

STATEMENT OF MR. CHARLES HOOPES, CONSULTING ENGINEER

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"After four years of muddling with the Mission Bay development, the interested parties around Mission Bay are exactly in that situation. There is no certainty as to whether the development is going or coming and it seems no more than fair to give Senator Ed Fletcher whose past achievements of success are such that it is at least a fair or safe bet that something actually will be accomplished at least.

Having been associated with the Mission Bay improvement and development since its inception, I am some what amused at the wild statements that are being made during this campaign in regard to the certain personalities who may or may not be interested in Mission Bay development.

This reminds me of the story of the lonesome shepherd, who, to pass away the time, built a small still. After keeping company with this still for some considerable time he discovered a new and strange animal. This animal seemed to be a composite of practically all of the known animals but the peculiar thing about the animal was that it was impossible to state whether it was going or coming. When he thought it was going it was coming and when he thought it was coming it was going.

Those who are interested in the development of Mission Bay are unanimous in their endorsement of Senator Fletcher and urge all of San Diego County citizens interested in the development of our greatest asset, Mission Bay Park, to vote solidly for Senator Fletcher for State Senate.

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Col. Fletcher's statements follow:

"As I have privately stated so many times I wish publicly to inform the citizens of San Diego that I am in hearty sympathy with the development of Mission Bay State Park. I consider it one of the state's most valuable assets.

The channel must be straightened and dredged. The state park must definitely define their boundary legally and we must find out what the State of California recommends after its 8 months of investigation, the field work recently completed. This report is now being prepared in Sacramento for the benefit of the State Legislature.

We must know that their recommendations are to be and I will cooperate in every way in the early development of Mission Bay Park along the lines which the State of California and State Park Commission recommends.

If elected State Senator I shall urge that the State of California, thru its gasoline tax revenue allocated to state parks, pay for that portion of the Causeway within the boundaries of the present state park. This will relieve the property owner in the Mattoon District nearly 50% of the total cost of the present bond issue."



MEETING NOVEMBER SIXTEENTH, 1954

Of Representatives from the Womens Club, Mission Beach Chamber of Commerce, Pacific Beach chamber of commerce and Ocean Beach Chamber of Commerce re Mission Bay Park

Fletcher: I find on investigation after conferences with members of the State Park Board that the Hoopes survey is satisfactory to the State Park Board, that there is a conflict in ownership of lands, litigation is now in court and it is a policy of the State Park Board not to attempt anything until the question of their boundaries are legally determined. They have promised to immediately sign the Mission Bay Park and game refuge.

The question of what should first be done to develop Mission Bay Park after the legal boundaries have been determined by court or compromise also awaits the report of the State of California on the question of flood control made by the State Engineer's office which will be completed within the next thirty days and submitted to the Governor and the Legislature with recommendations. No one knows what those recommendations are going to be but the building of El Capitan Dam and its completion this year together with the future recommendations of the State Engineer's office will vitally effect the Mission Bay Park and I feel that information should be published and at hand before we can intelligently determine what the next step is to recommend to the State Park Commission. That seems to be their attitude as well. This information I secured from Mr. Drury.

Mr. Drury further told me that he thought money should be and possibly will be supplied to employ Mr. Hoopes in the near future to carry on the good work under the instructions of the State Park Commission. Just as soon as they could decide what was the necessary thing to be done and I believe they are planning, from what I understand from Mr. Drury, to give him some work in the near future.

Hoopes: The basic fact of the matter is that my line has nothing whatever to do with the boundaries of the Mission Bay State Park and never did have anything to do with the boundaries of Mission Bay State Park. That the survey of mean high tide line as made by me had only to do with the establishment of a sea wall line for Mission Bay for the State Harbor Commission.

I was working entirely on state lands as an engineer appointed by an authoritative body, the State Harbor Commission, in order that they could ascertain where their submerged lands were in order that they might make leases to the railroad and other owners. It had nothing whatever to do with the boundaries or even a riparian owner and I will go into that in detail right now.

The boundaries of Mission Bay State Park have been established since 1850 definitely and absolutely. That information I gave to the man from the Attorney General's office. They have amended their complaint not mentioning my mean high tide survey in any sense but making the complaint on the original line in the early days. I am going to give you a matter of authority and a matter of record. This is from the Manual instructions of the survey for the Public Lands of the United States. That Manual carries a history of the land laws of the United States. That is those states in the original 13 colonies shall have their own laws but those lands were public land states and automatically when the states took over the public lands these laws became the laws of the state in reference to land matters. So this, you might say, this manual of instructions is considered legally as the surveyors pipe in the survey of public lands or any lands within the boundaries of the state of California for the reason that California was admitted to the Union September 9, 1850. On September 28, 1850 Congress passed an act

which must be borne in mind that the survey of the public lands up to that time reserved all of the submerged and ~~submerged~~ water to the United States by this act of 1850, September 28, extending the grant to the other public land states then in the union. California was in the Union.

"The provisions of the aforementioned grants that lie below the uplands or lands of such a character that without the construction of suitable levees the lands would be unfit for agricultural purposes".

The intent of this was that the original instructions as given by the U. S. Land Office and I was apprentice at that time, when those old instructions were still in force, carried the idea that surveyors of the Public Lands should survey only lands fit for agricultural purposes and include them within the public lands. This swamp act states definitely that the land at that time would bring them within the original certain grant. All of this means that when Mr. Hays, Deputy Surveyor General was appointed to survey the Pueblo of San Diego he carried out the recommendation of the U. S. Land Office at that time. San Diego is a little bit unique in one respect. It is one of the few cities in the United States whose coast line has been meandering since the beginning of its history. This is known to a few. Even in San Diego Bay their location of the mean high tide line is known to be absolutely null and void. The city engineers have from time to time redredged a portion of the high tide but their final decision was to let sleeping dogs lie.

When Hays surveyed Mission Bay he followed the high water line around the bay, everything inside of that line belongs to the city of San Diego and outside of that line belongs to the federal government with the exception of a relatively narrow strip of land known as the tidelands or intermittent flood lands which was ceded to the State of California.

To reiterate, the City of San Diego owned all inside of the Hays survey, the State of California was ceded a strip on the bay side of this and the federal government still retain its ownership of the bay itself.

Now then, since this survey was made by me interested people have tried in every conceivable way to make that survey a boundary line of the Mission Bay State Park either by compromise or by law suits or by force or some other method and therein lies the misinformation which has made all of the trouble in Mission Bay.

Fletcher: What is the first step necessary to clear the situation?

Hoopes: The first step has been taken. The attorney general has amended the complaint without any reference whatever to my survey of the mean high tide line to a complaint asking for a title to be granted to the Hays survey.

