

Delmar T. Oviatt, Track 3

Tape 1, side a

DO: I'm Delmar T. Oviatt, currently Director of Special Projects at San Fernando State College, ser—however, I did serve for a number of years as Academic Vice President, prior to that, dean of the college at San Fernando Valley State. My association with the state colleges began in 1950, at which time I became affiliated with Los Angeles State College of Applied Arts and Sciences at that time on the Vermont campus. The Los Angeles State College was, in those days, a upper division and graduate school, housed on the same campus as the Los Angeles City College. The intent of such an arrangement was to test the validity of a cooperative arrangement between a junior college and an upper division state college. From the very beginning, the arrangement proved unsatisfactory for a variety of reasons, most of which centered upon the hopes, aspirations of the staff and administration of the two schools involved. After an experimental period of two or more years, it became obvious that the state college would have to seek its own campus. President Howard McDonald began an active search for land or facilities that would enable his upper division college to move from the Vermont campus. The search went on for at least another two years. It included, looks at a wide variety of possibilities including, amongst others, a hotel in

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Pasadena, a department store in downtown Los Angeles, a labor union building on Vermont Avenue, Chavez Ravine, which looked like a very likely site until we ran into the mayor of the city who was insistent upon holding that land for Mr. O'Malley and his subsequent Dodgers. At one case, for example, we were examining a piece of land about five to ten acres located near the present Dodgers Stadium. Private investors were proposing at that time to build an urban type campus on this base, lease it for fifty years to the state of California at which time the property would become the possession of the state of California. Eventually, a piece of land was located on the eastern boundary of Los Angeles, as I recall, it was owned by the Department of Highways, however, it was very hilly, and could certainly could not be used, apparently, for any purposes that would—that the Department of Highways might have in mind. This piece of land was eventually deeded to the—become the home of the Los Angeles State College that is now—it has now been graded and expanded to constitute their present campus. At the same time, it had appeared that the college would go to the east side of town, a motion began in the San Fernando Valley to have a campus of the college established here. President McDonald supported this idea, and eventually legislation was passed through the California assembly, which led to an authorization to purchase a Valley site. The intention at that time was that the Valley college would operate as a branch of the Los Angeles State College.

USP: —Of projected population increase in the San Fernando Valley, I mean, why wasn't at this time the campus of Los Angeles State College mostly located in Ventura County or something, what was the projected population—projection in San Fernando Valley?

DO: Well, I'm not sure of the exact details, the San Fernando Valley was growing at a tremendous rate. Something like, as I recall, eighty thousand people a year. Remember, this was in the early fifties. And I recall, for example, a statistic dramatically presented by the PTA showing that there was a new birth in the San Fernando Valley every twenty minutes. At that time, the rate of the building of new homes in the San Fernando Valley could be calculated, thus, if the construction industry worked two hundred days a year, eight hours a day, they would complete one new dwelling every fifteen minutes. Someone calculated that the incoming population of the San Fernando Valley, if they came with one family per car, and they allowed the legal distance between automobiles, that the in—the daily input into the San Fernando Valley would represent a string of cars reaching as far away as Santa Barbara. So, there was just this tremendous influx. I don't know who or what it was in projected population, but it was simply growing by leaps and bounds. The selection of a Valley site was a topic of a good deal of rumor and discussion. I was not in any way connected and can report only from my recollections of—of the rumors and the discussions I subsequently heard after I was assigned to come here. I understand that, amongst others, a site was examined where the Veteran's Hospital, now, stands on Plummer Street. It was discovered, however, that the—well, actually the site

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was adjoining that, the hospital. It was discovered that the fighter base air squadron, that was at that time located on Van Nuys Boulevard, Van Nuys air base, rather, had the annoying habit of taking off directly over the proposed site. Also, I understand that a site was examined in the Hansen Dam area, uh, field tests were made, and for some reason the subsoil below the dam was not felt to be suitable for the building of large structures. Another site was examined down in the hills south of Ventura Boulevard, this was supposed to be a donation of fifty or so acres by a private developer, who would, of course, retain title to all the surrounding land and thereby recover the cost of his generosity many times over.

