphy, courtesy, and H. Ray Millard, decorations.

Mesdames Robert Francisco, transportation; Sydney Nelson and R. G. Medlicott, coffee table decorations; R. Victor Venberg, decorations, stage and special effects; La Motte Cohu and Harry E. Wenz, awards; George M. Robertson and Roger Woolley, coffee hostesses; Ed-

mond M. Sullivan and Raymond H. Gordon, receiving hostesses; Thomas P. Faulconer and Sidney A. Ofsthum, ticket hostesses; Leon E. Oursland and T. Kimball Hill, models.

Other chairmen include Mesdames Paul E. Lloyd and Walter Wencke, patronesses; Vernon Burns, posters; C. Clifford Randolph Jr., programs; C. Gray Stewart, refreshments.

Publicity chairmen include Mrs. Garland T. Davis of the Ranch, Mrs. Richard J. Kornhauser for Escondido and Valley Center, Mrs. G. Eugene Swezey

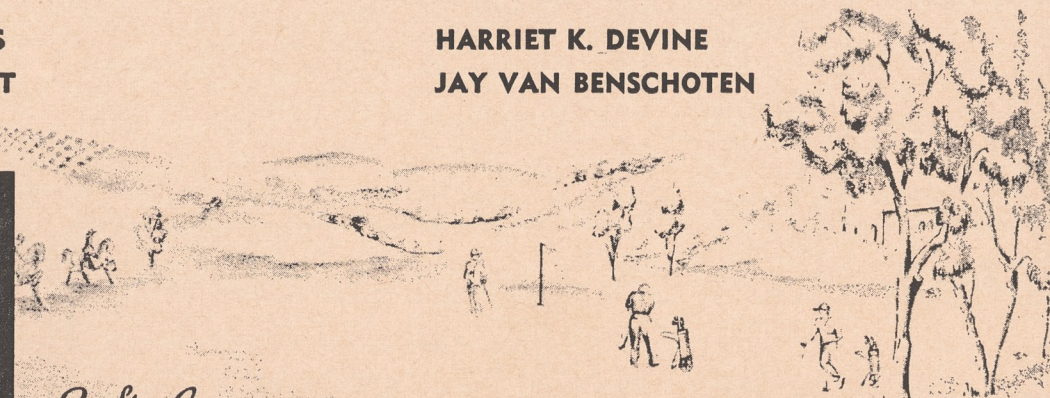
for La Jolla, Mrs. J. W. Miller Jr. for Oceanside-Carlsbad and Mrs. Paul E. Kampe for Vista.

The Country Friends held their annual fall luncheon meeting on September 11 at The Inn. Their speaker was Margery Ann Warmer, dean of activities at San Diego State College, who discussed the need for adequate scholarships at the college.

For the coming year, the Country Friends have provided a \$1000 scholarship for a worthy student in social work. The scholarship was won by Miss Sally Chisholm of San Diego.

GEORGE J. LEWIS
CHESTER A. ROOT

HARRIET K. DEVINE
JAY VAN BENSCHOTEN



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CLUB HISTORY COMPLETED—Mrs. Sydney R. Nelson, right, presents to Mrs. Arthur G. Thorne, president, her manuscript for the Garden Club's 30-year history which will be distributed to members in October.

Garden Club Sets Oct. 7 for Year's Opening Meeting

Next Tuesday, October 7, is the date to mark your calendar for the Garden Club's opening meeting of the year, to be held at 8 p. m. in the club-house.

Mrs. Arthur G. Thorne, president, will welcome a long roster of new club members. Regular members are urged to attend this meeting and to join in giving them a hearty welcome.

Entertainment will be provided by the Mitchell Singing Boys from Los Angeles. They appeared at the Garden Club some three years ago, and now perform on radio and television. The program will be drawn from their wide repertoire of songs.

Erratum

Lest the Bulletin's editor be read out of court, be it noted that he mis-read J. Theodore (Ted) Reed in the last issue's report of the annual budget meeting, and came up with Eddie Read.

Apologies are in order to both gentlemen—and especially to the injured party, whomever he may be!

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Horticulturalist to Address Beautification Lunch Oct. 14

Ranch beautification will be discussed at a special luncheon on October 14 at the Garden Club by a competent authority who will travel from Los Angeles for the occasion.

Mr. Don Woolley, chief horticulturalist and acting superintendent of the Los Angeles state and county arboretum, will suggest various shrubs and trees which are suitable to this area and require minimum maintenance.

He will bring with him specimens to illustrate his recommendations for planting in this region. He will discuss them and the solutions they offer to beautification problems here.

The Garden Club has recently joined the Los Angeles state and county arboretum which is located in Arcadia, just east of Pasadena near the Santa Anita race track.

The purpose of this luncheon meeting is to inform the club membership of what has been accomplished this summer with respect to Ranch beautification, and to tell of plans for further projects during the fall and winter.

Various committee spokesmen will render their own reports under general chairmanship of Mrs. William Weddell. Among the speakers will be Mr. R. M. Clotfelter, chairman of the Association's parks and recreation committee; Roy J. Kirby, chairman of the Mangore studies subcommittee on parks and recreation, and Mrs. P. W. Pichel who is to serve as liaison with the school board and coordinator of junior beautification activities.

Charles A. Chapin will discuss the problem of planting out tel-

ephone poles and other utility equipment which mars the landscape, reporting on conversations he has held with spokesmen for the power company.

Harold Cross, official beautification photographer, will discuss the "before and after" pictures he has taken to illustrate what can be done.

SFID Auction

Boosts Price

On One Tract

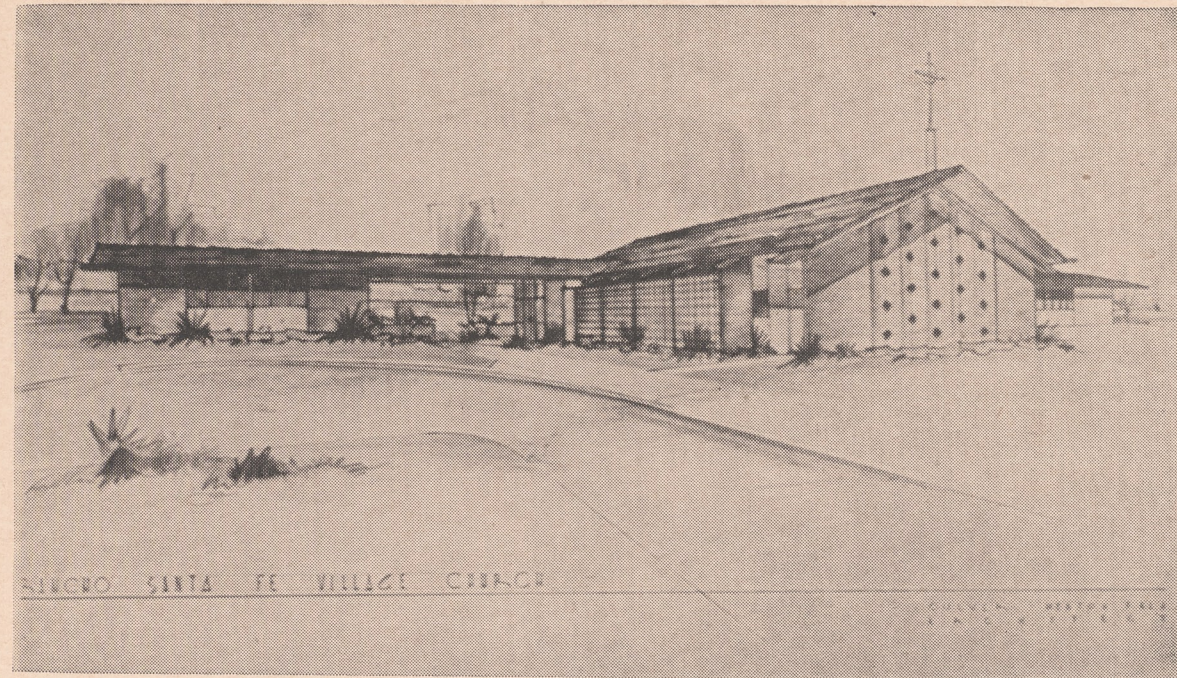
Excitement — and profit for the district — are almost guaranteed when Santa Fe Irrigation district holds a land auction.