Fletcher: Does the Hays survey give a larger area than your survey?

Hoopes: It does.

Fletcher: Will we have to fight that out in court to get that line, the Hays survey established or can it be compromised with private individuals?



**Hoopes:** I do not see nor have I ever seen, from my knowledge of land laws which covers a large share of the United States and some other countries, how it is possible for any state body, state board or commission, to compromise by deeding back or giving any public lands to anybody. It must be settled by court. It has been held by the U. S. Supreme Court and most of the other state courts that when a line is surveyed by a deputy surveyor general and it has been approved by the surveyor general of the United States that that line is fixed and unchangeable.

**Fletcher:** Are there any leases of record inside the Hays or Hoopes survey and if so what is the status of the situation today?

**Hoopes:** These leases, as I understand it, have been considered null and void by the attorney general with the exception of the lease along Mission Beach. The reason for that is that the chamber of commerce of Mission Bay retained me to confer with the Spreckels people, the owners of Mission Beach, and to settle the question. They would only quitclaim their fee land, a strip of which they held but they quitclaimed all right and title to their leases. That has been definitely been settled but the other leases are pending and will be pending action by the attorney general.

**Fletcher:** Who originally executed those leases, the state or the city?

**Hoopes:** When I made this survey it was made primarily for the San Diego Electric Railway, who suddenly discovered that they had no lease or right of title to the land on which their road was built, an attorney by the name of H. Titus heard of this and conceived the idea of a big land scheme so he went to the State Harbor Commission by whom I was employed and had the survey continued part way around the bay and with his partners Harry Schnell, Henry Fenton, and Roscoe Hazard they picked up what title they could get to certain of the lands shown on this black area inside the Hays survey. They then applied for leases on this land and the leases were granted by the State Harbor Commission. That is on the submerged lands of the state. The idea being, in those leases, that they would do certain improvements, pay certain rentals and do certain things in consideration of the lease which they have never done. It was nothing more or less than a scheme, as I see it, to obtain more or less of a false title in these lands and have something to sell the state when they would buy them.

**Fletcher:** Have those leases been officially cancelled?

**Hoopes:** I understand they have but I have not seen the cancellation. I understand they are working on them.

**Fletcher:** What is the first step, in your opinion, to be done to clear up this mess?

**Hoopes:** I have always felt and I recommended to Bowers and to the different people from the beginning, and this is the reason. The interested people around the bay and even the State Park Board are not, you might say, legal constituted bodies who are empowered to deal, to bargain or to get anything. The State Park Board in itself can appeal to the state. They are not in a position to bargain with the U. S. Government which they should be because the government is interested. My recommendation has always been the appointment of a reclamation commission who would be an individual with whom business could be done around the bay. That does not prevent but help the State Park, in fact, because it would be some one who could stand back of them and be with them in that development.

**Fletcher:** In your recommendation for a reclamation commission, what is the procedure to secure that an act of congress?

**Hoopes:** A law was passed in '51 or '52, I forget just when, in this state. It was passed for the benefit of the people north of here and at the mouth of small streams. This law, in general is as follows, that the petition be prepared containing the names of the proposed commission and be presented to the Board of Supervisors of the County in which the district is formed and when this commission is formed, they then have full power to carry on the reclamation work within that district, to employ attorneys and any work they like, to receive monies from state, federal or any source, to expend those monies as desired and if desired they can issue bonds. Of course it would not be the case here but during the term of their office they have full power as a legalized individual to stand behind that proposition.

**Fletcher:** Do I understand that it is a matter of petition of interested parties to be sent to the board of supervisors in the matter of forming a reclamation commission, is the first step?

**Hoopes:** It is. Referring to these so-called lands of the state park south of the bay. If land is added to your land it is your land but no one else can go in there and claim that land. The State of California under an act of congress which I gave you, was the riparian or literal owners all around the Hays survey therefore, the land remained in the name of the State of California.

My survey as it was made was in a sense a resurvey of the lands belonging to the State of California for purposes of lease. I was an official of the State of California appointed by the State Harbor Commission, worked on state lands in defining the boundaries of those state lands.

**Wallace:** Do you happen to know the status of the suit pertaining to the boundaries of the so-called Mission Bay State Park?

**Hoopes:** I understand that the complaint has been filed but I do not know whether it has been placed on the calendar yet or not.

**Wallace:** What is our job to carry out the dream of Mission Bay State Park?

**Hoopes:** My answer would be the creation in some manner and the manner seems to be perfectly clear, under the laws of California, a reclamation commission, the creation of a legal individual which can do business for the Mission Bay State Park and when this legal individual is created they can help the State Park Board, they can ask for aid from the federal government for the dredging of the bay, they can uphold their hands and work with and concentrate on these different interests.

**Wallace:** What are some of the things you want done around the bay? Do I understand one of the first things is a seawall on the bay side?

**Hoopes:** That sea wall on the west bay side is the one portion of Mission Bay which has absolutely no question of title. It is clear. It belongs entirely to the Mission Bay State Park. The estimate of cost of the sea wall was made based upon SERA work which my



# Fletcher Outlines Progress and Program In Development of Mission Bay State Park

## Part of Boundary Is Still To Be Determined; Special Commission Is Needed for Control, Senator Explains.

By ED FLETCHER  
Because so much misinformation has been given out pertaining to activities regarding the development of Mission Bay park I am presenting to the public the following facts by request which I am sure will be of interest.

The waters of Mission Bay are controlled by the federal government, the same as San Diego Bay. The state has police jurisdiction only over Mission Bay.

The boundaries of Mission Bay park never have been determined finally, the boundaries being in controversy and litigation is in court today in relation thereto. The case is being handled by the attorney general of California. The policy of the state park commission is to get this boundary question definitely settled first.

The boundary on the Mission Beach side is finally determined. The Spreckels Co. did a splendid thing in deeding outright without expense a certain strip of land which for all time settled the boundary on the Mission Beach side.

Bill Passage Secured

The plan of making this Mission Bay park a state park originated with Senator Mueller and Assemblyman Harper. The first bill was introduced and held in committee, therefore falling of passage. Assemblyman Bowers and Stream and Senator Harper secured the passage of the bill at a later date which bill transferred all of the state's holdings to the state park.

Another feature affecting the state park was the question of flood control of San Diego river. The state has made that investigation, completed the field work and the final report is being drawn in Sacramento for submission to the legislature this coming session. With the completion of the flood control development of San Diego river, as recommended by the state, it will be much easier to determine what development must be completed in the state park itself.