USP: Was there any kind of community support, we'll say, in the City of San Fernando to have the campus located out in the San Fernando area to, maybe, serve as a campus of the State of California, state colleges to cater to minority groups, minority—

DO: This, I can't answer, I simply was not closely enough associated. I know that the minority groups have felt that the reason the campus did not go to the Hansen Dam area had some racial overtones. The only thing I can say is that the report that I heard had to do with the geological formations that the dam and the drainage area below the dam constituted a poor building base. What activity the City of San Fernando itself took, I

don't know. The leader of the assembly group was Judge Julian Beck. At that time, Judge Beck was the assemblyman. He was a lawyer in the town of San Fernando, and I assume that he represented, pretty much at least, the power structure of the San Fernando town and community. And, about the time that the campus was purchased or, well, I can, all I'll say is about that time, I'm not sure of the detail, Judge Beck was appointed to the bench. And his law partner, Alan Miller, moved in as his replacement in the assembly. And when the college first began its operations, Mr. Miller was our assembly representative. So, Mr. Miller, at least, and possibly Judge Beck, for all I know, agreed in the location here on Nordhoff. Whether they or anyone else in the San Fernando area had campaigned actively for a closer site, I just couldn't tell you. Judge Beck might be able to give some light on that if you want to talk to him. The—one of the problems, of course, was getting a land base large enough. At one time, the Veteran's Hospital on Balboa was seriously considered as a site for the college, it had thirty-six acres, and it had a number of one-story buildings that had been developed during the war for a military hospital. It had been declared surplus, and the city had to utilize the temporary buildings for the Birmingham High School. A number of people suggested the High School should be moved elsewhere and that the college should be located on that acreage. The Birmingham High School PTA, amongst others, objected. And a number of us, in fact, were very pleased when that was rejected, because thirty-six acres was simply inadequate as a land base for any kind of college. Eventually, the current site was selected. It consisted of a hundred and sixty-five acres, it was owned, as I recall, by two brothers named Halverson. One of them was, whom as I recall, was or had been a librarian at John Hopkins University. At any rate, the hundred

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and sixty-five acres was eventually purchased. It consisted of a small, open field facing on Zelzah, of about twenty acres, and the remaining hundred and forty acres or so consisted of walnut and orange grove orchards.

USP: —put also the prices? If you're gonna call up a price at first—

DO: I can give you the approximate prices, as I recall, the original purchase was slightly over six thousand dollars an acre. Later, it became obvious that we had to have more land base. It might be interesting to pause just for a moment to talk about the way in which the land base was expanded. At that time, the decisions regarding the size of college campuses and the expenditure of public money for such campuses was largely in the hands of the Department of Finance. And the Department of Finance had a demographer on their staff, a man whom I recall as Dr. Carl Freeze. Dr. Carl—Dr. Carl Frizan. Dr. Carl Frizan, about this time, came out with a target population for all the state colleges. For the San Fernando Valley, which at that time not yet commenced business, as I recall, this was in 1955, I had been assigned as a chief campus officer, and was using it here as a planning year, but at any rate, Dr. Frizan indicated population of five thousand, an ultimate population of five thousand people for this campus. I asked

