

Sept. 19, 1916.

Mr. A. Ray Sauer, Jr.,  
738 Fifth St.,  
San Diego, Calif.

Dear Mr. Sauer:

I attach hereto copy of a letter which I have written to the State Railroad Commission regarding rate for water used for street sprinkling purposes.

Very truly yours,

CUYAMACA WATER COMPANY,

\_\_\_\_\_  
Manager.

FMP-S

142

July 28, 1921.

Mr. Ray Sauer, Chairman,  
Proposed District Committee,  
East San Diego, California.

My dear Mr. Sauer:

In answer to your inquiry today in relation to the Sutherland water project on the Santa Ysabel River, will say the Sutherland damsite controls the headwaters of the Santa Ysabel River. It is part of the Volcan Water Company's system, so-called. The elevation of the damsite is 1930 feet above sea level. In selling the so-called Lake Hodges San Dieguito System to the San Dieguito Mutual Water Company, we reserved all of the water that originates east of the Sutherland damsite on the Santa Ysabel River. This is a matter of public record, covering our contract with the Santa Fe people, so we are in position to sell the Sutherland damsite and reservoir site to your proposed district, if desired.

We have made complete surveys from the Sutherland damsite to the so-called Fletcher damsite at the head of the Cuyamaca flume, all as per map hereto attached. The distance is 15-1/2 miles from the Sutherland damsite to the head of the Cuyamaca flume. The conduit can be constructed for approximately \$500,000, the water will flow by gravity in the conduit, or pipe line, from Sutherland damsite to an elevation of 1858 feet, adjoining the diverting dam. There is a power drop of between 900 and 1000 feet, which should bring in a source of \$30,000, or \$40,000 revenue annually for electricity.

It would not be necessary in the beginning to build Sutherland dam, as there is a large amount of water flowing 9 or 10 months of the year at Sutherland damsite. By diverting the normal flow now, and later on building the Sutherland damsite, the net safe yield, according to our engineers, of Sutherland damsite, is approximately 8 million gallons daily, covering the ten driest years known in history. The U. S. Reclamation Service, who made an exhaustive examination, in their report approved by the Director of the U. S. Reclamation Service, show

the net safe yield to be 7.6 million gallons daily.

The cheapest water that can be developed in San Diego County, in my opinion, will be from the Sutherland dam, and bringing it thru the Cuyamaca System to the city, or to your district. Without the construction of Sutherland dam, our engineers estimate a net safe yield of approximately 3 million gallons daily delivered at the head of the Cuyamaca flume.

I am satisfied that the Sutherland damsite and reservoir site can be purchased on the installment plan, on the payment of \$100,000 down, and the balance on terms acceptable to the district.

I would be pleased to show your committee this project in connection with the Cuyamaca System, and if agreeable, I can go next Saturday, taking you and two or three others for a personal investigation. We could leave here, say about 7:30 in East San Diego, and if we make the trip I should like to show the committee, not alone Sutherland but come back down the San Diego River so as to tie in, as it were, on the ground, the connection between the diverting dam and the Sutherland proposition.

We have placed an order for rubberoid roofing, with burlap insertion, and by the 1st of October, the Cuyamaca flume will be put in condition for ten years, so there is no need of re-building, or appropriating any money, for there will be no need of rebuilding the flume.

With our Cuyamaca flume put in first-class condition, our actual cash investment, plus 7% interest, is over \$1,400,000. This can easily be verified by an examination of our books, and we will allow any committee to investigate if they so desire.

I am willing to recommend that the Cuyamaca System is sold for \$1,500,000, and take 6 percent bonds of the district at par. I am sure that an arrangement can be made with the owner of the Sutherland damsite, whereby the damsite, reservoir site and water rights which they control can be acquired for, roughly, \$1,000,000, on the basis of a payment of a small option, and so much a year, and possibly, if it is desired, if a payment of \$100,000 is made, the balance can run for a long time on a six percent basis, providing the district immediately votes sufficient bonds to construct the conduit from Sutherland to a connection with the Cuyamaca. In other words, if your district votes,

the net safe yield to be 7.6 million gallons daily.

The cheapest water that can be developed in San Diego County, in my opinion, will be from the Sutherland dam, and bringing it thru the Cuyamaca System to the city, or to your district.