Just one tract of 13 and a fraction acres was up for bidding Sept. 8, but at the outset there was a tie in sealed bids at \$17,000, and before competition was ended the tract, east of Sun Valley and just east of El Camino Real, was sold for \$21,100.

The buyer was Mrs. Robert L. Howe and her agent was R. C. Blackledge. Involved in the original tie was Mrs. Margaret B. Hill; but when her agent dropped out of the bidding at \$18,675, H. Gimber Evans picked up the ball and carried it the rest of the way. Mr. Evans had caused this tract to be readvertised by submitting a bid of \$17,100, a dollar over the minimum the district board had set originally.

Despite the spirited bidding the final price was about \$1500 per acre, less than had been paid for most other land sold at the district's most recent auction.

New Village Church to Be Handsome Structure



NORTH ELEVATION—This will be the appearance of the new Village Church from Paseo Delicias. School rooms are to the right and church office at the left.

Rancho Santa Fe's new Village Church will be a handsome building, worthy of the fine site which it will command at the intersection of Paseo Delicias and La Valle Plateada, judging by the architect's drawings released for publication this week.

The new building will contain a sanctuary together with the church school rooms and an office. A portion of the educational facility will open into a fellowship hall.

The Rev. Chester L. Tolson, pastor, pointed out that a very unique and beautiful feature of the sanctuary, which can seat 250 persons, is the fact that one side of the nave will be formed entirely of glass, and will give out onto a shallow formal garden bounded by a wall.

This wall is to be constructed of a special cement material, formed into open-work patterns for a feeling of lightness and translucence. This type of structure is similar to that used in the United States building at the Brussels World's Fair.

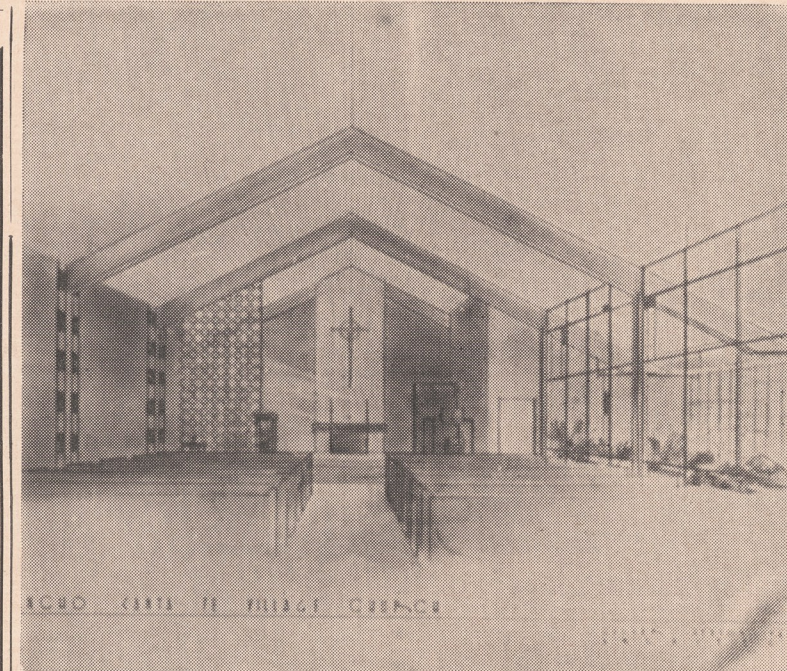
The formal garden which is bounded by this wall extends the entire length of the sanctuary.

The opposite wall is to be constructed of brick with stained-glass windows.

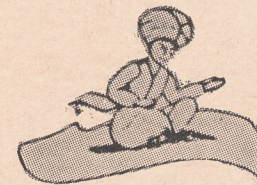
A raised choir loft in the rear seats 24 and the organist.

It is hoped that the actual furnishing of the new Village Church will be accomplished through gifts and memorials.

Mrs. Harry E. Wenz is serving as chairman of this committee. Such gifts and memorials are now being received.



INTERIOR LOOKING NORTH—This will be the congregation's view of the sanctuary interior. Glass wall at the right opens into walled formal garden. Brick wall at left is pierced by stained glass windows.



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RSF Horses Take Jumping Honors At Del Mar Show

Two horses owned by Bud Landrum of Rancho Santa Fe walked off with hunter and jumper honors at a closely contended horse show held at the Del Mar fairgrounds September 13 and 14.

"Skinny" and "Reed" from the Landrum Stables on La Noria were winners in all jumping classes. They were ridden respectively by Cynthia Cookingham and Landrum.

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ART JURY MEETS SEPT. 12

Routine Business Marks Morning-Long Meeting

Working to a light agenda, the Art Jury completed its routine business in short order at the regular September meeting. Two jury alternates, Dr. Victor E. Stork and Capt. B. F. Jenkins, were called to duty during this vacation month gathering.

Approvals were given to the applications of John E. Lee to construct a carport on La Granana and of Abner L. Sommers to construct a residence and carport on the road overlooking Rambla de las Flores.

The request of Francis J. Hammack to move a children's playhouse on El Sicorno was denied.

The Art Jury approved the application of Carl A. Cato for covenant acceptance of lot on Via de Fortuna.

The preliminary plans for a maintenance building on the golf course were approved.

Glenn F. Lewis, building commissioner, rendered his report and it was ordered filed.

Matters considered included the subdivision of Leo Schalm for property on El Mirk of Faith Gier for property on Las Planideras and of William H. Drew for property on La Madreselva.

Various color samples were approved.

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.

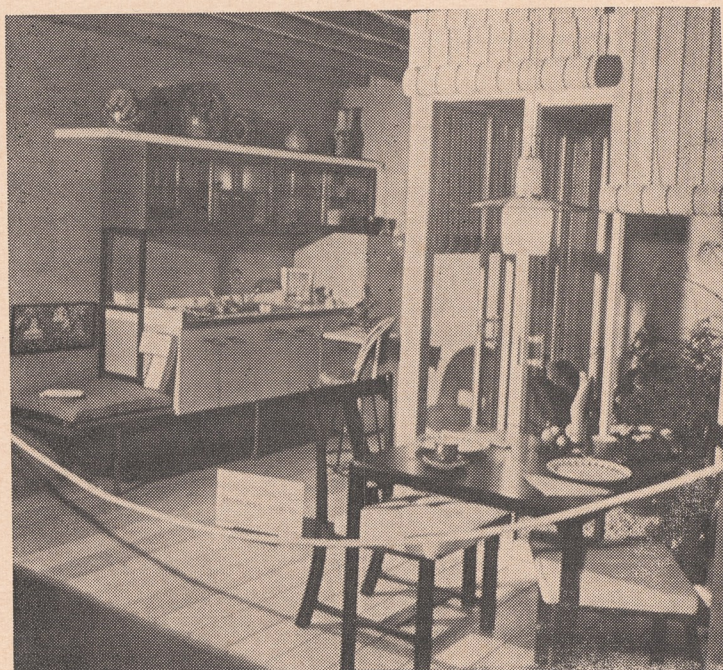
Pearl M. Jones to John R. and Lillian Tanner, portion of lot 8, block 29.

Charles J. Houtheman and **Herbert P. Rippe** to **William N. Oliver**, portion of lot 8, block 33.

John W. and Katherine M. Ricketts to **Horace G. and Ann Phillips**, portion of lot 4, Anza Heights.

Comments about our display at the Decorators' Show were florabundant.

We really had to reach for this one!