Dr. Frizan to explain how he derived at this figure and he said that it had simply been an estimate, since the basic information he needed for his 1955 formula was not available. The Frizan formula consisted of taking the enrollment in the classes of the public schools in the area to be served by the proposed campus, and using the ratio of enrollment between grades to project the population that might be in college as a straight line function of this enrollment and their respective ratios. By going to the County Board of Education and the City Board of Education, it was very easy for me to secure all the enrollments in the San Fernando Valley, and in the City of Glendale, and the City of Burbank. Assuming that this would be the service area for the San Fernando Valley State College, I applied the Frizan formula, and it showed that the ten-year projection for San Fernando Valley State College should be ten thousand, not five thousand. This information was presented to Dr. Frizan, and with his help the Department of Finance agreed to change the projection from five thousand to ten thousand. This, by their calculations, justified the expansion of a hundred and sixty-five acres. The first piece of land—additional piece of land that was purchased was north of Plummer Street. It was an area that extended between Plummer and Lassen and westward from Zelzah. And as I recall, it was eighty acres. And I believe it was authorized for purchase in about 1956. By that time, the price had advanced significantly and as I recall we pay—we paid something slightly over ten thousand dollars an acre for that piece of land. North of Lassen was another block of land separating the campus from the Fifty-First Agricultural District. At that time, the manager of the Fifty-First Agricultural District was anxious to expand, and he approached the college asking for our assistance in a proposal to purchase the intermediate land. The agreement was that he would take the portion of the land to be purchased west of the [ed. note: Devonshire] Downs,

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and the college would get the portions south of the Downs. The manager felt that his best interest was served by having an exposure on Devonshire Street, rather than on Zelzah. This purchase was eventually made, and as I recall, the price, by 1958, or '59, had advanced to twenty-five thousand dollars per acre. By this time, new projections had been made, and the projection for San Fernando Valley State College had been set at something like twenty thousand FTE [full time enrollment]. As a matter of fact, there had been a whole series of projections from various times, I recall it one time seeing a projection come from Sacramento that said that San Fernando Valley State College might well have over thirty-seven thousand FTE. In any case, additional land could be justified, and a proposal was made to expand the campus. At this time, our assemblyman was still Mr. Miller, and he put through a bill in the legislature terminating the Fifty-First Agricultural District, and indicating that the acreage which they held should be held in trust for the use of the San Fernando Valley State College. In order to achieve the bill, in order to achieve the passage of the bill, Mr. Miller eventually had to agree to the condition of another clause, that is, that the land would be held for the San Fernando Valley State College, or other educational service.

USP: Was there political opposition to this plan?

DO: Yes, there was lots of hassling and so on about it. The Devonshire Downs, at that time, was used for fairs and 4-H clubs' work, and things of this kind. Also, there were a number of horse owners using the stables and the track for training purposes, and they had some kind of a tie-in with the Downs that enabled them to do this. On the other hand, the Valley was booming, and everyone thought that the idea of an agricultural center in an area that was losing its rural aspects as rapidly as San Fernando was, was somewhat of an anachronism.

USP: So in other words, there was community support for the educational institution rather than the agricultural rails(??).

DO: Yes, the—the college was receiving tremendous community support in its expansion. We were adding students at the rate of approximately twelve hundred to eighteen hundred a year, we were hiring in additional faculty at the rate of sometimes as many as a hundred and fifty a year, pressure had been exerted to start an engineering school, the San Fernando Valley was one of the massive centers for the aerospace industry during the late fifties and early sixties, and the concept of the agricultural fair simply didn't carry the weight. There was also the at least rumored factor of personal antagonisms between certain people involved, Mr. Miller and the manager of the Downs, and so on, whether this was an actuality, whether it had an impact or not, I don't know, but at the end of the session, after the bill had been passed, Mr. Miller was elevated to the bench and relinquished his post in the assembly. The next question in addition to the base of the college came in the early sixties. The Devonshire Downs land was not particularly attractive to the college administration, it was simply too far away. It gives us a long panhandle shape to the campus. The academic center of the