I would be pleased to show your committee this project in connection with the Cuyamaca System, and if agreeable, I can go next Saturday, taking you and two or three others for a personal investigation. We could leave here, say about 7:30 from East San Diego, and if we make the trip I should like to show the committee, not alone Sutherland but come back down the San Diego River so as to tie in, as it were, on the ground, the connection between the diverting dam and the Sutherland proposition.

We have placed an order for rubberoid roofing, with burlap insertion, and by the 1st of December, the Cuyamaca flume will be put in condition for eight or ten years, so there is no need of re-building same for eight or ten years.

With our Cuyamaca flume put in first-class condition, our actual cash investment, plus 7 percent interest, is over \$1,400,000. This can easily be verified by an examination of our books, and we will allow any committee to investigate if they so desire.

I am willing to recommend that the Cuyamaca System is sold for \$1,500,000, and take 6 percent bonds of the district at par. I recommend that an arrangement be made with the owner of the Sutherland damsite, whereby the damsite, reservoir site and water rights which they control can be acquired for, roughly, \$1,000,000, on the basis of a payment of a small option, and so much a year, and possibly, if it is desired, if a payment of \$100,000 is made, the balance can run for a long time on a six percent contract or option, providing the district immediately votes sufficient bonds to construct the conduit from Sutherland to a connection with the Cuyamaca. In other words, if your district votes, say two to two and a half million dollars, I am sure a way can be found to get control of the Cuyamaca, the Santa Ysabel, and build the conduit.

If your district acquires the Cuyamaca System and the Sutherland, you will be in a very strong strategic position. You will get outright deed to the damsite and reservoir site known as the "Fletcher" site; bedrock has been demonstrated there by test pits and core drillings, and any type of dam can be built there. A multiple arch

dam, 132 feet high, can be built there for less than \$400,000. In addition you will have an outright deed to both of the El Capitan damsites, and a mile of reservoir site, or reservoir lands, which we now own. You will also have our most valuable asset, the El Monte gravels, from which can be pumped 5 or 6 million gallons of water a day for several years in case of emergency. There is a storage of 9 billion gallons of water above the El Monte pumping plant, and available, according to Government officials. This water can be pumped economically, roughly 4 or 5 cents a thousand gallons - underground waters from which there is no evaporation.

The Cuyamaca Water Company controls all the pumping rights between the El Monte Pumping Plant and Lakeside, lands that will be affected by our pumping at El Monte. These will be transferred also, and I consider the El Monte pumping plant and its water possibilities the greatest asset the Cuyamaca Company has.

I will be glad to cooperate with your committee in anyway, and furnish any further information desired.

We have completed the survey from Sutherland dam to the Fletcher site within the last few weeks. We are now considering a power proposition, which includes a pipe line from Sutherland dam, with a 1,000 foot power drop into Ramo. No contract has yet been signed up for the sale of the power, but if any contract is signed up, it will then be impossible to ever bring the Sutherland water into the San Diego watershed thru the Cuyamaca System.

With the Cuyamaca System developed by the construction of a \$100,000 dam at South Fork, and a \$400,000 dam at the Fletcher site, the U. S. Reclamation records show a net safe yield of 6.4 million gallons daily. With Sutherland developed completely, the U. S. Reclamation Service records show a net safe yield of 7.6 million gallons daily for the Sutherland alone, making a net safe yield, gravity supply, for the combined development of 14 million gallons daily. To this you can add at least a net safe yield of 3 million gallons daily from the El Monte pumping plants, making a total net safe yield, completely developed of 17 million gallons daily.

As we are going to put the flume in good condition for 8 or 10 years immediately, if your district purchased our system, the total cost of the complete

development would be, roughly

Cuyamaca System . . . . .	\$1,500,000
South Fork Dam. . . . .	100,000
Fletcher dam . . . . .	400,000
Sutherland damsite and reservoir site . . . . .	1,000,000
Riparian rights below not heretofore acquired . . . . .	250,000
Cost of building conduit, including rights-of-way Sutherland to Fletcher site. . . . .	500,000
Cost of building Sutherland dam to extreme height . . . . .	750,000
	<hr/>
	\$ 4,500,000

If my figures are correct, and I believe I can convince any representative you care to select to investigate it that such are the facts, then you have a net safe yield of 17 million gallons daily, costing less than \$5,000,000, or between \$300,000 and \$350,000 per million gallons daily net safe yield. When you take into consideration the City of San Diego will have nearly \$9,000,000 invested in the city's water system, with a net safe yield, according to Mr. Savage of 9.2 million gallons daily, and according to other competent engineers, 6 million gallons daily, or a cost in excess of \$1,000,000 per million gallons daily net safe yield, you can better appreciate the cheap cost of the water developed thru the combination of Sutherland and Cuyamaca.