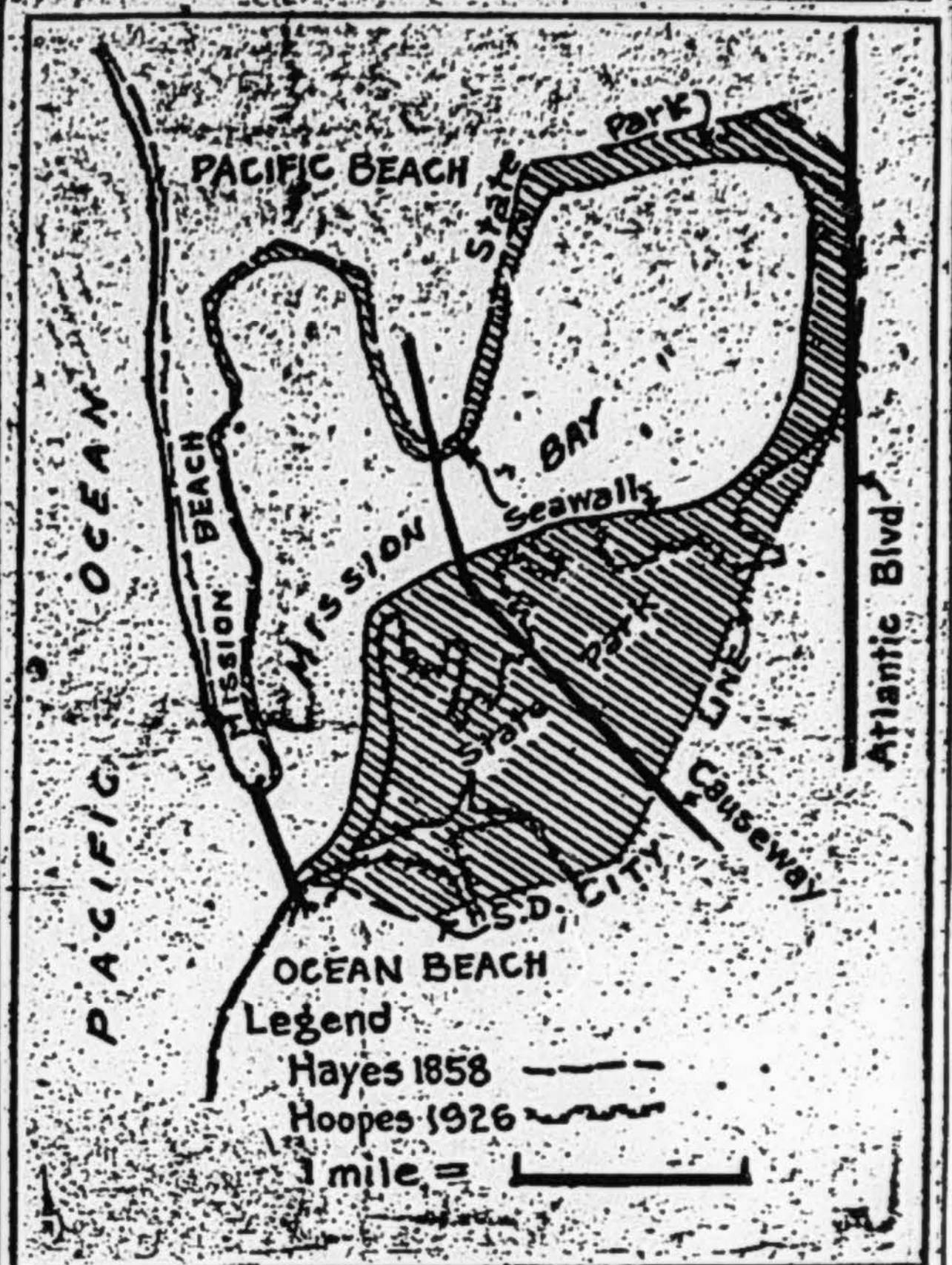
Charles Hoopes, an engineer of national reputation, has completed a survey of the mean high tide line as shown on the map accompanying this article and marked Hoopes survey. However, the original Hayes survey of 1858 must prevail and be finally determined by the state as to location. The Hoopes survey was not made with the intention of establishing the boundary as the accompanying map will show. The Hoopes survey was in reality made to establish a seawall line.

Based on Survey  
San Diego is most fortunate that it has had surveyed by the surveyor general of the United States outlining the entire boundary of the city which is the Hayes survey. Upon that survey is based the grant deed from the government to the city.

Major Bowers and J. E. Frank, I have been informed, worked out a compromise line which the city and property owners approved but, after the decree had been issued the attorney general moved to have it set aside and the state is now taking the Hayes survey as the boundary.

The title to 600 or 700 acres is involved between the two surveys and private ownership of property has been paying taxes on this acreage since 1872 as well as paying assessments on the cost of the causeway. As a matter of equity these property owners certainly have rights.

Another complication is the leasing of large acreage of land by the state to private individuals, but the state has canceled most of these leases for non-fulfillment of contract. There are one or two leases still outstanding to be cleaned up.



Boundary on Mission Beach side only one determined as others are in controversy.

### Flood Control

No intelligent flood control plans can be made until these questions have all been settled. I have asked the attorney general for a statement as to the state's position today in the matter. I believe one of compromise in all fairness should be made not alone from an equity standpoint to the private land owner but so we may get started in the development of the most beautiful natural park of its kind the state of California has. I can see endless litigation for the next 10 years if the matter is not settled out of court.

The state park commission have been active and already has spent \$30,000 of its funds in the acquisition of additional property, surveys, etc. The lands acquired up to Dec. 1 include the following on the north and east shores of Mission Bay: Jones and Kelly property, 20 acres with a bay frontage of half mile, \$14,000; Archer and Kelly properties, 31 acres, with one mile of bay frontage, \$10,700, making a total of \$24,700. The gift of the Spreckels Co. was 10 acres with a mile and a half of bay frontage. This totals 61 acres having been acquired, a valuable property needed to develop Mission Bay park properly.

Centers With Secretary  
The writer had a conference with Mr. Drury, secretary of the state parks, recently, and he has agreed to have the necessary appropriate signs made and placed in the proper

location with the following wording, "Mission Bay State Park Game Refuge."

We have had splendid cooperation from our park commissioner, Bill Hart, of Carlsbad, Assemblymen Wallace, Stream and the writer, in cooperation with the four chambers of commerce surrounding Mission Bay, have looked up the law and found that the first step must be to create a recreational harbor commission, some organization in authority to take charge of and supervise the work under the law, owing to the fact that the Mission Bay park and waters of the bay are in dual control, the federal government and the state. We hope at an early date to give to the city the announcement of the creation of that commission and the appointment by the governor of these commissioners who will carry on the good work.

### TO QUIET TITLE MISSION BEACH LANDS

Major George B. Bowers was in conference several days the past week with an official of the state attorney general's office and leaseholders of lands adjoining Mission Bay state park.