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campus had already been designed, and the master plan agreed upon, and the grading, and the installation of utilities, and the closing of streets, and so on, had been accomplished on the—during the days when we expected that the campus would be essentially a hundred and sixty-five acres, or at most the eighty acres tacked on the north. So, after the planning had gone beyond the reversible point and the center of campus was located where it now is, then the addition of land, a mile to the north, presents all kinds of problems, as you men are well aware. However, it was felt that we should, if possible, get official title to the Devonshire Downs. And at the same time, use community support to try to get additional land to the north and west, reaching over to—well, not to Reseda, but over in the direction of Reseda. Now, all the land purchases up to this time had been in big blocks. A hundred and sixty-five acres was essentially under one ownership, the eighty acres was under one ownership, the seventeen acres north of Lassen was under one ownership, the Devonshire Downs was essentially one ownership. When they started moving, however, into the northwest section of the campus, they found that the land was essentially all held by individual owners, most of whom had held one or two lots at the most. When governmental approval was finally

received to purchase that land, we ran into some real problems. The authorization had been made that the land should be purchased, but the allocation of money to purchase it had not accompanied the original legislation. So, each year, we had to try to get some more money to buy some more land. In the meantime, the homeowner had been notified that his land would eventually be acquired by the college. So here were people who wished to sell their homes or who were forced to sell their homes in some case because of change in jobs and that sort of thing, found that the market for their home was in limbo. The state's going to buy it, but we don't know when. Do you see?

USP: What was the—land value would go up, and the state would fix the price—

DO: Well, yeah, nobody knew quite what was going to be, this was the whole pattern, you see. If the homeowner could have said, Okay, I know that the price of my home is going to double and so I'll hang on, or if a prospective buyer came in and said, Well, this land is going to be double what it is now. But nobody could be sure, because the land in most cases, is being acquired by condemnation. And in any case, everybody knew that the houses would be destroyed, and so the state would be trying to buy the property for the land base, not for the building base. To the homeowner, the building was important, for the college, it was a detriment, we wanted it off there, you see? So, in those cases where there were buildings, there was a constant haggling between the man, the family, who owned it, and the state. On the other hand, where there were no buildings, the open land was promptly snatched up as far as possible by speculators who assumed that there was going to be a price increase.

USP: Could you name, possibly, some of the speculators on the Downs?

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DO: No, I didn't know any of them. Mr. Masters could give you all this kind of information, but I don't know who the speculators were.

USP: But they did project that they could make, in other words, a quick dollar off of the state.

DO: Yes. Yeah. And as a matter of fact, they devised a very interesting technique for so doing. They promptly applied to have the land rezoned for apartment dwellings. At this time, the population was still increasing, and a good case could be made to show that more apartments were needed. So, those people who had open land applied to have the land rezoned for apartment dwellings which would materially increase its value, and consequently, when the state would come in, they—

Tape 1, side b

USP: And they're rezoning us _____ (??)?

DO: Oh yes, there was a lot of rezoning done at that time. We had a Vice President, Dr. Leo Wolfson, in charge of administrative affairs, and Dr. Wolfson appeared time after time after time before the zoning board opposing the rezoning into apartments. And in some cases, the rezoning was postponed, but it would be postponed only for six months, if the state did not buy the land, the zoning would then be approved. Well, the wheels of the gods grind slow, and the assembly simply didn't approve the land—the money fast enough. So the zoning would be approved, but of course, no buildings were ever started.

USP: I see the people, the land speculators, did they have influence, we'll say, with the—the people that rezoned, to the department that rezoned for it. Did you—

DO: Well, this would be—this would have to be speculation on my part. Undoubtedly, the people who had the finances to purchase significant land blocks knew their way around town. They knew city hall, and they would be the kind of people who would be in position to make the necessary political contributions that somehow all this seemed to be involved in businesses of this kind. There was, for example, a later purchase of land west of Devonshire Downs, west and south of Devonshire Downs, by a company who proposed to build high-rise apartment type buildings for students and faculty. And that created a real hassle, and there were all kinds of petitions flying back and forth about how this would change the nature of the urban—suburban area, rather, of Northridge, how it would overload the schools, how it would put high-rise apartments looking down into the backyards of fifty, sixty thousand dollar homes, and there was a tremendous amount of bitterness engendered over the proposal of this Texas based corporation, as a matter of fact, to buy the land, and eventually they did buy the land, they may still hold it for all I know. They certainly have made no move to build apartments that were in question. But there were lawsuits entered against the college, lawsuits entered against the state—I, looking in retrospect, I think