WILLIAM JAMES INTERIORS

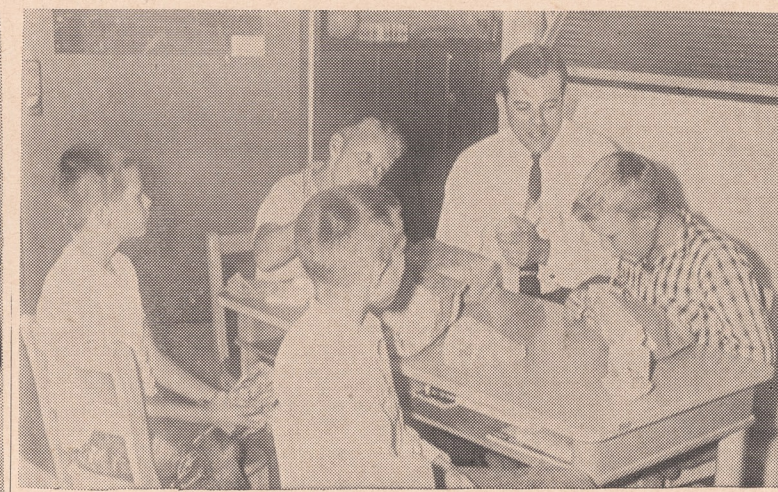
AND FINE ARTS GALLERY

1224 PROSPECT LA JOLLA GLENCOURT 4-2002 MEMBER AMERICAN INSTITUTE OF DECORATORS

School Reopens: Enrollment Up, Facilities Improved



WINNING SMILE — Mrs. Jeanne Gilmore is Rancho Santa Fe's new kindergarten teacher. Educated at Kansas State Teachers' College, Emporia, she has taught at San Clemente and Long Beach.



TEACHES 5TH GRADE—Roger Rowe, new teacher at the Rancho Santa Fe school enjoys a bit of lunch with his 5th-grade students. Around the table from left to right are Mark Ketron, Eric Vang, Kit Taylor and Greg Meyer. Educated at the University of Missouri, Rowe earned his MA at the University of Kansas City (Mo.). He taught 6th grade in Coronado last year and now lives on the Ranch with his wife and Janet, age 2.



MAKES THE GARDEN GROW—Sam Kawano is the Ranch school's new superintendent, and a man who likes his work. A look around the school grounds proves it. Sam has been with the county schools for over four years.



FOR SPECIAL HELP—Mrs. Rose Kelly, part-time psychometrist and remedial reading teacher, checks some of her records over with Bill Abbott, guidance consultant from county schools headquarters. Mrs. Kelly averages one day a week on the Ranch, and has been active for three years in an outstanding remedial reading program at Del Mar elementary school. Abbott is on call to work with special problems. He also covers the Fallbrook and San Dieguito school districts.

Open Letter to Ranch Parents Stresses Unity

"It is my opinion that the educational program which turns out 'door openers' instead of 'door pounders' is the one which is built upon a foundation of mutual understanding and cooperation between students, parents and school personnel."

It was to this kind of an educational program that Principal Lambert Baker of the Rancho Santa Fe school dedicated himself and his staff in an open letter addressed "Dear Parents" and published at the opening of school.

Education is the most important American birthright, he said.

But some people blame the negative reaction of some children toward education entirely on the schools. Others blame it on the parents. And the child is caught in the middle. It is the child—and the nation's future—which are really hurt by this kind of controversy, Baker said.

'Fun Night' Planned Oct. 25 By Riding Club

The Ranch Riding Club plans a gala "fun night" for Saturday, October 25, according to announcement by Mrs. Paul Dobson, social chairman.

Last month it was a "moonlight ride" on September 28, which was thoroughly enjoyed by all.

On December 5, a marshmallow and wiener roast for young and old is planned in the courtyard of the Jack Manion house.

A person could maybe get horse with all the singing and stuff that's probably going on.



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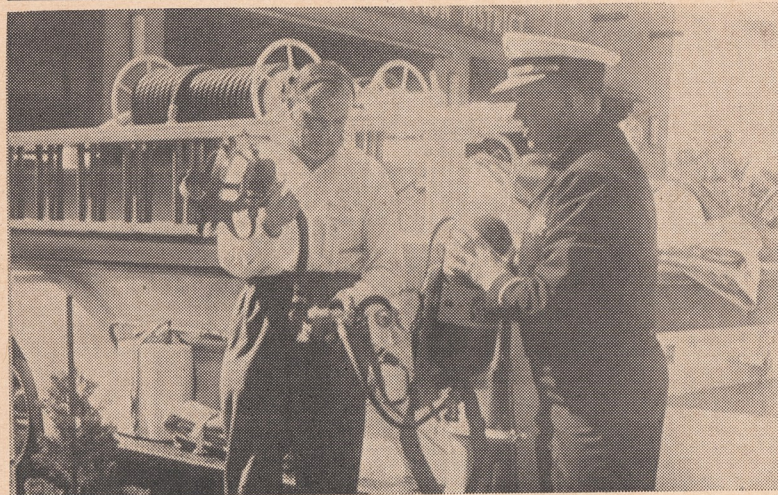
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EVELYN CROW

PLaza 6-1400

In the Village Center

... office of Louis Renn



REUNION—Cmdr. K. N. Hoare, MIFE, left, chief officer of the Manchester (England) fire department, looks things over during a recent visit with his old friend and colleague, Jim Fox, Ranch fire chief. Both attended a recent meeting of the International Association of Fire Chiefs in Los Angeles, the occasion which brought Chief Hoare halfway 'round the world.

BOARD MEETS SEPT. 19

United Fund to Use Association Office for Drive Headquarters

United Fund drive headquarters will be located in the Association board room adjacent to the golf-course pro-shop, according to approval granted the request of Mrs. Edward D. Havens Red Cross co-chairman, by the board of directors. W. A. Smart, Association secretary-manager, will serve as drive chairman here.

A substantial parcel of non-covenant property was approved for covenant acceptance at the board's second September meeting.

Involved are 23.31 acres on Via de Fortuna and La Crescenta owned by Carl A. and Winona F. Cato.

Also approved was a subdivision application by Leo Schallheim on 9.5 acres situated on El Mirlo. An easement agreement in favor of the Association is to be filed with the county granting a 5-foot utilities easement along each property line.

The board deferred action on a rental figure to be charged

the county maintenance department for equipment storage in the projected golf-course maintenance building.

Messrs. D. M. Bakewell and R. E. Badger discussed with the board the potentialities of subdividing property owned by the Santa Fe irrigation district between Los Morros and San Elijo.

The board voted a "stop" order on escrow proceedings by Robert L. Howe on property situated on Camino Viejo, since the escrow was found to be in violation of the covenant.

The subdivision application of William H. Drew, covering property on La Mandreselva, was denied.

RANCH TEMPERATURES

Mi.	Ma.	Mi.	Ma.
Aug. 16	72 82	Sept. 1	63 76
17	71 84	2	68 78
18	72 82	3	68 78
19	69 80	4	66 74
20	70 80	5	65 74
21	72 83	6	64 78
22	71 84	7	63 77
23	73 85	8	67 77
24	73 80	9	68 80
25	71 82	10	68 76
26	73 84	11	68 75
27	69 84	12	62 74
28	68 77	13	64 73
29	68 84	14	66 75
30	64 74	15	68 74

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Fire Prevention Week Oct. 5-11

This week, Octobr 5-11, marks the 87th anniversary of the great Chicago fire of 1871—and the 36th anniversary of Fire Prevention Week, so proclaimed by President Eisenhower in the United States and by Governor-General Massey in Canada.

The Rancho Santa Fe fire department will welcome guests for a tour of its facilities at any time during Fire Prevention Week, according to Fire Chief Jim Fox.

Fire Prevention Week is set aside to emphasize the year-round need for greater attention to fire safety—to stress again that very nearly all fires are preventable, and that human carelessness is the guilty party in almost every fire case.

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

Ballet Classes Resume Saturday Schedule Oct. 4

Winter-schedule ballet classes will begin at the Garden Club this coming Saturday, October 4. During the summer months, classes were held on Thursday afternoons instead.

Each Saturday henceforth, pre-school and 1st-grade children will gather at 1:30 p. m., 2nd through 4th-grade at 2:30 p. m., and 5th through junior high school youngsters at 3:30 p. m.