Major Bowers stated a friendly suit was filed Wednesday morning at 10 a. m., that would settle title to all the leaseholds on the south side of Mission Bay from Atlantic street to Mission Bay bridge.

This matter is of extreme importance to Ocean Beach for the reason that the city of San Diego has plans to construct dressing rooms and a recreation building near the street railway junction on the bay.

experience shows the labor cost is at least five times what it would be under a contract. The wall can be built in about 10,000 feet and be built for roughly \$20,000 dollars a foot or \$250,000, SERA work.

Fletcher: How much private contract?

Hoopes: You can let private contract for one-third of that.

Wallace: That could be started at any time, would not have to wait the determination of the law suit?

Hoopes: No.

Fletcher: Where is the money coming from to build the sea wall?

Hoopes: I would say that the State of California should help out its state park to that extent. May I clarify one thing about the state park? Many people imagine that the state park board have some land for a park. They haven't any land for a park. None at all. All they have got is the submerged lands around Mission Bay which could be made into a park after the bay is dredged and they are filled up and brought up to grade. It should be in cooperation with the federal government.

The state park board, as I understand it, are a sort of advisory body that utilized certain monies from time to time in building fences and doing odds and ends of jobs and planting on state parks but they have no authority to build or construct anything. They have no way of disbursing the monies, as I understand it. That is one reason the creation of a reclamation commission would have that authority for the state park or any one else.

The boundary of the state park lands have been established since the year 1858, definitely established. It simply means a question of the retracement of the old lines.

Fletcher: It was unanimously agreed that the following is the situation regarding the sea wall. That it will benefit private interests, that the citizens of San Diego are involved, that it is not wholly a state matter but also a federal matter and the sense of feeling is it is a matter of compromise. There is a possibility of getting federal appropriations and this matter should be taken up with George Burnham. It is the unanimous opinion that Congressman Burnham should be vitally interested in this development as the federal government really has jurisdiction over the waters of Mission Bay.

Hoopes: The construction of this sea wall by the State of California or by any one else, when you get ready to construct it, will have to have the permission of the army engineer.

Those present at this meeting were H. B. Frisbie, 2940 Bayside Walk, representing Mission Beach Chamber of Commerce, Charles Hoopes, Ocean Beach, Dr. Edward Hall, Mission Beach, Mrs. Lela B. Neck, Mission Beach Womens Club, Frank H. Baumgartner, Mission Beach, N. Diamond, Pacific Beach, Ralph Wallace, S. D. Trust & Savings Bank Bldg. and Col. Ed Fletcher, 1020 Ninth Ave.



design secretary, would not preside at a meeting of the league of nations until May 11, stating that he would be at the chair.

# MISSION BAY PIERS O.K.'D BY PRESIDENT, M'ADOO MESSAGE TO FLETCHER

Construction of a mole and piers at Mission Beach under WPA auspices was assured today when the bill approving the project was signed by President Roosevelt. Word of the president's action was conveyed in a telegram received by Sen. Ed Fletcher from United States Sen. Williams McAdoo.

McAdoo's telegram follows: "Mission bay WPA project 1238-600 re construction mole piers Mission Beach signed by president. Will now go to controller general." "Congressman George Barnham last week informed me that this project was approved by the WPA in Washington on April 27," said Fletcher. "This portion of the Mission bay development was approved by George White, local WPA administrator and also his chief engineer, Robert Gregory. From there it was forwarded to San Francisco where it was approved by Frank Y. McLaughlin, state WPA administrator, on April 20.

"Chief Engineer Gregory says that this first work will consist of the construction of six mole piers as designed by the engineer of the state park commission and it is hoped that the construction of these piers will safeguard the property of Mission Beach from damage by flood and tide, as well as furnish a sandy and attractive beach easy of access to the water for the benefit of the citizens of San Diego and particularly those of Mission Beach."

## State Awaits San Diego Master Plan Before Assisting Beach Development

State Senator Ed Fletcher said yesterday that his Senate Committee on Shoreline Development will do everything possible to assist San Diego County beach development, but that "the committee's hands are tied until a county master plan is submitted to the state."

Under an act in the last legislative session, \$10,000,000 was appropriated for state development of beaches with the proviso that each participating county must submit a master plan. Another \$5,000,000 was appropriated for inland parks.

Meet Nov. 15

Three coastal counties have already submitted approved plans, it was revealed in a communication received by County Supervisors from A. E. Henning, chief of the State Division of Beaches and Parks. Others have submitted plans now being revised. Henning invited supervisors to send a representative to a meeting there Nov. 15 to discuss problems relating to the beach program.

Fletcher recently urged both supervisors and city council to consider the inclusion of a mile of city-owned beach between Torrey Pines and Del Mar in the program.

Suggests Sale of Beach

He suggested that the beach, which would require about \$20,000 expenditures for leveling and improving, should be sold to the state under the program and the money used for San Diego's development of Mission Bay as a recreation area.

The county master plan, although under intensive study in the County Planning Commission offices, has not yet been officially adopted nor disclosed in its major features.

WEDNESDAY MORNING, JUNE 13, 1945

## Fletcher Bill For Landscape Work O.K.'d

The assembly ways and means committee yesterday recommended passage of a bill authored by Sen. Ed Fletcher which would appropriate \$50,000 for landscaping and otherwise improving a 33-acre Mission Bay park shore strip still owned by the state. The money would be matched by the city.

The beach section is part of a 65-acre tract purchased with state bond issue funds by the state park commission. The city has leased 30 acres.

This area could not be transferred to city ownership as were other tidelands in and surrounding Mission bay by recent act of the legislature, because law prohibits state relinquishment of title, even through sale, of any park land acquired with bond money, unless the transfer is approved by statewide vote.

The 65 acres form a narrow stretch of undeveloped beach two miles long along the bay's eastern shore.

# San Diego

WEDNESDAY MORNING, OCT. 15, 1936

## WPA PROJECT FOR MISSION BAY PARK IS APPROVED

Another WPA project of major importance for this community, entailing the expenditure of \$651,000, has been approved by the state and has been forwarded to Washington for final approval. It calls for the improvement of Mission Bay State park, both on the east end along Pacific highway and the west end protecting Mission Beach.

George D. Nordenholt, director of the department of natural resources of California, and his wife were recent house guests of Sen. and Mrs. Ed Fletcher. Nordenholt expressed confidence that the project would meet with final approval in Washington.

"We have also sponsored and approved the financing of the development of Carlsbad state park," said Nordenholt. "I am enthusiastic over both projects. The development of Mission bay will mean much to San Diego."

The Nordenholts and the Fetters visited Cuyamaca state park and Nordenholt expressed himself as well pleased with the development taking place there.