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the question of the purchase of land in the northwest area of what is now the campus, with the delay that was caused by the slow flow of funds, and the later controversy that arose over the purchase by this Texas company to buy and to erect, and to presumably erect large apartment buildings, was probably the first significant community opposition to the college. The honeymoon lasted for about eight years. Everyone was all gung-ho to build a bigger and better college, this is the greatest thing to happen to Northridge, and so on. And suddenly they found, do you see, that it wasn't all sweetness and light. People couldn't sell their homes because of the college. People saw speculators trying to make profits because of the college. People saw the threat of the high-rise buildings next to their apartments, next to their single-family homes, because of the college. And boom, maybe we don't want this college as badly as we thought we did, do you see? And there was some real opposition developed in those days.

USP: Has that community support been eroding up to the present days?

DO: Well, I have to say that the support for the college is not nearly as unanimous as it was during the eight to ten years that I recall are sort of the heyday of the college building. The land base, or the controversy of the land base, of course, has since died. The land was eventually purchased, I think those parcels probably averaged out something like a hundred thousand dollars an acre, because, you see, they had to buy the homes that were on them, and many of them were fairly nice homes, for example, the house that we're here sitting in here now is a fairly well constructed home and it had to be purchased. Also, the speculators who had the apartment base land were paid at apartment prices. Now, numbers of—a number of us objected very strenuously that we had gone out to knock ourselves out to try to prevent this rezoning into apartment status, and then the state turns right around and pays apartment land prices. And the justification that was given to us was, Yes, but at least you've prevented the building of the apartments themselves. So, we didn't have—we might have to buy the land at apartment house prices, but we didn't have to tear down a two-year old apartment house. Now, the fact is, that the people, in my opinion, in the area, the people never intended to build the apartments anyhow. But the total attitude, the attitude of almost universal support for the college, as I say, began to erode, I think, at that time. And I think has never been reinstated, at least certainly not to the level it was. Only part of which is because of the land situation, that's, as I say, pretty well settled. I think the Texas corporation that I referred to still owned the land, but they obviously are not going to build apartment houses now. The people who were involved in the individual transactions have all now been paid off and have moved away or gone to the bank with their extra money or whatever they did with it. Another aspect of the whole situation was the zoning around the college after the boundaries of the college had been pretty well-defined, and I think we now have about three hundred and twenty-eight acres. There came the—rose the question of the zoning around the college. The state was investing millions of dollars in well-planned buildings and attractive campus, great deal of time and

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effort was being spent to try to make sure that the campus would be attractive and aesthetically pleasing. We felt we had a legitimate interest in asking that the city control the zoning that would be immediately adjacent to the campus. We did not want to see the idea of a beautiful landscape campus surrounded by shoddy housing, shoddy sort of—fly by night merchandising, institutions, and so on, do you see? So, the college has, the very beginning, been deeply concerned about the zoning. Matter of fact, one of the first official actions that I had to take after I was appointed as a chief campus office here by Dr. McDonald was to appear to oppose a zoning application on the corner of Reseda and Plummer. I've forgotten, now, what the application was, I think it was for a small theater and a series of small shops, small eating places. At any rate, we asked that the zoning be denied, not on the basis that we were necessarily opposed to the theater or

