

September 25, 1938.

Mr. E. E. Wallace  
State Highway Commission  
San Diego, California.

My dear Wallace:

As requested I am, on behalf of the owners submitting a tentative proposition for the acquisition of the 5.55 acres of land for rights of way by the state, thru Lots 1, 2 and 3 and a portion of North 1/2 of Section 34, Township 15 S., Range 4 West.

We feel a reasonable price would be \$2,000 an acre, at least, and would want two requirements, that the old right of way revert to us. I assume you will be satisfied with a 100 foot right of way and we ask that by some definite period sufficient dirt be filled in between the old and new right of way to level off the property to the same level as the highway.

We feel we should have \$2,000 an acre for the right of way desired for the following reasons: The adjoining land, 16 acres, part of Lot 3 and west of the railroad, sold for \$3600.00 and the money was paid. 9.5 acres of similar land between the highway and the ocean to the north of Del Mar, similarly located, was purchased by G. E. Toberman for \$20,000. This is the land I showed you west of the San Dieguito Bridge. Only 5 acres of it is available for building sites at the present time, the other 4.5 acres all subject to overflow or down to mean high tide.

Recently a similar point between the highway and the ocean, approximately 10 acres on the Solana Beach side of the San Dieguito River, sold for \$5000 an acre, located practically identical with the point on Lots 2 and 3.

You are paying along the highway to different people \$2,000 or \$3,000 an acre where you acquire additional land for widening your highway.

A tremendous damage to our remaining property has already been sustained for the reason that it cost us \$1500 to go into court and secure the return of the old right of way when we gave the new one without charge. The new right of way now being

-2-

used brought on a fill of 20 to 25 feet, depreciated in value all of the low beach frontage and blocked the orderly development of the beach. The road should have been built following the Santa Fe Railroad right of way the entire distance to have properly protected the beach frontage values. This would have been more expensive to the state but in the long run it would have been of greater benefit to the community, if the road had been located parallel with the railroad, in the first place, leaving the property between the highway and the ocean for a unique development, which is now completely spoiled by your diagonal location of the state highway.

Now the new highway that you are going to build includes a 35 foot fill that simply makes a complete mud hole out of our property and there is a severance damage that should be taken into serious consideration.

I have many other records of right of way values to substantiate our claim, much in excess of \$2,000 an acre, but if you are satisfied with a 100 foot right of way, paying \$2,000 an acre I feel very confident my clients will accept and will recommend it.

An early reply will be appreciated.

Yours sincerely,

EF M

October 1, 1936

Mr. E.E. Wallace  
District Engineer  
Division of Highways  
1365 Harbor Street  
San Diego, California

Friend Wallace:

Since our conversation yesterday, I thought you should have the following information:

The State of California paid \$1100.00 an acre for a strip of land between the bay and the ocean, five miles in length, known as the "Silver Strand" for State Park purposes. Near Balboa Beach they paid \$10,000 an acre for State Park purposes, and \$5,000 an acre adjoining the San Diego County line for State Park purposes, all within the last three years. You cannot buy the land between the railroad and the ocean at La Costa slough under \$5,000 an acre.

I hope that you will give our offer very serious consideration.

Sincerely yours,

EF/jv

STATE OF CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS  
DIVISION OF HIGHWAYS

DISTRICT XI  
1365 HARBOR STREET  
SAN DIEGO, CALIFORNIA  
October 2, 1936

ADDRESS ALL COMMUNICATIONS TO  
P. O. BOX 1488

PLEASE REFER TO  
FILE NO.  
XI-S.D-2-A

Colonel Ed Fletcher  
1020 Ninth Avenue  
San Diego, California

Dear Colonel Fletcher:

Reference is made to your letters of September 25 and October 1, quoting a price of \$2000.00 per acre for the right of way desired from the Rancho Solana Corporation just north of Solana Beach.

We have made a careful review of land values in that vicinity, and I regret to have to advise you that we cannot justify any such price for the parcel which is already severed and which does not have ocean frontage. Our line change is on the easterly side of the present highway, and any severance that might exist certainly occurred when the present highway was constructed.

The values to which you refer apparently include both highway frontage and ocean beach frontage.

As discussed with you on other occasions, we sincerely regret that you were involved in additional expense in obtaining title to the old right of way which

10/2/36

was abandoned, and I am certain that we all appreciate your very generous cooperation in the past in donating various parcels for highway usage, but unfortunately, reimbursement for former transactions cannot be included in a new deal of this kind.