Last Saturday night the Italian-American society entertained Sen. and Mrs. Fletcher and Mr. and Mrs. Nordenholt at the Exposition Cafe of the World.

The property included in the measure is comprised of state park lands scheduled to be the front entrance to the park, the title of which will remain vested in the state but which will be a part of the Mission Bay city recreational area.

Sen. Ed Fletcher today urged all persons interested in the recreational project to wire Governor Warren asking that he affix his signature to the measure.

# New Improvement Project For Mission Bay Begun

## Installing Groins To Stop Beach Erosion

The project of the state park commission in the development of Mission Bay State park is evidenced by a new project now under way developing the Pacific highway along the east side of Mission bay. It calls for grading, landscaping and planting the right-of-way, with installation of necessary water lines, culverts, etc. That the development is permanent is evidenced by the fact that 30-inch concrete drainage pipes are being installed where necessary.

The project calls for a double shift of men covering six months of employment, the total cost being \$42,000, the federal cost being \$972 per man year. It is known as serial state project 1238-736 and all the improvements are on state property.

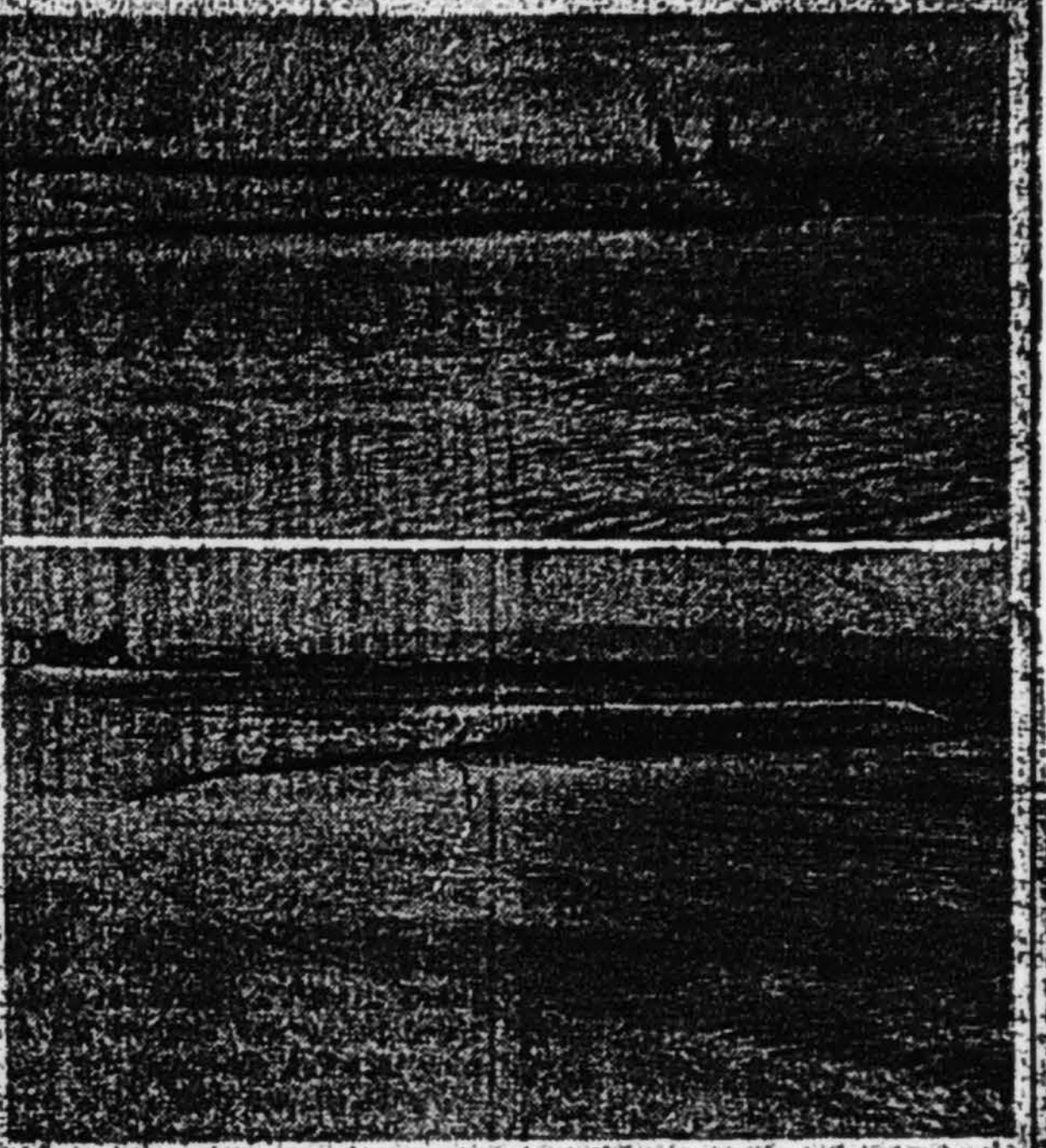
Sen. Ed Fletcher, who has been active in this new development, states by receipt of a letter from John H. Corningham, acting chief, division of parks, which is sponsoring the project, reading as follows:

"Please express the appreciation of the state park commission to the city of San Diego, county of San Diego, state harbor commission and Mr. Fred Rhodes for their generous pledges of equipment as a sponsor's contribution.

"We are planning the development of the Silver Strand area through the aid of a site camp from the CCC located now at Cuyamaca. I will have you advised of this development."

"Thank you very much."

"This project," Fletcher states, "recently has been approved by the local WPA administrator, George



Upper view, groins at pier No. 4, under construction at Mission Beach. Lower, groins No. 3, completed. Pier is shown extending into the bay. The groins are built to stop the erosion. Houses have had to be moved and sidewalks and curbs have been undermined by high tides. The groins will stop future erosion. Seven groins will be built.

## Development of Mission Bay Is Aim Of Wallace Bill for Harbor Board

San Diego now has the opportunity to develop its greatest asset, the Mission bay recreational harbor, according to Assemblyman Ralph W. Wallace. At the request of San Diego citizens interested in making the bay of greater benefit to residents and an attraction for visitors, Wallace has introduced a measure in the legislature which will permit the bay to be developed under the direction of a recreational harbor board of five San Diego county citizens to be appointed by the governor and to serve without pay. Wallace said in a statement to The Union yesterday:

"At present no single agency has complete or sufficient authority to plan developments or to administer Mission bay. Several agencies claim various degrees of authority over the bay. The state park board and the state harbor commission for San Diego bay each claim some jurisdiction over the lands and waters of Mission bay. Neither knows exactly what authority it has.