eating places, but we were opposed to the concept of spot zoning. From the very beginning, the college took the point of view that there ought to be a planned zoning area around the college. That there should be some kind of systematic approach, rather than a spot approach, do you see? And eventually, committees were set up, and work was undertaken with the city zoning commission to develop this zoning around the campus. And that is still in force. The apartments that are now on the west side of the campus were put on land that was designated as apartment space. As a matter of fact, the west side of the campus was, as I recall, essentially intended to be bounded by apartment houses of two and three stories or by other businesses that would back out onto or that would face out onto Reseda in that direction. But that was to be—the west side was to be essentially the apartment and the business side. The south side along Nordhoff was to stay residential, which it has. The residential strip was to come up Zelzah, and then—for a few hundred feet—and then from there, north, across Zelzah, was to be what was called “campus-related zoning”. Presumably, nothing could go in there unless it had some kind of relationship to the campus. For example, it was thought that if there were ever fraternity houses to be built, they would be built there. If there were ever auxiliary type campus related research centers or something of the sort, they would be there. The result is that land across Zelzah has been largely undeveloped, and many people feel that it has been stymied by the college, that having gotten this as college related that it has prevented it, in quotes, the development of that area. So, the only college—well, there are three college related developments on the land that was designated. One is the religious institute that’s built on Zelzah there by the Mormon Church. North of that is Northridge Hall, which was a residence, college related. And then, I think one or two fraternity houses are located in old buildings along there. But that’s the only college related, and yet there’s land there for a tremendous expansion in this kind of function. I’m not sure that it’s ever going to be used for that. The whole concept or the whole pattern of a building of extensive fraternity or sorority houses seems to be a phenomena that is disappearing. The venture into private housing, as Northridge Hall represents, I think appears to be of dubious value. I understand that the owners have tried to sell to the college, as a matter of fact. But the whole business of building dormitories, or dormitory-type

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living accommodations for college students is simply not in the lifestyle of college students, they’d rather have the apartment approach, do you see? So, what will eventually happen to that land, I don’t know.

USP: Is there pressure right now to have that area rezoned?

DO: Yes, there is considerable pressure to have it rezoned into non-college related utilization. I’m not sure how that will be resolved. The people who would like to have it rezoned would like to have it rezoned into an apartment-type land base. At the same time, now, the City Planning Commission, and certainly the planning commissioner, tend to oppose

the building of more apartments, not because it touches on the college or has anything to do with the college, but because it offers the possibility of a significant increase in the density of the city, which they are now trying to oppose. They've suddenly feel that, you know, it's a mistake to put up apartments anywhere because it increases the density of the city. So, the open acreage right beside the college sits there and I don't know what will happen to it. Parenthetically, one of the interesting aspects of this whole land base was this acquisition of Devonshire Downs. I mentioned earlier that the Downs had been held in abeyance for us, and Dr. Prator, president of the college in the early sixties, felt that we should make move to get title to that land. And so, we, in various ways, made moves with our legislators to get title. One interesting aspect was the attitude of the Chancellor's office. The Chancellor's Office opposed the transfer of title to the state college, and actually held meeting on this campus in which they took the point of view that this college should not have Devonshire Downs as an added land base.

USP: What was the reason for the Downs?

DO: The reason they gave was that it would create a precedent in state college land base size that would create problems for them in other areas. For example, if San Fernando can justify three hundred acres, as a land base, without a department of agriculture, without the large land consuming kinds of things, then why shouldn't San Jose? And here's San Jose sitting right square in the middle of highly industrialized areas—now, why shouldn't Los Angeles State College have the right. Here, they're sitting on eighty acres. If we can have three hundred, why can't they have two hundred? Do you see? So, the state college Chancellor's Office simply took the point of view that we didn't need it badly enough to justify putting them in the box of having these other people after it. However, the local pressures prevailed, and the Devonshire Downs was turned over to the state colleges—or to the state college. Incidentally, one of the aspects of that agreement was that the state college foundation would have to raise the money that it costs to keep Devonshire Downs going. Now, you see, the acquisition of Devonshire Downs, and also, incidentally, of all the other built up property, such as the house we're living in, have a cost factor of maintenance. The Downs has a big utility bills, it has—you simply can't let the place grow up to—to grass, somebody has to mow it, somebody has to water it, the buildings

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have to be kept in good repair, and as a matter of fact, the Department of Finance, after the Fifty-First Agricultural District was terminated, the Department of Finance was paying something like, as I recall, sixty thousand dollars a year upkeep on Devonshire Downs. And they felt that with that kind of facility, it ought to be able to pay its own weight, it ought to be at least pay for its upkeep. So the foundation, when the college took over, the foundation agreed that we would manage Devonshire Downs and we would try and balance the books on Devonshire Downs. And not only the Downs, but into that same package was included the houses that were habitable that we had

purchased. And so, this house that we are in is in that package, at the present time, from the grant, the Triple-T grant, we are paying rent, three hundred dollars a month, as a matter of fact, for the use of this house. Which pays for the watering of the lawns, and goes into the pool, to help Devonshire Downs.