Adjustments can be made in these times to suit individual requirements, however, according to Irene Isham Clark, who conducts the ballet classes here.



HUSBANDS ARE A SORRY LOT—Dagwood is out on a limb as usual at Rancho Santa Fe's annual "invitational" golf tournament held September 14. Arthur Lake is about to take it on the chin from Jack Binns of Cardiff with whose family he and Mrs. Lake have been visiting this month.

STORAGE IS A FINE ART, TOO!



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New Doctor Plans To Open Practice On The Ranch

Robert J. Hughes M. D. with his wife and three children announces plans to move to Rancho Santa Fe in mid October.

Dr. Hughes will occupy the office formerly used by Dr. Harry Wilson, and will engage in the full-time practice of medicine and surgery.

During World War II, Dr. Hughes spent 32 months on active duty in the Armed Forces. He pursued his premedical studies at Bowling Green State University in Ohio, where he graduated magna cum laude.

Dr. Hughes undertook his medical training at Northwestern University Medical School in Chicago, and he interned for one year at Chicago Wesley Memorial Hospital.

- Residences
- Building Sites
- Investment Properties

In Rancho Santa Fe And Adjoining Areas

NELSON and CHAPIN

Montgomery L. Hart, Associate

PASEO DELICIAS

Secretarial Aid

Ranch residents can now have their own secretary.

Mrs. Evelyn Crow, a resident of Del Mar, has set up 9:00 a. m. to 3:30 p. m. office hours in the Village Center, occupying space in Louis Renn's office.

Straight typing or dictation, correspondence, manuscript or report writing are all readily available to Ranch residents.

In addition, Mrs. Crow can do mimeographing and install filing systems. Her husband is a professor at San Diego State college.

Letter Writing Week Proclaimed

International Letter Writing Week will be celebrated in Rancho Santa Fe during the week of Octobr 5 to 11, Postmaster Haskell Strawn announced today.

Men's Council Gathers Tonight At Turf Club

The men's council of the Village Church will hold its charter dinner meeting at 6:30 p. m. this evening at the Del Mar Turf Club.

The Reverend Bob Richards, two-time Olympic champion and nationally known youth leader, will be speaker of the evening. A popular religious figure, he is expected to add much to the program.

Members of the steering committee for the group are J. C. Abels, Harley Andre, Lambert Baker, Paul Dobson, Don Fairchild, Ben Gardner, Van Goodrich, L. E. Kelley, Kenneth Knudson, E. J. LeFevre, Clifton Power, Keith Powlison, James Stockton and William Walker.



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The Town & Country

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Report of Subcommittee On Sanitation Studies

PREFACE

After months of study, the subcommittee on sanitation has come to several conclusions. These conclusions have been presented to the Board of Directors of the Rancho Santa Fe Association for their study and implementation.

The report is divided into four parts and all four parts are published herewith. However, we shall initially present an abstract of some of the conclusions in the hope that in reading them the readers will be stimulated to read the entire report. The twelve conclusions naturally are the result of the study of the body of the report. The committee feels that it would be in the interest of everyone to read the entire report, as facts are presented which are of importance and value for everyone in our community.

An abstract of a few of the conclusions are as follows:

1. The Board of Directors of the Rancho Santa Fe Association should appoint a local commission on Health and Sanitation.
2. The Association should urge all realtors to thoroughly acquaint themselves with the facts in the pamphlets published by the San Diego Department of Health and the U. S. Department of Health, Education and Welfare. These pamphlets should be kept on hand in the realtors' offices.
3. The Association should also have sufficient copies of these manuals in the Association office so that every new owner of property, especially those who ask for building permit, and also those who purchase completed homes, should be presented with copies of these manuals.
4. Non-covenant property owners should likewise receive these manuals from the Association.
5. The Directors of the Rancho Santa Fe Association should request the San Diego Department of Health to issue a directive that all percolation tests at Rancho Santa Fe should be performed according to the second alternate method suggested by the Department. (See report)
6. Architects and designers should file a detailed plan of blueprints with the Art Jury and Association showing the exact location of the sewerage disposal system which they plan to install. (See report)
7. The San Diego Department of Health, which already is-

submits four copies of the result of percolation test with their recommendations, should be asked to file a fifth copy of these findings with the Rancho Santa Fe Association.

8. The Health Department should be asked to have more adequate field inspections of the sub-surface disposal systems before they are closed and covered with earth. This is important and the home owner should be willing to pay an extra small fee for this inspection for his own good. (See report)

9. Adequate percolation tests at various areas of property should be made and reported to the Association before the Association grants permission for sub-divisions. (See report for reasons)

10. Easements along lot lines on all new sub-divisions should be insisted on before sub-divisions are granted. These easements are for future underground utilities and sewerage systems. (The Association has already instituted this point)

11. Some public minded citizens might grant such easements on their present properties for future development of the Ranch.

12. The Association should appoint a committee to study the advisability of the enlargement of the present Rancho Santa Fe Sanitation District. (See report for importance of this point)

The portion of the report which deals with the care of septic tanks and sub-surface disposal systems is also of value and real importance to the reader.

Study Divided Into Four Parts

The study on the basis of the Mangore report has been an extensive one.

We feel it our duty to factually report our findings to the citizens of Rancho Santa Fe.

The report is divided into four parts. The first part refers to the findings at Rancho Santa Fe concerning homes situated outside of the Rancho Santa Fe Sanitation District. The second part refers to the homes and buildings within the present Rancho Santa Fe Sanitation District. The majority of these homes and buildings are connected to the trunk sewer line which drains into the local Disposal Plant which is situated just southeast of Via de Santa Fe and its junction with El Si-coromo in the San Dieguito valley. The third part refers to the sanitation problem should a community swimming pool be

built. This is considered purely from the angle of sanitation. The fourth part of the report contains recommendations which our committee makes to the Citizen's Committee and through them to the Board of Directors of the Rancho Santa Fe Association.

Subcommittee Report Citizens' Committee For Mangore Studies

clay and adobe mixtures and other impervious strata. On the top of these impervious strata there are usually two to three feet of fertile soil. These facts play an important role in the matter of sanitation in different areas of the Ranch. They also have a major bearing on the success or failure, adequacy or inadequacy of local sub-surface sewage disposal systems. It is also a very vital point to recognize the fact that since 1952 we have had very dry seasons with below average normal rainfall. It is also a fact that in these years from 1952 to 1958, the past six years, the number of new homes on the Ranch has multiplied rapidly. During these dry years the home owners have had little trouble or no problems to their knowledge as far as sanitation is concerned. This past winter season has, however, again been a wet season. In place of the 6 to 10 inches of rain during an entire season we have this year had about 21.5 inches of rain. The ground has been soaked and saturated with rain water. It is our opinion that many of the home owners, who reported on the questionnaires that they were entirely satisfied with their system of sanitation, are not now as satisfied, as they undoubtedly have had problems, especially if they made a diligent investigation of their properties. Many owners have undoubtedly had real problems on their hands.

From the outset we wish to impress upon everyone the incontestable statement of the late Dr. Herman Biggs, who many years ago was Health Commissioner of the State of New York. He stated that private, individual health could not be purchased with money but that public health could be purchased with money. We are certain that you all are fully cognizant of the tremendous importance of public health and it will mean cooperation and even sacrifice if we wish to obtain these ends at Rancho Santa Fe.

Part I

In order to obtain some idea of our local situation your committee has sent out our questionnaires. Our citizenry has been very cooperative, for which your committee wishes to express its sincere thanks. As a result we have so far been able to learn a great deal from the replies and will still have to make further detailed studies of these replies. However, as a result of an early, but still incomplete study of these replies, your committee has come to the conclusion that we can help to inform our citizens in matters pertaining to their own health and happiness as far as sanitation problems are concerned, which in turn will mean health and happiness for the entire community. In turn we will also be able to make recommendations to the Board of Directors of the Rancho Santa Fe Association. As a result of these recommendations we hope that our citizens will be better informed, educated and urged to take an active interest in their own home sanitation problems as well as those of the entire community. We sent out questionnaires to about 420 families. To date we have received replies from about 403 families, which is almost a 100% return. The detailed study of all of these replies will take time.