I would be glad to have your committee make a thore investigation of these facts.

Very sincerely yours,

RF:KLM

**City of East San Diego**  
California

Wilbur W. Easton  
CITY CLERK

EAST SAN DIEGO, CAL. Aug. 22, 1922.

Mr. Ed. Fletcher,  
San Diego, Calif.

My Dear Mr. Fletcher:-

Have core drillings ever been made to determine depth of bedrock at the Southerland dam site? If so, will you kindly furnish me the records of same? If not, when can these drillings be made?

It is imperative that this Committee have this information if we are to consider the Southerland project in conjunction with the Cuyamaca System, as a source of water supply for our district.

Very truly yours,

*A. R. Sauer Jr.*  
Chairman Proposed Dist. Com.

[SAUER, A.R.]

Interview between A. R. Sauer and Ed Fletcher, Jan. 20, 1922  
between 11 and 11:30 A. M.

Mr. Fletcher: "What's on your mind?"  
Mr. Sauer: "I am discharged."  
Mr. Fletcher: "You are discharged? By whom?"  
Mr. Sauer: "The city attorney."  
Mr. Fletcher: "How long did you work for them?"  
Mr. Sauer: "Three days."  
Mr. Fletcher: "Did he actually pay you?"  
Mr. Sauer: "I am to get it between now and noon. He accused me of writing that article in the San Diego News. I told him Cooke writes his own editorials. He said there was no one in San Diego could write an article like that except you. It sounds like you. I want to tell you whether it is you or Mr. Cooke, the man who would write that article ought to be in the penitentiary."  
Mr. Fletcher: "What for?"  
Mr. Sauer: "For betraying the city's interests - the way that (I did not understand) He fired me before we got down to this. I said "Now Mr. Cook has written the article. I knew something about this article. Cooke came to me for information - - - - I gave it to him and he put it in nearly as I gave it to him. In other words, can you have Mr. Cook put in the penitentiary for - - - - more brains than you have got. So I said, ' I am mighty glad you don't want me any more. I ought not to work for you for \$50.00 a day for my time is worth more than that for what I have done. you are being paid \$4,000 a year. I am furnishing you the brains, you get \$4,000 and I get nothing. I would rather work for the city than anybody. I have already been sent for by the Spreckels' people to work on their side. I said I did not think I should. I will not take the insults and injustice and indignities - -. I may go over and play the game against you. Higgins wants to see me again this afternoon when I go to get the money".  
Mr. Fletcher: "For heavens sake!"  
Mr. Sauer: - - - - - "Higgins hasn't any sense. What I told you yesterday. Was going to move the - - - - - You would not hire an attorney at \$50 a year who did not have more brains than he."

156-7

East San Diego, Calif.,  
October 11, 1922.

Honorable State Railroad Commission  
of California,  
Flood Building,  
San Francisco, California.

Gentlemen:

The City Council of East San Diego unanimously voted to call an election, which will be held on October 30th, to vote bonds for the purchase of the Fairmount Water Company's distribution system, the price being \$31,000. This action was taken after all the civic organizations in East San Diego had unanimously endorsed the purchase.

Your Honorable Body established rates sometime ago for water in East San Diego, which on the basis of 7% interest on the investment, might be construed as placing a value on the Fairmount Water Company's system at roughly \$65,000 or \$75,000. We believe we are making a good buy at \$31,000 and we are anxious, if possible, to have your Honorable Body in advance give us some encouragement that if the people of East San Diego vote the bonds to purchase said system, that you will ratify said purchase, and we would appreciate very much any favorable action you might take, formally or informally, on the matter, before the election so that the people of East San Diego may know that you are in hearty sympathy with East San Diego acquiring its own distribution system, and eventually we hope to acquire our source of supply as well.

