

DAILY NEWS TRIBUNE

Northern Orange County's Interesting Newspaper

Fullerton, California, August 28, 1946

FULLERTON TO HAVE MOST UNIQUE RESIDENTIAL AREA IN STATE

The population of the City of Fullerton will be doubled if present plans for the future growth and expansion of the residential district of the Sunny Hills Ranch Incorporation become a realization.

"This is it" exclaimed the planners of the subdivision as they stood overlooking rolling hills of orange groves, ideally suited for the building of homes, and had a vision of the unfolding future plans. Planners hope to develop one of the most outstanding and exclusive residential districts in California.

The Sunny Hills Ranch is one of the largest subdivisions of its kind in the West. The ranch originally included 2500 acres of which 1800 are available for development of high class residences.

Plans and development are laid out under the supervision of Harold C. Pegler, general manager of the ranch, and sales and promotional development are under the supervision of Howard Irwin, both of Fullerton.

The ranch has been carefully planned for rural estates where each home may have a rural atmosphere with a small parcel of land for garden, fruit trees, chickens and horses on a non-commercial basis. This district will enjoy all the advantages of the city. In the north end of the ranch the lots range from one to five acres in size.

A private park with a lake surrounded by trees, barbeque pits and picnic tables for the enjoyment of the home owners who obtain water from the Sunny Hills Water Co. and their families is also included in the plans. Facilities for recreation are also being planned and developed. In the process of development is 20 miles of bridle path separated from roads to eliminate traffic hazards for women and children.

Scarcity and restrictions on building materials are holding up construction and keeping the project from getting into full progress. All available properties have been sold and none are being offered at the present time due to scarcity of building mate-

rials, the planners stated.

Jewett Brothers, 116 W Commonwealth Ave. building contractors, have purchased two tracts where they are building and developing modern homes. H.M. Bemis, real estate broker and H.R. Blair, building contractor, 117 E Commonwealth Ave., have purchased a tract in Sunny Hills where they plan to construct 27 modern homes. Six are already under construction.

Among the major street improvements projects planned by the City of Fullerton for the district is the extension of Nicholas northerly to the north city limit, a distance of 1.75 miles.

The Sunny Hills Ranch is considered to be a very desirable residential location as it is only 45 minute drive from the heart of Los Angeles. However, upon completion of the new Santa Ana Freeway, this time should be cut in half.