It is a recognized fact that the local topography of the land and the geology of various strata at Rancho Santa Fe vary greatly in different areas of the Ranch. Some home owners are fortunate to have coarse or fine sand on their property. However, the great majority have sandy loam,

clay and adobe mixtures and other impervious strata. On the top of these impervious strata there are usually two to three feet of fertile soil. These facts play an important role in the matter of sanitation in different areas of the Ranch. They also have a major bearing on the success or failure, adequacy or inadequacy of local sub-surface sewage disposal systems. It is also a very vital point to recognize the fact that since 1952 we have had very dry seasons with below average normal rainfall. It is also a fact that in these years from 1952 to 1958, the past six years, the number of new homes on the Ranch has multiplied rapidly. During these dry years the home owners have had little trouble or no problems to their knowledge as far as sanitation is concerned. This past winter season has, however, again been a wet season. In place of the 6 to 10 inches of rain during an entire season we have this year had about 21.5 inches of rain. The ground has been soaked and saturated with rain water. It is our opinion that many of the home owners, who reported on the questionnaires that they were entirely satisfied with their system of sanitation, are not now as satisfied, as they undoubtedly have had problems, especially if they made a diligent investigation of their properties. Many owners have undoubtedly had real problems on their hands.

Your committee has been most fortunate to be able to consult with the Department of Health of San Diego County as well as with the Department of Public Works of San Diego County and its excellent Division of Engineering. These Departments have been, and we feel will continue to be, most helpful. They have made it possible for us to report to you with a large degree of authority.

In order for you to understand our report and especially to realize the thoughts that underly our recommendations there are some basic principles and facts which we must take the time to present to you. The Ranch at present takes in about 8,000 acres of land. The Rancho Santa Fe Sanitation District, situated in the central portion of the Ranch, comprises about 334 acres. A little over 100 units are within this Sanitation District and connected with the sewer line. The remainder of the homes on the Ranch are solely dependent on their individual tanks. Therefore, since public

sub-surface sewage disposal systems are not available, a major factor influencing the health of our community depends upon the proper disposal of human excreta. Many diseases, such as typhoid fever, dysentery, and various types of diarrhea are transmitted from one person to another through fecal contamination of food and water, largely due to improper disposal of human wastes. Therefore, these wastes must be disposed of so that:

1. They will not contaminate any drinking water supply.
2. They will not give rise to any public health hazard by being accessible to insects (flies, mosquitoes, etc.), rodents (rats and mice), or other possible carriers which might come into contact with food or drinking water.
3. They will not give rise to public hazard by being accessible to children.
4. They will not violate laws and ordinances or regulations of San Diego County and the State of California governing water pollution or sewage disposal.
5. They will not give rise to a nuisance odor or unsightly appearance.

When the above criteria are fully met and where the soil, namely the geology, and the site, namely the topographic conditions, are all favorable, then our present septic tank and sub-surface disposal systems can be expected to give satisfactory service.

It is important that everyone realize that the facts, which I shall endeavor to give you, are all taken from published literature which is available to anyone. This literature is published by the San Diego Department of Health. Many of the facts are also taken from the Manual of Septic-Tank Practice published by the United States Department of Health, Education and Welfare. This manual is the result of extensive Research Studies carried on at the Robert A. Taft Sanitary Engineering Center. This is the Public Health Service Publication No. 526 and can be procured from the United States Government Printing Office in Washington, D. C., by sending 35c to them. The Manual, I believe, presents incontrovertible facts as far as sanitation is concerned. It is important, therefore, that we all take an interest in, and learn to understand what is meant by proper sanitation. Let us, therefore, first discuss the important question of the suitability of the soil.

tank outflow, which we shall hereafter call the effluent. If the soil is suitable one must determine how large an area is required. This will entirely depend upon an acceptable percolation rate of the soil, without interference from ground water or impervious strata below the level of the absorption system. The percolation rate of the soil means the rapidity with which the soil will absorb the effluent. Rock formations or other impervious strata should be at a depth greater than four feet below the bottom of an absorption trench or seepage pit. These two terms correspond to the terms leach line and cess pool.

Unless these conditions are satisfied the site is unsuitable for a sub-surface sewage disposal system except in isolated systems, i.e., with sufficient surrounding acreage so that homes will be well separated and apart. (This certainly applies to many areas on our Ranch.)

Soil, in which the percolation rate is slower than 1 inch in 30 minutes, is unsuitable for seepage pits (cess pools). If the rate of percolation is slower than 1 inch in 60 minutes, then the soil is unsuitable for any type of soil absorption sub-surface disposal system.

Contrary to popular belief, septic tanks do not accomplish a high degree of bacterial removal. Infectious agents will not necessarily be removed. Therefore, septic tank effluent fluids cannot be considered safe. The liquid that is discharged from the tank is, in some respects, more objectionable than that which goes into the tank. It is septic and malodorous. This, however, does not detract from the value of the tank. Its primary purpose is to condition the sewage so that it will cause less clogging of the disposal field. Further treatment of the effluent, including the removal of pathogenic bacteria is effected by percolation through the soil. Disease producing bacteria will, in time, die out in the unfavorable environment afforded by soil. In addition, bacteria are also removed by certain physical forces during filtration. This combination of factors results in the eventual purification of the sewage effluent.

General Information on Septic Tanks

Cleaning:

Septic tanks should be cleaned before too much sludge or scum is allowed to accumulate. If either the sludge or scum approaches too closely to the bottom of the outlet device of the tank particles will be scoured into the disposal field and clog the system. Eventually when this happens liquid may break through to the ground surface and the sewage may back up in the plumbing fixtures. When a disposal field is clogged in this manner it is not only necessary to clean the tank but it may also be necessary to construct an entirely new disposal field in order to be on the safe side. Tanks should be inspected at least once a year. They should be cleaned whenever necessary and certainly not less often than every three years at the outside. Although

1. The removal of the solids.

2. Biological treatment of the solids.

Anaerobic bacteria, that is those who live and multiply without access to oxygen, cause decomposition of the solids. These bacteria thrive in the absence of free oxygen within the closed septic tank. The decomposition or treatment of sewage under anaerobic conditions (without oxygen) is termed "septic." Hence the name of septic tank.

3. Sludge and Scum Storage.

Sludge is the collection of solids in the bottom of the

it is difficult for most home owners, actual inspection, through the man-holes, of the amount of scum and sludge accumulation is the only way to determine definitely when a given tank needs to be pumped out. When a tank is inspected, the depth of sludge and scum should be measured in the vicinity of the outlet baffle. The tank should be cleaned if either (a) the bottom of the scum mat is within approximately 3 inches of the bottom of the outlet device, or (b) the sludge comes within the limits specified in Table 5 of the Manual of Septic-Tank Practice. It is most important that the contractor who pumps out the septic tank should have a truck and suction motor and tank and hose that are in proper working order. There must be sufficient suction so that the solid material will be sucked out and not only the liquid fluid leaving behind the bulk of the solids. It is also most vital that architects and home designers plan the location of the septic tank so that the suction tank can be brought as close to the manholes of the septic tank as possible. This will afford better suction and more adequate cleansing of the tank. More sludge and scum deposit is created by modern home appliances such as disposals, detergents and kitchen grease. Therefore, it becomes essential that all septic tanks be pumped out at least every 2 to 3 years. It is further essential that every home owner know exactly where the manhole lids on the top of the septic tanks are situated. In a new house the owner should demand from the architect an exact blueprint with the location of the tank as well as of the diversion box which follows the tank and lies between the tank and the disposal field. If the home has been constructed by a speculative builder, he should turn over to the prospective purchaser an exact blueprint. A copy of this blueprint should also be on file in the Association office. The prospective buyer of a home should be advised and informed that he should demand such a map from the realtor and/or the builder before he makes final payment on the purchase. This will require a certain amount of education both of the realtors, architects, designers, builders and the public. A small folder published by the Association for distribution to purchasers of Covenant controlled property would be a great help to the community's health and happiness. It would also be excellent public relations to have the Association, also, present such a folder to purchasers of non-covenant prop-

Sanitation Report (Continued)

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erties.