May we please have a reply from you by return mail as our time is short.

Yours very truly,  
BOARD OF TRUSTEES OF EAST SAN DIEGO

By

*Original given to Mr. Sauer with note saying that Mr. Crouse thinks it is a fine thing & suggests getting letter off this afternoon.*

Feb. 3, 1922

Mr. A. R. Sauer brought in an article which he said he was going to print in the San Diego News and wanted me to approve it. I protested, said it was not fair to the owners of the Warner's project and not fair to Mr. Spreckels and did them an injustice. Asked him not to print it to hold off.

ED FLETCHER

The above statement is corroborated by me as I was in the office and heard the conversation.

*H. L. May*

November 3, 1922.

Mr. Ray Sawyer,  
East San Diego,  
California.

My dear Mr. Sawyer:

In case within six months from date you create a fund thru a district or otherwise to purchase the Fairmount Water System, so-called, and are able to pay cash, I will sell you the Fairmount Water Company's system within the limits of East San Diego for \$31,000.00.

It will be a crime if the city of East San Diego does not avail itself of this opportunity, in my opinion.

Yours very truly,

RP:MMH

150-7

Take the latest printed list available of registration, divide it into sections and give one small section to each worker, with instructions that he is to mark opposite each name Yes - No - Doubtful - Non-committal, one or the other straight down the line regarding the question of the coming bond election for water. Do missionary work on the "Doubtfuls".

*Instructions for Mr. Sawyer.*

CLASS OF SERVICE DESIRED	
Telegram	
Day Letter	
Night Message	
Night Letter	XX

Patrons should mark an X opposite the class of service desired; OTHERWISE THE MESSAGE WILL BE TRANSMITTED AS A FULL-RATE TELEGRAM

# WESTERN UNION TELEGRAM

NEWCOMB CARLTON, PRESIDENT

GEORGE W. E. ATKINS, FIRST VICE-PRESIDENT

Form 1206A

Receiver's No.
Check
Time Filed

Send the following message, subject to the terms on back hereof, which are hereby agreed to

San Diego, Calif. Oct. 19th

150-7  
State Railroad Commission,  
Flood Building,  
San Francisco, Calif.

Fairmount Water Company is selling City of East San Diego its water distribution system for Thirty one Thousand dollars. City of East San Diego election voting boards to purchase same on October thirty first. We hereby petition your Honorable Body to hold hearing and pass on this. If you can hold hearing first of next week and give your formal consent to this sale in advance of election it will be greatly appreciated by us and of material value to the voters of East San Diego Kindly wire answer  
FAIRMOUNT WATER COMPANY  
RAY SAUER, PRES. BOARD OF TRUSTEES  
OF EAST SAN DIEGO

LINCOLN

*Ford*  
EILCORMENT 15-16

FORDSON

L. R. DAVIS

DEALER

3985 UNIVERSITY AVENUE

EAST SAN DIEGO, CALIFORNIA

Col. Ed. Fletcher  
920 - 8th Street  
San Diego, Calif.

April 18 1925

Dear Sir:

I learned today that a certain organization in San Diego were preparing to make a fight on what is known as the "Water Compromise"

Being absolutely convinced myself that the Compromise is the very best possible plan for comprehensive water development for San Diego, I have made up my mind to do everything within my power to help put the plan over. The organization of which I speak is to have a meeting next week, at which time the Compromise plan is to be discussed. I have been told that I would be invited to attend this meeting and take part in the discussion. In order that I may present the compromise in the best possible manner I desire all possible information on the subject, and know of no one who can give me as much authentic information on the subject as yourself.

From what I have been able to learn, so far, one of the principal

LINCOLN

*Ford*  
EILCORMENT 15-16

FORDSON

L. R. DAVIS

DEALER

3985 UNIVERSITY AVENUE

EAST SAN DIEGO, CALIFORNIA

objections of said organization to the plan, is their fear of future litigation over water and water rights, which may be brought on by persons holding land along the river.

Will you kindly write me covering the entire situation as thoroughly as possible, giving me all information available so that I may be enabled to persuade this organization to be for rather than against the compromise.