Our present plans do not contemplate the filling of the area between the present highway and the new, so I cannot give you any assurance that the area will be filled within some definite period, as we cannot obligate any such improvement that is not provided for at present.

Your letter of October 1 quotes prices that have been paid for various parcels to be used for State Parks. Undoubtedly all these parcels also contain ocean beach frontage, and are hardly comparable with the parcel that we are endeavoring to acquire from your company.

In view of the conditions as outlined above, may I respectfully request that you reconsider the matter and let me have a quotation giving the least amount that you will accept for the entire right of way required, based only on the condition that the present right of way not needed for the reconstruction might be abandoned to revert to the owner of the property. We would much prefer to retain the present right of way to provide neces-

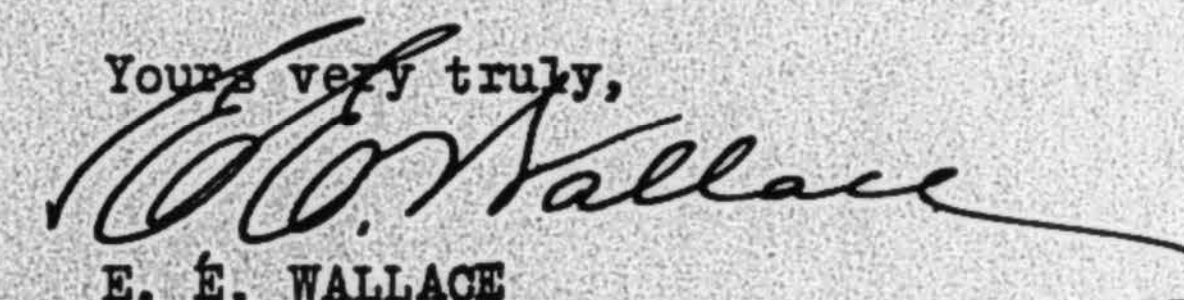
10/2/36

sary parking area in that vicinity, but if sufficient concession in price asked for the new right of way can be made because of this release, I believe that it can be arranged.

Incidentally, I am planning to place a culvert at the north end of the cut to carry the drainage across to the easterly side, as you requested when we were on the ground recently.

Please do the best that you can for us, giving due consideration to the value to the community of a first class improvement such as is contemplated through Solana Beach.

Yours very truly,



E. E. WALLACE  
District Engineer

EEW:ML  
CC:CHP  
GSP

December 18, 1938

Mr. E.E. Wallace, District Engineer  
Division of Highways  
1585 Harbor Street  
San Diego, California

My dear Mr. Wallace:

This confirms statement that we will accept \$2,000 for the right of way desired north of Solana Beach, with a strip wide enough to provide for the re-located highway - a 100 ft. right-of-way or additional amount necessary to take care of the fill. This to include Batchelder's property as well as my daughter's property. The reasons why we are asking for an additional \$500.00 rather than have litigation is as follows:

There is 1.2 acres on the Mesa that you are asking a deed to - identical land and adjoining the 16 acres which we sold to J. Stewart Blackton in 1927 for \$58,880, or approximately \$3600 an acre. In your case, you are only paying \$1000 or \$1200 for that 1.2 acres, and in addition to that, you are getting many hundred yards of dirt off the 1.2 acres for filling in the low ground. You are taking the rest of the acreage for \$800, or \$200. an acre. I repeat that \$200. an acre is ridiculous in that we have had to pay that much per acre to the Irrigation District alone, for every foot of that land is in the Irrigation District; the interest for sinking fund on the bonds and taxes paid, to say nothing of the original cost of \$150. an acre that we paid for that land 22 years ago between the highway and the ocean for the Southwest Coast Land Company.

It is unnecessary to call your attention again to the fact that the Highway Commission put us to the expense of nearly \$1500 to get our old right-of-way back in cash in consideration of our having given the other right-of-way, and by checking up you will find that the appraised value of the Mesa land averages \$1500 to \$2000 an acre as determined by the State, County and Irrigation District assessments today, while the land south of Solana Beach has been assessed as high as \$1000 an acre. In conclusion I submit the following:

That you pay Mrs. Taylor and Mr. Batchelder \$2000 for the right-of-way and have the old right-of-way revert back to us. See if this arrangement cannot be made.

Wishing you the Compliments of the Season,

Sincerely yours,

**Ed Fletcher Papers**

**1870-1955**

**MSS.81**

**Box: 32 Folder: 8**

**General Correspondence - Wallace, E.E.**



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