

San Diego Land & Town Company.

GENERAL MANAGER'S OFFICE.

* 40,000 ACRES *

CHOICE FRUIT AND FARM
IRRIGATED LANDS

20 AND 40 ACRE TRACTS.

"Chula Vista," near National City,
on National City & Otay Railway,
five-acre tracts for HOMES, with
ample supply of pure, cheap, soft
water. Fine ocean and mountain
view.
Business and Residence property
in San Diego and National City.

JOHN E. BOAL,
GENERAL MANAGER.



"Sweetwater Dam," built by the San Diego Land & Town Co.
Capacity 6,000,000 gallons, sufficient to cover 18,000 acres one foot deep.

* 900 ACRES *

LEMON AND ORANGE GROVES

from one to three years old,

JUST COMING INTO BEARING.

PRICES AND INFORMATION CHEERFULLY
FURNISHED UPON APPLICATION.

NATIONAL CITY, CAL., Apr 5th, 1893 189...

George K. Phillips Secy.

San Diego, Cal.

Dear Sir,

I have your favor of the 5th, enclosing copy of resolu-
tion passed by the Board of Directors of the Linda Vista Irri-
gation District. I shall be pleased to meet with committee at
any time, and thank you for courtesy extended.

I am Sir,

Very truly,

John E. Boal
Gen'l Manager

B. P. CHENEY, JR.,
PRESIDENT, BOSTON, MASS.

San Diego Land & Town Company.

GENERAL OFFICES, NATIONAL CITY, CAL.

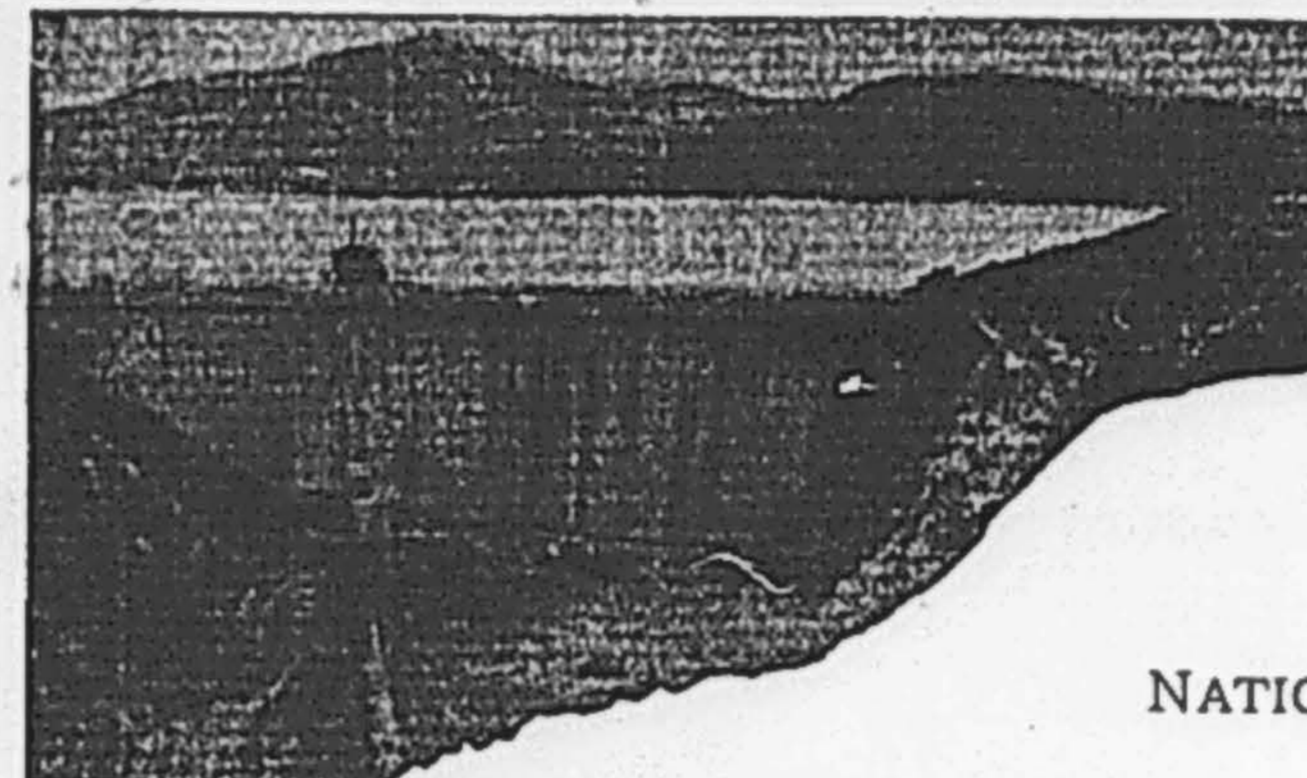
OFFICES:

COR. FOURTH AND D STS., SAN DIEGO, CAL.

128 NORTH SPRING ST., LOS ANGELES, CAL.

88 MILK ST., BOSTON, MASS.

7 NASSAU ST., NEW YORK.



SWEETWATER DAM—Built by the San Diego Land & Town Co.

40,000 ACRES

OF CHOICE FRUIT AND FARM LANDS.

Irrigated Land in 5, 10 and 20 acre tracts.