"We propose to center in a local recreational harbor board authority to develop and administer Mission bay similarly to the authority centered in the city harbor commission for San Diego bay. The great difference in our two bays is that San Diego bay is for commercial and naval vessels, while Mission bay is for small pleasure craft, a recreational harbor.

The bill does not affect the state park board's control over Mission Beach amusement center or the ocean front beach.

"The state park board has administrative power over some 280,000 acres of parks widely scattered over all California. The state park board budget for 1935-1937 calls for \$22,200 for permanent improvements for all state parks out of a total request of \$319,876 for the board, \$207,596 being for salaries and wages of the state park board and employes. It is apparent that most of the money is to be spent for maintenance of the state park board itself and not the state parks.

The state park board's budget calls for \$684 a year for part-time labor.

"I wonder how much our Mission bay, or any park in California, will be developed by the state park board under these circumstances?"

Wallace's bill is assembly bill No. 428, and it has been endorsed by many civic organizations.

received the following letter from Frank Y. McLaughlin, state WPA administrator, dated Nov. 2:

"Dear Senator:

"I am pleased to inform you that project No. 1238-736, Mission Bay State park project was approved by this office and transmitted to Washington on Oct. 28. We find that from four to six weeks are usually required from the time the project leaves this office until we have advice of approval from Washington. If we do not hear from Washington by this project by Nov. 25, I will go in touch with them concerning it. (Signed)

"FRANK Y. McLAUGHLIN  
Rick, Mack Praised

Fletcher said, "Much credit is due for getting this project approved, goes to Mr. Glenn Rick of the city planning commission and Mr. J. H. Mack, WPA administrator. Mr. Guy Fleming of the state park commission is cooperating in every way.

"Mr. John Bacon, superintendent, is doing a splendid work in the building of the seven groins protecting forever any future erosion of Mission Beach. This job should be completed within 60 days from date, and we hope to have the Pacific highway project approved in plenty of time so that work will not be interrupted in the development of Mission bay, and Mr. Bacon transferred to the new project.

"I hope the next step will include some development in the Pacific Beach area. Nothing can be done to develop the state park along the south line of the park until the litigation as to the south boundary is finally determined by the courts. This case should be brought to trial at an early date.



# CLASSIFIED ADS

Financial . . . Sports

FRIDAY MORNING, FEBRUARY 2, 1945

## Official Urges Development of Bay for Future

"There is nothing San Diego can do that is more certain to insure its future than to dedicate itself to the development of Mission bay and this area generally as the playground of America." A. E. Henning, director, state division of parks and beaches, told councilmen in conference yesterday.

He had spent the morning with Councilman Gerald C. Crary, City Planning Director Glenn A. Rick and others inspecting the Mission bay state park, and at the afternoon conference with the council were State Sen. Ed Fletcher and Assemblyman Fred Kraft.

### TRANSFER FAVORED

Strong sentiment appeared to be developing at the conference for a plan under which the state would transfer its title in Mission bay park to the city, to be developed by the city without supervision by the state, but probably with financial aid from both the state and federal agencies.

Henning said that whether the property is held by the state or turned over to the city, funds from the state would be more readily allocated if the city has available in advance funds to match whatever is sought from the state.

### STUDIES CONDUCTED

The council has conducted studies to determine whether a \$2,000,000 bond issue for Mission bay land acquisition and development should be placed on the April 17 city ballot. Fletcher said he had introduced a bill calling for state appropriation of \$2,000,000 and that if

## Sees Prospects



A. E. HENNING  
. . . state park director.

the city provides a like amount, the state funds can more readily be obtained.

During discussion of funds likely to be available for development of state parks and beaches, Assemblyman Kraft said that there is pending a bill to appropriate \$15,000,000 for acquisition of beaches. Both of the legislators and Henning were agreed that it is much simpler to get money for acquisition of lands than it is for their development, leading some of the councilmen to comment that it might be best for the city to acquire ownership and proceed with development of the bay unhampered by regional controversies in the legislature.

# Mission Bay Park Future Look Told

## Civil Engineer Unit Hears Plan For 25-Million-Dollar Play Site

By DON HARRIS

A 25-million-dollar dream of a giant aquatic playground was unfolded today for the nation's civil engineers.

The dream was of Mission Bay Park, one of the largest recreation developments under way in the country today.

Glenn A. Rick, San Diego planning director, told the story at U. S. Grant Hotel as the national convention of the American Society of Civil Engineers entered its fourth day.

Rick described how a vast swampland is slowly being turned into a huge recreational play land.

### Huge Spending Told

"But to do that," said Rick. "San Diego has spent more than \$5,500,000, the state nearly 3 million dollars, and the federal government over 7 million dollars.

"And the job is far from finished," he said, adding:

"The city will have to raise another 8 million dollars, and some 2 million dollars will be sought from Congress so the Army Engineers can complete harbor dredging and other improvements."

Army Engineers now are dredging the channel to 20 feet depth on a \$750,000 supplemental appropriation approved by Congress last year.

### More Funds Asked

Mayor Butler is in Washington pressing a request for more funds to complete the dredging of the small boat harbor area.

"When all the funds are in and the work is finished, though," said Rick, "here's what you will find:

"A small boat harbor to accommodate hundreds of ocean-going pleasure craft and sport-fishing boats, and thousands of smaller boats within the bay itself.

### 2 Golf Courses

Miles of sandy beach for swimming and sunbathing.

Fishing areas from boat or shores.

Speed boat and rowing courses, two golf courses, riding, trails, picnic areas, base-

ball and tennis, motel, hotel and trailer accommodations for hundreds of visitors.

Restaurants, dining rooms and snack bars."

Another speaker, George F. Nicholson, consulting engineer for the City of Long Beach, warned of a shortage of small boat anchorages along the California coast.

In sessions yesterday, Harvey O. Banks, assistant state engineer, Division of Water Resources, recommended five years of undergraduate study for civil engineering students.

"Our present concept of the scope and content of studies in the humanistic-social field of engineering education is inadequate for the engineer of tomorrow," he said.

John M. Page, senior hydraulic engineer, Division of Water Resources, revealed that the department is surveying feasibility of reclamation of Tia Juana sewage for recharging the groundwater supply.

"Tentative results indicate that the sanitary treatment required for protection of coastal waters," he said, "with additional chlorination, would be satisfactory."



## SAN DIEGO'S BRIGHT TOMORROW

# Master Plan for Parks Assures S.D. Facilities

**EDITOR'S NOTE**—What lies ahead for San Diego. More than two dozen leaders are answering that question for the Evening Tribune in special by-lined articles. Here is another in the series.

**By LEO CALLAND**

Director of San Diego Park and Recreation Department

The future of San Diego's parks, beaches and recreational facilities is bright—and assured.