Thanking you, I remain

*Very truly yours  
Ray Sauer Jr.*

( Copy )

3985 University Avenue  
East San Diego, California

April 18 1925

Col. Ed. Fletcher  
920 - 8th Street  
San Diego, Calif.

Dear Sir:

I learned today that a certain organization in San Diego were preparing to make a fight on what is known as the "Water Compromise".

Being absolutely convinced myself that the Compromise is the very best possible plan for comprehensive water development for San Diego, I have made up my mind to do everything within my power to help put the plan over. The organization of which I speak is to have a meeting next week, at which time the Compromise plan is to be discussed. In order that I may present the compromise in the best possible manner I desire all possible information on the subject, and know of no one who can give me as much authentic information on the subject as yourself.

From what I have been able to learn, so far, one of the principal objections of said organization to the plan, is their fear of future litigation over water and water rights, which may be brought on by persons holding land along the river.

Will you kindly write me covering the entire situation as thoroughly as possible, giving me all information available so that I may be able to persuade this organization to be for rather than against the compromise.

Thanking you, I remain

Very truly yours,

A. RAY SAUER, Jr.

April 20, 1925.

Mr. A. Ray Sauer,  
3985 University Ave.,  
East San Diego, Calif.

My dear Ray:

I acknowledge receipt of your letter of the 18th and contents noted. I am amazed there can be any fight on settling the water question as outlined by the Railroad Commission.

In my telephone talk with you today, you said those opposing the water compromise wanted the question of the paramount right settled first so it would apply to all riparian owners on the river. The Railroad Commission plan, so-called, calls for the Cuyamaca Water Company and the La Mesa Irrigation District to immediately go into court, as a condition precedent, and confess judgment, granting in perpetuity to the City of San Diego the paramount right to the waters of the San Diego River. This gives the city absolutely a commanding situation, for the Cuyamaca Water Company and the La Mesa Irrigation District own over two-thirds of the riparian rights on the river. There is absolutely no reason for the few riparian owners whose rights the Cuyamaca Company or the District have not yet acquired to litigate with the City over the paramount right for the reason that the bill passed by Congress giving the City of San Diego the right to build El Capitan specifically states as a condition precedent that the water supply of all riparian owners below shall first be protected.

It is going to cost \$50,000 to \$100,000 for each side to fight this case to the United States Supreme Court, if the fighting continues, and it will take six years to settle the question. If you don't believe it, ask any responsible attorney. In the meantime think of the terrible loss to the entire community --- an average of \$600,000 worth of water a year running to the ocean! Which can be saved by this Railroad Commission plan being approved by all parties in interest.

The City of San Diego has voted \$4,000,000 of bonds to build El Capitan, a damsite which they do not own and cannot get possession of for the following reasons: The City of San Diego cannot, under the law, condemn the property of an irrigation district.

We made a contract with the irrigation district on the 5th day of April, 1924. The conditions of that contract,



or option, have been completely lived up to. The district spent \$40,000 and some odd dollars in so doing, and eventually by a four to one vote voted to buy the Cuyamaca System subject to a ratification of the sale by the Railroad Commission of California. The Railroad Commission will certainly at a very early date ratify the sale, in my opinion, if the city of San Diego does not take prompt action to ratify officially the plan as agreed to in San Francisco, with the Mayor, city attorney, city manager and four members of the city council being present and agreeing thereto, with the La Mesa District and the Cuyamaca Company.

The City of San Diego did not file a suit to condemn El Capitan until two weeks after we had signed up our contract to sell to the La Mesa District. With the approval of the Railroad Commission of California to the sale of the Cuyamaca System to the district, the city is forever barred from condemning El Capitan dam, and will have to pay the district whatever price it asks for it later on. Never again will the city be able to compromise with the district as favorably as at the present time.

Those who want to see El Capitan dam built should get behind the so-called Railroad Commission plan to which all agreed to informally in San Francisco on the 24th day of February, and which the La Mesa Irrigation District and the Cuyamaca Water Company have officially agreed to, as per their letter of acceptance, without amendment, on March 2, 1925.

It would be a crime to continue this endless litigation between the district and the city, while the settlement of the San Diego River problems means, in my opinion, an absolute boom both to the city and the irrigation district.