Technique of Percolation Tests

Percolation tests of the soil at Rancho Santa Fe have only been demanded by the San Diego County Department of Health since August 5, 1954. This became necessary on account of many situations where trouble ensued from inadequate proper sanitation. The Department was, and still is, fully cognizant of the difficulties and problems at Rancho Santa Fe as far as sub-surface sanitation is concerned. A percolation test means the drilling of multiple holes on a property. When wisely performed, a small amount of gravel should be put into the bottom of the hole. The sides should be scratched in order to open the smoothed surface created by the drill or auger employed to make the hole. Then water is put into the hole in order to cause swelling of the soil. This is done to simulate ground somewhat saturated by rain moisture. A test is then made. The time is measured as to how long it takes for 1 inch of water in the hole to seep into the surrounding ground. Certain standards have been set and established by the San Diego County Department of Health. The public should be informed and told that 4 copies of the result of the test are issued by the Health Department. On this report are, also, the recommendations of the Health Department as to what type of sub-surface disposal is to be constructed. One copy goes to the contractor of the sewage system, one copy should go to the owner of the property, and one copy goes to the Housing Authority or loan agency. The original copy is kept by the Department. It should be the obligation of the contractor to see to it that the owner of the property receives his copy of the Health Department report. The percolation test must be made by a licensed engineer and it may not be made in filled ground. If this procedure were properly followed it would give the owner the opportunity of installing a more extensive drainage system at the time of the original construction, especially if the percolation tests were poor. If the owner thus decided to build more than the minimum requirement it would obviate the expense and extreme annoyance of secondary ripping out of established and expensive landscaping in order to put in more sub-surface drainage at a later date. We know that this unhappy occurrence has happened many times on the ranch in years past as well as in the very recent past. Of course, the pub-

lic must be educated and the property owner must understand what is meant by a percolation test and whether the result is a good, fair or poor one.

There are two different methods of performing percolation tests which are authorized by the Department of Health of San Diego County. One method is as follows: Two different locations at the site of the disposal field must be tested to provide data as to representative soil conditions of the site. Experienced judgment is required in determining how soil conditions at the time of the test vary from the year round average. In no case shall the test be made in filled ground. The licensed engineer shall determine if there are any unusual sub-soil conditions that would make sub-surface drains undesirable.

An alternate method of making a percolation test, also authorized by the Department of Health of San Diego County, is the following: This method was developed by the Robert A. Taft Sanitary Engineering Center, and is the very one published in the Manual of Septic Tank Practice published by the United States Department of Health, Education and Welfare. This is a part of the Public Health Service founded in 1798. In this test 6 or more tests shall be made in separate test holes spaced uniformly over the proposed absorption field site. All procedures are of the utmost importance. The type of the test hole, the preparation of the test hole, the saturation and swelling of the soil and the percolation rate measurement. Except in the situations where there is real sandy soil, the percolation rate measurements shall be made on the day following the procedure of the saturation and swelling of the soil. This procedure is to insure the fact that the soil is given ample opportunity to swell and to approach the condition it will be in during the wettest season of the year. Thus the test will give comparable results in the same soil whether made in a dry or in a wet season. In a wet season, as we have just passed through, this factor is of great value and importance. It is for this very reason that our committee strongly recommends that we try to establish this latter procedure of performing the percolation tests on Rancho Santa Fe properties.

One point we believe is certain. With the topography and geology of the majority of our ranch, the time will come, without any shadow of doubt, that our entire ranch will simply have to have a public sewer system with one or multiple sewage

disposal plants and multiple pumping stations to force the sewage into the treatment plants. Very detailed plans and recommendations have been published in a voluminous study made and completed in 1952, called the Rawl Report. It is mentioned in the Mangore Report. It covers the sewage problems of the coastal towns of Leucadia, Encinitas, Cardiff, Solana Beach, Del Mar and Rancho Santa Fe. It also includes some of the more inland towns in Northern San Diego County.

A careful study is being conducted at the present time by the San Dieguito Area Sewerage Planning Group under the auspices of the California Water Pollution Control Board No. 9. Rancho Santa Fe is represented in this group.

What Is a Cess Pool or Seepage Pit?

In former days human excreta and other drainage went from the home directly into a cess pool. That is where the term originated. A certain amount of anaerobic bacterial digestion took place and as much of the liquid as possible seeped into the surrounding area. Every year or two, or oftener, this cesspool had to be pumped out and the solid material disposed of. Nowadays what we erroneously call a cess pool is really only a deep seepage pit into which the liquid effluent or outflow from the septic tank flows. This liquid, of course, contains bacteria. The framework of the seepage pit should be surrounded by some gravel and from here the liquid is supposed to percolate into the surrounding area. However, if the geological strata surrounding the pit is such that percolation does not satisfactorily take place and especially if the ground is saturated with rain water, then the seepage pit is nothing more than a reservoir for the effluent fluid from the septic tank and the fluid is bound to come to the surface as a sewage spring. Of course, if the bottom of the pit is in real sand then this would not occur.

What Is a Leach Line?

Leach lines are actually tile seepage drains. It is a long deep trench or trenches properly constructed and filled with crushed stone. Clay tiles are laid end to end with intervening space between the tiles and are surrounded with crushed stone. The stone is covered with tar paper and a layer of earth covers this tar paper.

If the surrounding geological strata of ground is such that there is good percolation it will function satisfactorily if there are sufficient numbers of feet

of leach line for the amount of fluid coming from the home. If the surrounding geological strata is impervious or poorly absorptive, then the so-called leach line is nothing more than a reservoir for the effluent of the septic tank.

In either case of a cess pool or a leach line or a combination of the same, it will depend upon the amount of water that is used in the household, lavatories, bath tubs, showers, kitchen wastes, kitchen disposals, laundromats, etc., as to how quickly these reservoirs are filled. Just as soon as they are full the sewage is bound to surface in what is called a surface spring. Of course, if coarse real sand or finer sand is present then there is good percolation and there will be no surfacing of the malodorous effluent from the septic tank.

What Is a Diversion Box?

This is placed between the septic tank and the cess pool, if there are more than one, or between the septic tank and leach lines if there are more than one unit of leach lines. This box makes it possible to switch from either type of sub-surface disposal by temporarily plugging the outflow lines from the diversion box with well fitting plugs.

Part II

The second part of this report refers to the very important matter of the problems confronting the existing Rancho Santa Fe Sanitation District. This District comprises about 334 acres in the central portion of Rancho Santa Fe, out of a total of about 8000 odd acres. Our total population at present is about 1400 individuals. If Rancho Santa Fe might some day become a residential community of 5000 individuals it is definitely the opinion of our Committee that the Rancho Santa Fe Sanitation District would have to take in practically the entire Ranch. This discounts the Mangore Report which states that the population at the outside limit might be 8500 to 9500 within the next 10 to 15 years. This figure we consider too high, impractical, and impossible.

A complete sewer system with various pumping stations and sewage disposal plants strategically placed would become an absolute necessity. By that time, it is possible that a huge central regional treatment plant servicing the coastal communities, Rancho Santa Fe, the northern end of San Diego City and the northern end of San Diego County might have been constructed somewhere near the San Elijo lagoon, as suggested

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Sanitation Report (Continued)

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in the 1952 report on this study. All of this naturally would be very costly and would probably demand very large bond issues, with markedly increased costs of sanitation by taxation. It will also probably be many years before this central plant would be in existence.

The present problem, of more immediate importance, that your Committee and the San Diego Health Department and the San Diego County Public Works Department are concerned with is the overloading of the outmoded existing sewage disposal plant of the present small Rancho Santa Fe Sanitation District, situated southeast of the corner of Via de Santa Fe and El Si-coromo. Improvements are going to have to be planned.