Starting with the present park system, one of the most diversified in the world, we have laid the groundwork for expansion. Our children and generations yet unborn will have a solid framework on which to build new parks, new recreational areas, new places to play.

All of this is contained in what we at the Park and Recreation Department call the Master Plan.

Work on this plan was started some four years ago. It projects future needs in the planned development of San Diego into 1970. Of course, the plan will never be complete as long as our city grows. We are proud of that.

This plan will be submitted to the City Council at the end of this fiscal year. It provisions nine distinct types of park and recreation areas.

**1—Metropolitan Parks.** Four of these exist or are planned. With vast acreage, they will serve the entire community, offering facilities for indoor and outdoor recreation. Balboa Park is an example.

**2—District Park and Recreation Areas.** Nine of these are planned. Ideally, they would be 50 acres in size. They will serve 50,000 to 75,000 persons. One will be in each section of our city, and will be equipped for both indoor and outdoor play. Our new development in East San Diego is an example.

**3—Community Park and Recreation Centers.** Our plan envisions 31 of these. With a minimum area of 10 to 13 acres, or less if adjoining a school site, they will serve 15,000 to 25,000 persons. Provision will be made for diversified recreational activities. Memorial Community Center and Park is an example.

**4—Neighborhood Parks.** These are developed in lieu of the Community Park and Recreation Centers. They are located in areas that do not qualify from the standpoint of population served or where suitable land is not available on which to develop recreation facilities for passive recreation but not for active sports. Plumosa Park is an example.

**5—Neighborhood Playgrounds.** Elementary school sites, approximately 10 acres in size, are utilized in San Diego for neighborhood playgrounds. The co-operative agreement between the city and the San Diego Unified School District makes use of

Featuring botanical, historical or geographical beauty, Torrey Pines is the best example.

Of course, there are other facets to our Master Plan:

We want a municipal golf course for each 100,000 persons in the city.

We want a swimming pool for each high school district.

We want a big stadium, a new ball park, a municipal auditorium, a civic theater, a sports arena and much more.

Some of these must be built with the co-operation of private enterprise.

But, like the Los Angeles Coliseum, this can be done—with a clause in the building contract under which the construction reverts to city ownership after a specified number of years.

We are not only planning for tomorrow, we are working for today.

In Balboa Park, Presidio Park and Mission Bay we have three of the finest recreational areas anywhere, certainly the finest on the West Coast.

The effect of these in attracting tourists and new residents can never be fully calculated.

Within Balboa Park we are adding more land by filling in

Arizona canyon—with sanitary fill. Already it is possible to walk across from Pershing Drive in some spots. This serves two purposes:

1—It gives us a spot to dump the city's trash without burning it, thus combating smog.

2—Dirt fill covering the deposits gives us more usable land. We plan to make use of this in revamping the golf course.

In Mission Bay we are moving ahead as fast as funds will allow. Already nearly 11 million cubic yards of sand have been dredged. The city has spent \$5,062,000, the state \$3,000,000, and the federal government \$7,285,000.

A report to the County Board of Supervisors estimates the population by 1970 will be 1,625,000.

We at Parks and Recreation are preparing for them. Regardless of the number of years it takes our Master Plan to materialize, the difficulties in the way of financing the proposed improvements and the fact that the Plan may be called a dream, we know from San Diego's history that it will be accomplished someday.

## Beach Control Fund Requested By Supervisors

County supervisors yesterday adopted a resolution urging the state legislature to appropriate \$10,000,000 for the acquisition and development of the beaches now in public ownership in 15 California coastal counties.

The project first was outlined by the Shoreline Planning Association of California. A similar resolution recently was adopted by the Los Angeles county board of supervisors.

Besides the proposed \$10,000,000 appropriation the legislature is requested in the resolution to provide a state master plan based upon the master plan now being developed

### Park Bill Introduced

State Sen. Ed Fletcher yesterday introduced a bill in the state senate to appropriate \$2,000,000 for development of Mission Bay state park. It is proposed to have the state funds matched by \$2,000,000 contributed by federal agencies and \$2,000,000 to be provided by a bond issue upon which the people of San Diego will vote April 17.

by the 15 coastal counties. This calls for acquisition of shoreline not required for commercial harbors or industrial purposes and capable of recreational development.

Copies of the resolution are to be sent to San Diego's representatives in the state legislature. The board also:

Approved renewal of annual dance license to La Granada hall in Vista.

Granted permission to H. R. Eldridge to remove trees from a proposed driveway on Laurel st., in Lakeside.

Approved application of road department to trim trees on Golden ave. and Kempf st., in Lemon Grove.

### TAX FLEA DENIED

Approved request of Fallbrook Citrus association to construct a steel truss packing box conveyor over College st., in Fallbrook.

Denied petition of Pine Arts society for cancellation of 1944-45 taxes on building recently acquired in Mission Hills, on recommendation of district attorney that the tax lien had been attached prior to the time the property was transferred to the society.

Approved petition of Harry O. Hague for cancellation of taxes on an airplane which he sold prior to the 1944 tax lien date.

Referred to assessor's office complaint of Frank C. Kaiser, of Lakeside, that he had been assessed for trees which have been removed.

Approved rental agreement for office space in Encinitas for use of the county welfare department.

### COMPLAINT REFERRED

Referred to civil service commission the complaint of Joseph W. McLoughlin, former Edgemoor farm employe, against the action of Walter Clappam, farm superintendent, in classifying McLoughlin's services at the county's indigent institution near Santee as unsatisfactory. McLoughlin is now in the armed forces.

Authorized David Cherry, assistant county schools superintendent, to attend conference on schoolhouse planning in Los Angeles, Feb. 2.

Referred to planning commission letter from Mr. and Mrs. Kenneth S. Willis requesting reconsideration of their petition for construction of a new road from Cole grade to the section line near the present Oak Glen intersection. The commission previously had denied the request, asserting there was not sufficient traffic to warrant cost of construction.

### RIO'S GRADING O.K.'D

Authorized road department to proceed with the grading for extension of Rio's ave. in Solana Beach at a cost of \$1006.

Authorized transfer of \$4350 from unallocated reserve fund for improvement of Central ave. in Sunnyside.

Passed resolution calling for bids for furnishing electric lighting for the Julian public highway lighting district.

Referred to planning commission complaint of Lakeside Woman's club that large pepper trees on River st. are dangerous to traffic.

On request of Rancho Santa Fe association, appointed V. V. Ballard, R. H. Miller and J. Theodore Reed members of the district's maintenance committee for 1945.