The city officials of San Diego accomplished a great deal at the San Francisco meeting. They made the Cuyamaca Company give up its hunting, fishing and boating rights on El Capitan and Cuyamaca, which the Cuyamaca Co. secured under the terms of the contract with the district. This was worth to the Cuyamaca Co. \$150,000. The Cuyamaca Company got nothing in return.

The Cuyamaca Company also gave up a 100 foot easement for right of way around all the lakes free of cost, which was not included in the sale to the district.

The city officials got the district to cut down their acreage from 22,000 acres, as approved by the State Bonding Commission and State Engineer of California, to 18,000 acres, thereby cutting down the demands for water for 4,000 acres.

The City secured at a ridiculously low figure - \$100,000 - a large portion of El Capitan damsite, the water filings and considerable acreage that will be flooded by the building of El Capitan Dam. They are purchasing 400 acres of the valley lands of the La Mesa Irrigation District that will be flooded by the building of Mission Gorge No. 3 for \$85,000. By checking up values, you will find that this is a very low figure on today's market. Under the contract with the La Mesa District the Cuyamaca Company was to get \$150,000 for Mission Gorge Damsite No. 3 and roughly 300 or 400 acres of land that is within the reservoir site. City officials secured a figure of \$125,000 for the same property with an additional 100 foot easement around the shore line, saving \$25,000 to the City in this one deal alone.

In this compromise plan the city takes over a going concern - the Cuyamaca Water Company - which took in last year \$172,000 for sales of water and made nearly \$100,000 profit. The net revenue is increasing each year 15 to 20 percent. This has been the experience of the Cuyamaca Company for the last four years. In other words the City of San Diego, according to the official report of the Railroad Commission's engineer and the city manager, at the end of forty years will have paid not one dollar for the entire Cuyamaca System, based on a reasonable increase of population as compared to the last five years.

It brings about a better feeling between the back country and the city, and without doubt, within 10 or 15 years, all the territory between San Diego and Grossmont, now within the boundaries of the La Mesa Irrigation District, about 14,000 acres, will be inside the city limits of San Diego. If the city fails to effect this compromise at this time it means more bitter feeling between the district and the city ---- it means the transfer of the Cuyamaca System to the Irrigation District and a fight between the district and the city for many years to come, with no progressive development of water.

I will be glad to answer any further questions and hope I have covered the situation to your satisfaction.

Yours very truly,

ED FLETCHER

RF:KLM:H

*History*

May Seventh, 1929

San Diego Herald,  
San Diego, California.

Attention Mr. A. R. Sauer, Editor

Dear Sir:

When you furnished the Board of Supervisors yesterday with a copy of the original petition, which they already had, covering the improvements of El Cajon Valley property, you either thru ignorance or malice, I do not know which, misrepresented the situation completely in an attempt to question my veracity and sincerity.

The original petition which you presented yesterday to the Board of Supervisors called only for water mains, grading and some paving under the Mattoon Act. The proceedings under that petition were never completed.

When I found out that the City of El Cajon was not alone taking in a large part of the land included in the petition within their city limits, but in addition the authorities were demanding sewers and storm drains, I had all my property withdrawn from the original petition, formed a separate district under the Mattoon Act and improved all my Villa Caro Heights property under a different act from the ten year bonding plan covering El Cajon Acres.

My only ownership of land in the El Cajon Acres project, as I have stated before, consists of 12 lots only.

The only complaints that I have ever heard come from Adams Subdivision - 10 acres of land adjoining El Cajon - that were not in the original petition and came in of their own accord at the suggestion of the City of El Cajon. These people feel that they have been taxed excessively.

I never had anything to do with Adams Subdivision coming into the El Cajon Acres district.

I have never examined to see whether their assessments are equitable or not but I have every confidence in the county officials who have approved the assessments.

I regret that any one suffers but these improvements were expensive, the unit cost exceedingly low, but this is the case in all large improvement districts.

In fairness to me and considering the unfair publicity you have given me I ask that this letter be printed on the front page of your San Diego Herald.

Yours truly,

ED FLETCHER

EF:K

**Ed Fletcher Papers**

**1870-1955**

**MSS.81**

**Box: 24 Folder: 21**

**General Correspondence - Sauer, Ray**



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