The studies of your Committee have brought to light the following facts:

1. The present sewers and treatment plant are under the care, jurisdiction and ownership of the Sanitation District.

2. The five Directors of the Rancho Santa Fe Sanitation District are also the five Supervisors of the San Diego County Districts.

3. The sewers and treatment plant are serviced by the Department of Public Works of San Diego County.

4. The Treatment Plant was constructed by the Santa Fe Land Improvement Co. on Parcel 1, Lot 1 of Block 39 in 1928.

5. At that time this lot was not under the Rancho Santa Fe Protective Covenant.

6. The property on which the plant was constructed was, however, under contract of sale to an individual at the time the plant was constructed.

7. The Rancho Santa Fe Corporation, the successor Corporation to the Land Improvement Co. placed Parcel 1, Lot 1 of Block 39 under the Protective Covenant on September 24, 1929. This was recorded in the County Clerk's office on October 26, 1929 and reads as follows: "Parcel 1, Lot 1 of Block 39 is accepted with an 'A' zoning with the specific provision that said property may be used for the operation and maintenance of a sewage disposal plant now located on said property."

8. In 1939 the Rancho Santa Fe Sanitation District was formed. The sewer line as well as the treatment plant was turned over to the Sanitation District under the jurisdiction and control of the Directors, who are also the Supervisors. The land on which the plant

was built was however turned over as an easement and the land is not owned by the District. This easement only includes 20' on all sides of the plant with an access road to the plant, also on an easement.

9. Once the treatment plant ceases to function the property would automatically revert to the private owner. This happens to be Mr. Edward Frazer, at present one of the Directors of the Rancho Santa Fe Association. The same applies to the sand filter beds which are on an easement on the property further down in the valley owned by Mr. Milton A. and Mrs. Dorothea Smith of the Smith Construction Company.

10. When the plant was constructed in 1928 the top efficient capacity was 15,000 gallons a day. This still is the top efficient capacity according to the careful evaluation and study of the engineers of the San Diego Public Works Department completed in February 1958.

11. The Public Works Department records indicate that as of February 1, 1958 91 units were connected with the plant. The Department figures 3½ persons per unit which would mean a population of 318 individuals being serviced. The volume of fluid per person per day is figured at 60 gallons. This would amount to 22,080 gallons a day. Our own records at Rancho Santa Fe indicate that there are over 100 units connected with the sewer system.

12. The engineers of the San Diego Public Works Department made 2 tests of the volume fluid inflow passing through the plant on February 15 and 19, 1958. On the 15th, it was approximately 25,000 gallons indicating a 67% hydraulic overloading. On February 19, 1958 a flow of over 50,000 gallons a day was recorded. A moderate rain occurred during the portion of the day that the flow measurement was made. For a period of 12 hours, during which the rain actually fell, the flow rate into the plant exceeded 100,000 gallons per day. This condition indicates that a considerable amount of rain water was entering the sewer system.

13. The Engineers' estimate that the present Sanitation District, when ultimately developed, will contain 250 equivalent connections, or service a population of 875. Based on a sewage flow of 80 gallons per person per day, a treatment plant of 70,000 gallons

per day capacity would be required to service the District. It is our opinion that even this figure is a low one and we would suggest a larger capacity.

14. The Engineering Division of the Department of Public Works recommends that preliminary planning commence immediately for the purpose of constructing a new sewage treatment plant.

15. The Engineering Department further stated: "As a result of discussions with the County Health Department, and this division's experience at San Dieguito Park, it is evident that dependable private sewage disposal systems in the entire Rancho Santa Fe area are expensive to construct and extremely difficult to maintain. With this in mind, it would not seem likely that one could logically expect individual disposal systems to operate satisfactorily when the population of the greater Rancho Santa Fe Area approaches or exceeds 8,000. It is our opinion that, when such a population density is approached, the only acceptable sewage disposal method would be to have a public sewerage system. It is interesting to note that the present sanitation district provides public sewer service for only a small centralized area within the boundaries of the Rancho Santa Fe Association development."

Since your Committee received the report from the Engineering Department of the San Diego County Public Works Department we have made a study of the more exact number of individuals who, for some time during a 24 hour period, make use of the present sewer system. Our findings are as follows:

The top population load of the present sewer system is approximately 769 individuals. The County Engineers have only figured on a population of 318. This figure of 769 takes in The Inn, Elementary School, the Golf Course, Club and Locker-rooms, the Santa Fe Irrigation District offices and warehouse, the Fire Department Headquarters, the various business offices and stores, the various single apartments and the duplex apartments in the center of the village as well as the many private homes within the Sanitation District. With the help of Mr. Smart of the Association office, we sent out a questionnaire to all of these units connected with the sewer system in an effort to determine an approximate and more exact number of individuals who make use of the sewer

system. It is as a result of the answers to this questionnaire as well as personal telephone calls and personal calls that we were able to arrive at the figure of 769.

We must realize that there are four public dining facilities with the accompanying kitchens that drain into the sewer system, namely, The Inn, the Country Squire Tea Room (used only at noon), the Golf Club House, and the Coffee Shop of Bill and Emma Apperance. We must take into account the fact that the population in the offices and stores are present only a part time of the day. The same applies to the school population, which is also closed during the summer months. These populations amount to about 234. Subtracting the 234 from the 769 still leaves a population of 535. At only 60 gallons per day per capita of 535 it would amount to an average of 32,100 gallons per day. The top efficiency of the present plant we know is only 15,000 gallons per day. Therefore, we must understand the necessity of following the Engineers' advice of starting plans for the enlargement of the treatment plant. We probably cannot and dare not wait for the possible future development of a large central treatment plant for the coastal communities including our own.

We take this opportunity of sincerely thanking the various officials of San Diego County for their splendid cooperation in these studies. We are deeply obligated to the Hon. Dean Howell, the Supervisor of our 5th District, as well as Mr. Jean Vincenz, the Head of the Public Works Department and his associates, Mr. Warren A. Barney, the Chief Engineer of the San Diego Public Works Department and his assistant, Mr. Charles Oldsen. It would be wrong not to also mention, at this time, Dr. Askew, the head of the San Diego County Health Department and his associate, Mr. Walshe, of the Department of Health.

Part III

Sanitation of a Public Swimming Pool

Your Committee has studied this problem in case a public swimming pool should be built some day. We conferred with the San Diego Department of Health concerning the matter of sanitation as it applies to public or community swimming pools. It is purely from the angle of sanitation that our Committee is interested in this problem. The Health Department has definite rules concerning this matter. It is our understanding that the

Department considers it appropriate and practically necessary that a large size pool frequented by many people in a day, together with the adjacent facilities, as locker rooms, lavatories, showers, snack bars, etc., can be connected with a sewer line. However, there is no law or ordinance demanding this. The Health Department reviews the contemplated plans of construction and is usually insistent on this matter, especially if there should be poor or insufficient percolation in the area where the pool is to be built. This is for several reasons, we are told. Practically all such pools use sand filters to clear the water, as other types of filters, which are available, are very much more expensive. The amount of water that has to be disposed of when regular and frequent backwashing of the sand filters is done, is so great that it is practically essential that this water flow into a sewer line. If no sewer line is available it has to be disposed of by passing through a huge septic tank and entering most extensive sub-surface disposal systems. If these do not handle all of the water, the water will surface and pool and the Health Department does not permit this to occur around a public swimming pool. That is the reason, as we understand it, that the Health Department usually insists that a public pool be connected with a sewer line.

Part IV

Recommendations of the Subcommittee on Sanitation to the Citizen's Committee and Through Citizens' Committee and through them to the Board of Directors of the Rancho Santa Fe Association:

Our Committee apologizes for the length of this report. However, we have felt that it is absolutely necessary to go into sufficient detail so that it would be possible to understand the reasons underlying our recommendations. The recommendations are:

1. The Board of Directors of the Rancho Santa Fe Association should appoint a local Commission on Health and Sanitation. This should be composed of either three or five members. They are to act as a liaison commission between the community and the Directors of the Association and also between the Association and the San Diego Department of Health and the San Diego Department of Public Works.