USP: That's the Downs property, for instance, is an asset or a liability, are they breaking balance in the books?

DO: I can't tell you. Mr. Masters, Mr. Deans, somebody would have to tell you, I understand that they are. Now, in the meantime, of course, we are starting to use it for college purposes, as you've bought any textbooks lately, you now know that you have to run up to the Downs. But you'll notice that there are all kinds of commercial ventures on the Downs. Wrestling, boxing, this affair, and that affair, and that's all part of the business of trying to pay off or to maintain the Downs. I think, in the long run, that the acquisition of the three hundred and twenty-eight acres may be one of the important contributions that the first administration of this college made to the ultimate welfare of the college. I think there's no question that in the years ahead, use will be found for the campus space, all of it. The greatest single problem that any urban university faces is its land base. And I think that's true, whether you look at UCLA, look at USC, look at Columbia University, look at Temple University, look at almost any university in a big city, and hindsight says that they should have purchased more land. Well, we have three hundred and twenty-eight acres. So—

USP: —those acres are in use right now, would you say better(??)—

DO: Well, an intensive use, of course, we have the original hundred and sixty-five, we have the eighty, which now represents the playing fields and so on, the seventeen acres north of Lassen, we have only the—only Rincon Halls, we're certainly not making intensive use of that, the Downs, all we use that for is a bookstore, so were certainly not using that. Number of the houses adjacent to the campus are being used, such as this one and the Chicano House and the—but we have all kinds of land right north here that are still rented out, so we're really not making use yet of that base. Well, this pretty well covers the story of the land acquisition. As I say, I'm hopeful that future generations will see the wisdom of trying to get as big a land base as we did. We'll have to offer our apologies to those generations for the fact we didn't get them a nice square compact block,

and so students who have to walk to Rincon Hall or other far distant dormitories will have to excuse us for our lack of foresight in—actually, the—had we known then what we know now, we may not have bought the land any different, differently, because, quite frankly, the land, we got the vacant land at the cheap price. And to have bought in any other direction, we couldn't have done nearly as much. What might have happened is that the location of the main academic core of the campus might have been differently located. See, the campus, the heart of the campus touches its southernmost boundary. We might better to have made the heart of the campus centric on Plummer

Street, or running north of Plummer Street up to Lassen. Then, it would have been just a short walk south to Nordhoff, and a short walk north to Devonshire. But, this was not the result of poor planning, this was good planning, but, at the time that those basic decisions were made.

USP: _____ (??) college's objections to all the land? Have any of them, so far, objected to the suit—

DO: No, after the land was acquired here, I've never heard of any particular ruckus about it. Fresno, of course, has moved out of the city, they'd done that before we had the land, Los Angeles State College has acquired, and we may have been one of the levers they used, but they have acquired additional land. I don't know whether what's happened at Long Beach, Fullerton. I know at Bakersfield, for example, they did acquire a big land base, the new site up in Ventura County is a big land base, San Jose is just an impossible situation, I mean, they're simply surrounded by high rise buildings, and so they put millions of dollars into buying more land there, but that had to be done whether—I think that the business of saying that our getting land would create problems was fallacious thinking. As a matter of fact, it seems to me that top drawer type leadership would be looking for ways to acquire the leverage to get more land for the colleges. Rather than saying this will put us in a box, they should have said, Fine, this will give us exactly what we need to break the box for somebody else, do you see? But every man has to make his own judgments, you know? Okay?

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