# Dredge Mission Bay, Fletcher Plea; Sees 'Coast's Best Marine Park'

Predicting that Mission bay will eventually be the site of "the best marine park on the coast," Ed Fletcher, state senator, last night expressed the conviction that the state should dredge the bay whenever funds are available for the operation of equipment. Fletcher was introduced at the annual picnic of the Mission Bay State Park association at Presidio park by Henry C. Gardiner, association president, who named the senator as a "man who has done much to advance Mission Bay State park development."

Fletcher took exception to the reported contention of the state park commission that a dredge cannot be obtained for less than \$100,000.

### Traces History

"We need a dredge and we should own it ourselves," he said, "and I have been informed that a second-hand one can be acquired and put together for from \$15,000 to \$25,000. It should be placed in the bay and kept there, and worked whenever funds are available."

He traced the history of the park;

told of his successful efforts to get a bill through the legislature providing \$30,000 to start a dredging program, and said that it now is the responsibility of the state park commission "to see that something is done."

Fletcher also said it was his opinion that the government should be interested vitally in Mission bay, and pledged that "as soon as congress he will do everything he can to interest federal agencies in bay development."

Other speakers declared that bay dredging by the state, and the digging of an 800-foot-wide flood-control channel from the Old Town bridge to the bay by the government, must go hand-in-hand, and that the park never will be developed fully until both projects are completed.

Fred Simpson, city councilman, said he had been informed by state engineers that the dredging may be started by November, and expressed belief that once started an additional \$100,000 will be provided from oil royalties to keep the dredging going.

### Fletcher To Aid

"If Fletcher is elected to congress and it appears certain that he will be—he can be of great help by talking to army engineers and working for the flood-control program," said Simpson.

Fred Rhodes, city manager, said San Diego is acquiring rights-of-way for the flood-control project so that when federal funds are available, "the land will be ready." He also made a strong talk for the \$1,300,000 water distribution system bonds, and the \$3,000,000 San Vicente dam projects bonds that will be submitted to the voters Nov. 5.

"One hundred and fifty new water meters are being installed each month," he said. "As there is an average of four persons to a meter, you can see how San Diego is growing. We can't wait to improve the water system on a pay-as-the-city goes basis." He then called attention to the increase in water sales that would result if the distribution system is improved, and expressed belief that because of this, the cost of retiring the bonds would not be reflected in the tax rate.

### Vincente Proposal

Turning to San Vicente, he said the reservoir would increase the city's impounding system's net safe yield 5,500,000 gallons a day, "enough for 50,000 persons." With expanding government bases, he said construction of the dam is imperative.

Other speakers included Walter Bellon, county supervisor, who said that "we must show the state park board that the county demands developments of Mission Bay State park." William T. Hart, county supervisor and former member of the state park commission; J. A. Cahill, one of the organizers of the park association; and Sam Crocker, former secretary of the organization.

Gardiner expressed regret that Matthew Gibson, state park association chairman, was unable to attend.

## PLANS FOR MISSION BAY STATE PARK WILL BE FORMULATED AT PUBLIC HEARING SET FOR AUG. 8

Plans for vast development of Mission Bay State park as a combined federal-state recreational project will be made at a public hearing in the city hall Aug. 8 at 4 p. m. the city planning commission decided yesterday.

Invitations to attend the hearing are to be issued to Senator Ed Fletcher, Assemblyman Ralph Wallace, officials of the state park commission, WPA officials, the city council, board of supervisors and county planning commission. A general invitation to civic groups and others interested in the development of the bay as a recreational area also was issued.

Senator Fletcher, the city planning commissioners learned, has initiated steps for carrying on the recreational development as a federal-state project, but the form the development is to take has not been determined. It is to map the type of development San Diego would

like to have on the bay that the meeting has been called for Aug. 8.

To coordinate the recreational development plan with development of adjacent areas, the commission refused yesterday to approve a request for creation of a commercial zone along Pacific highway, near the southern end of Mission bay. Request for such a zone had been made by Frank Faust, V. M. Hatfield, C. W. Malone, Samuel and Harriett Hansen, Thalia Graham Kelly and Herbert J. Kelly.

Some of these property owners

(Continued on Page 3, Col. 1)

## BAY PARK HEARING FIXED FOR AUG. 8

(Continued from Page 1)

previously had sought special permits for signboards, but changed the request yesterday to an appeal for a commercial zone, in which signboards would be permitted. The property is now in residential classification, which excludes billboards. A number of special permits for temporary signs have been issued, but these probably will be canceled, as they expire in order to prevent interference with the bay park plans.

### Clubs Protest

It was argued that most of the new billboards would be put on the east side of Pacific highway if the zone changes were ordered. Representatives of the La Jolla Conservation society, the Business and Professional Women's club of La Jolla and the La Jolla Women's club voiced strong protests against extension of billboards along highways here.

Tentative plans for development of the Mission bay recreational area provide for construction of bulkheads to control flow of the tidal waters over the flats, creation of a large marine stadium suitable for staging all types of rowing and small power boat regattas and suitable treatment of any lands that might be reclaimed through dredging operations. These plans are to be presented in detail at the August meeting.

The meeting is to attempt to unify San Diego public opinion on what should be done with Mission bay state park. While the park is under control of the state park commission, that body and state legislators are anxious to have unified local sentiment behind the development program, the planning commission was informed.

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## Mission Bay Park's Value Cited By Rick

The development of Mission Bay will have an important effect on southern California's economy although its impact can not be appraised as easily as in the case of lumber and fish tonnage, Glenn A. Rick, city planning director, said yesterday.

"The Senate Appropriations Committee last month failed to include funds to finance dredging of the bay's entrance channel in the fiscal 1953 Army civil functions spending bill because the Budget Bureau had pinned a 'recreation' label on the development," he told the San Diego Rotary Club at Hotel San Diego.

### VALUE CALLED UNDENIABLE

"There is absolutely no reason for such a move because it disregards the important effect the Mission Bay development will have on the entire economy of this part of the country."

"It is possible that in the case of our development the

income can not be appraised the way it can in the case of two other California navigation projects for which appropriations were approved, but its value to southern California's economy can not be denied.

"The channel dredging is the key to everything. Without it all efforts made, all the money invested by the city, the state, and the federal government as well as private parties do not and can not bear fruit."

### DEAD CENTER NOTED

"We have reached a dead center and people in this city feel another bond issue can not be submitted until and unless the federal government completes its job."

Rick related the story of the Mission Bay development during the past 28 years and stressed that Army Engineers themselves had supported re-suspension of the development, pointing out the entrance channel dredging was a navigational project aimed at reopening boat traffic in the bay.



**Ed Fletcher Papers**

**1870-1955**

**MSS.81**

**Box: 72 Folder: 1**

**California State Senator and Other Republican Party  
Materials - Mission Bay Park; includes newspaper clippings**



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