2. The Association should urge realtors, dealing with Ranch property, to have the manuals on hand issues by the San Diego Department of Health called "The Manual on Sewage Disposal for Individual Homes, Small Industries

and Institutions." Likewise, also the mimeographed report of the San Diego Department of Health on Septic Tanks, Sub-surface Drains and Cesspools. Also the "Manual of Septic Tank Practice" published by the United States Department of Health, Education and Welfare.

3. These three manuals should also be on hand in sufficient numbers at the Association offices. Every purchaser of property, and every owner-applicant presenting plans to the Art Jury or applicant for a building permit should receive these three copies. Attention should be drawn to the importance of these brochures to the property owners. This is especially true for those individuals who purchase homes that are already constructed. It is hoped that this will stimulate the property owners to make inquiries and take personal interest in the type of drainage system that has been or is to be constructed on their property.

4. Non-Covenant property owners or home builders or purchasers should likewise be presented with these brochures by the Association as an act of good public relations.

5. The Board of Directors of the Rancho Santa Fe Association should discuss with and request the Department of Health of San Diego County to issue a directive that all percolation test that are to be made on Rancho Santa Fe properties be executed according to the second alternate method of performing percolation tests. This method is accepted by the Health Department. This is the better and more detailed percolation test as developed by the Robert A. Taft Sanitary Engineering Center. The Health Department recognizes our local problems of percolation due to the variance in geology in most areas on the Ranch. This is especially important and indicated in the matter of granting subdivisions, whether they be under the Covenant or on Non-Covenant property.

6. Architects, designers and/or builders should file a detailed plan and blueprint with the Art Jury of the Association at the time plans are submitted for approval, indicating the exact location of the sewer line emerging from the house, the septic tank, diversion box, and/or cesspool or pools and/or leach lines. The blue print should indicate the exact location of the manholes in the top of the septic tank. If such a plan is kept on file in the Association office any present or future owner of such property would be able

to find out the exact location and dimensions and type of system present in that specific property. A new home owner should also be given a blue print, by the Architect or designer of the plot plan with the sewage system properly indicated.

7. As stated previously the Health Department issues four copies of the findings of the percolation test and the Health Department's recommendation that should be reconstructed. It would be to the cerned if they would be willing to file a fifth certified copy with the Rancho Santa Fe Association office where it could be kept on file for future reference.

8. The field representative of the County Health Department makes an inspection of the still open septic tank and disposal field for which a charge of \$5.00 is made. Our Committee suggests that the Health Department be informed by the Association that they favor a second inspection for which a further charge of \$5.00 be made by the county for an inspection of the septic tank when completed and before it is covered with soil. This will prevent the possibility of construction of a septic tank without proper manholes, which recently has been discovered several times on the Ranch. We feel certain that no one will object to a charge of \$10.00 for adequate inspection of the sewage system by the County field representative. However, we also feel that it should be brought to the attention of the County Health authorities that apparently sometimes inadequate and cursory inspections have been made. The inspector has not actually carefully inspected the installation. The system was O. K.'d without adequate inspection.

9. The Committee further suggests that the Directors of the Rancho Santa Fe Association and Art Jury should consider the proposal that percolation tests be performed on contemplated subdivisions near the center of the lot before permission is granted for subdivision. These percolation tests should be filed with the San Diego County Health Department and with the Rancho Santa Fe Association. This would obviate the unfortunate situation of someone purchasing property with the idea of building a home and then discovering the sad fact that percolation is so poor and inadequate that the Health Department would in all likelihood not permit a sub-surface drainage system. This is especially so, when a requested subdivision

adequate drainage cannot be is of small acreage. We feel confident that until the entire Ranch has a complete sewer system, it would not be wise to permit subdivisions of smaller size, especially if the topography and geology be such that proper, safe and installed on the small lots. Therefore, it would be in the interest of everyone concerned if percolation tests were performed before subdivisions are granted.

10. The Board of Directors of the Rancho Santa Fe Association should seriously consider instituting a rule that before a subdivision is granted in the future, the subdivider should agree to an easement and right of way of 5' on the side of a lot line. This would be for the possible future installation of public and private sewers, storm drains and pipes, water, heating and gas mains or pipes; and any other method of conducting and performing any public or quasi public utility or function beneath the surface of the ground. This wording is similar to the wording as it now exists in the Protective Covenant and as it applies to the lot lines in Tracts 2089 and 2129. This can be found in the copy of the Protective Covenant on pages 42 and 48 Par. 219 and 220 and Par. 247 and 248. Your Committee considers this of great importance and value in the future development of the Ranch. We are firmly convinced that the time will come when the entire Ranch will be one Sanitation District with a complete Trunk Sewer system. Looking ahead to that time, it would greatly facilitate such improvements and would be a boon to future residents of the Ranch and future generations, if such easements are in existence. The purpose of the Mangore Report was to plan for the future. This would be a major positive factor in future planning. The individual property owner must consider the welfare of the community. We doubt that anyone would object to such a plan. If the Ranch will ever house a population of 5000 or more residents, more subdivisions will be inevitable and such a rule passed now would be of vital importance and value for future residents.

11. An attempt might even be made to contact public minded citizens of the Ranch who would be willing to give similar easements to the one described above on their present properties. This would look forward to the time when a complete sewer system would have to be installed. This easement and right of way is,

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of course, only 5' at the border of the property.

12. Our Committee also suggests that the Citizens' Committee request the Board of Directors of the Rancho Santa Fe Association to appoint a Committee to study the present and future advisability of enlarging the Rancho Santa Fe Sanitation District. If this Committee after study of the topography of the land surrounding the present sanitation district, should so decide, then the Board of Directors of the Rancho Santa Fe Association could request permission from the Directors of the Sanitation District, who are the Supervisors of San Diego County, to enlarge the present Sanitation District. This recommendation is the direct result of a meeting held by our Committee on April 23, 1958, with Members of the Board of Directors of the Association and Chairmen of the Subcommittees of the Citizen's Committee and with Mr. Jean Vin-

centz, Director of the Department of Public Works of San Diego County and Mr. Warren Barney, the head of the Engineering Division of the Department of Public Works. If permission is granted to enlarge the Sanitation District, the Rancho Santa Fe Association should thereupon request the Division of Engineering of Works to make a thorough and detailed study of the matter of a larger, modern and efficient Disposal Treatment Plant. The following factors would come under consideration:

A. Possible enlargement of the present Treatment Plant in the valley.

B. Acquisition of land (Acreage) on which a new plant could be constructed. The Sanitation District to own such land rather than only an easement.

C. Study of the most practical and favorable location for such a plant considering the boundaries of the entire Sanitation District.

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D. The proper method to follow in order to acquire such land.

E. The best method of financing the construction of a new Treatment Plant and the determination of an estimate of the cost of erecting and connecting such a plant.

F. If the decision should be not to enlarge the present Sanitation District, the very same study should be requested in reference to the present inadequate treatment plant.

Your Committee, has started to study the complex problems confronting us as far as sanitation is concerned. We shall continue our studies.

Respectfully submitted,
Herbert Willy Meyer, M. D.
Chairman, Subcommittee on Sanitation of the Citizen's Committee

C. W. Lieb, M. D.
Victor E. Stork, M. D.
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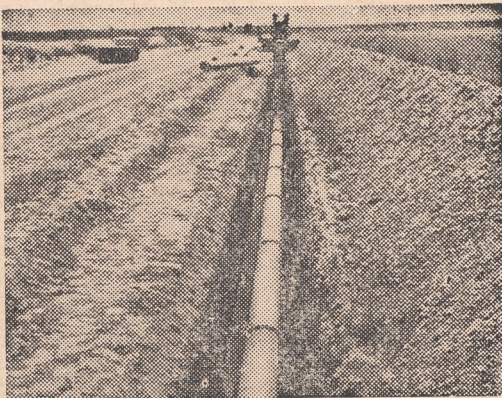
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