5,000 acres in tracts of five acres each, at "Chula Vista," near
San Diego and National City.

900 ACRES

OF LEMON AND ORANGE GROVES FROM ONE TO THREE YEARS OLD.

NATIONAL CITY, CAL., May 31st, 1894.

Geo. K. Phillips Esq.,

Sec'y, Linda Vista Irrigation Dist.,

San Diego, California.

Dear Sir:-

Yours of May 30th at hand. This matter, as well as
your former letter, will receive consideration at our hands as soon
as possible.

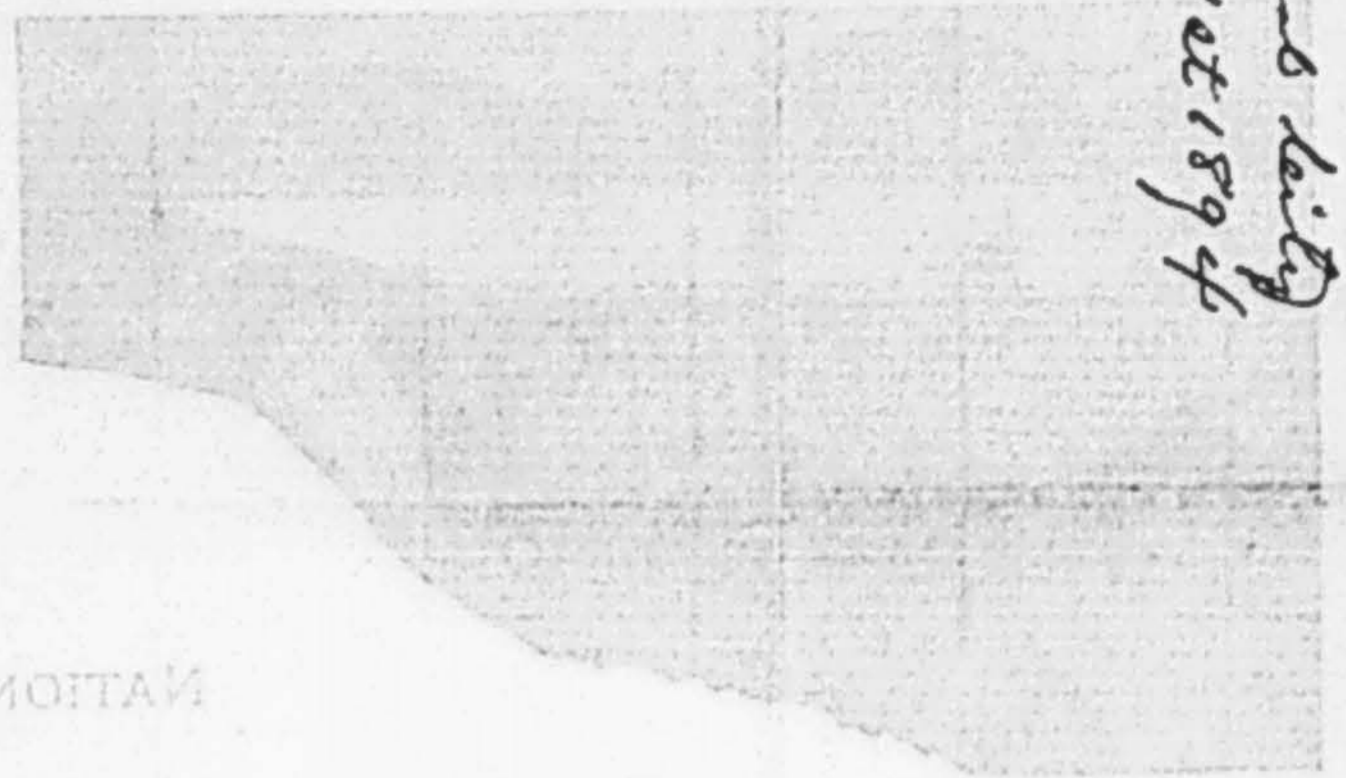
Thanking you for your interest in our behalf, I remain,

Very truly,

John E. Boal
Gen. Mgr.

John A. Davis
Noted letter
May 31st 1894

San Diego Land & Town Company



40,000 ACRES
 OF CHOICE FIGHT AND FARM LANDS
 300 ACRES

NATIONAL CITY, CALIF. May 31st, 1894.

Geo. K. Phillips Esq.,
 Sec'y, Linda Vista Irrigation Dist.,
 San Diego, California.

Dear Sir:-

Your letter of May 30th at hand. This matter, as well as
 your former letter, will receive consideration at our hands as soon
 as possible.

Thanking you for your interest in our behalf, I remain,

Very truly,

John A. Davis
 Gen. Mgr.

San Diego Land & Town Company



40,000 ACRES
 OF CHOICE FIGHT AND FARM LANDS

300 ACRES

John A. Davis
April 7th 1894

Dear Sir,
 George K. Phillips Esq.,
 San Diego, Cal.

April 4th, 1894

I have your favor of the 5th, enclosing copy of resolution
 passed by the Board of Directors of the Linda Vista Irriga-
 tion District. I shall be pleased to meet with committee at
 any time, and thank you for courtesy extended.

I am Sir,

Very truly,

Gen'l Manager

San Diego Land & Town Company.

OFFICES—NATIONAL CITY, CAL. AND 95 MILK STREET, BOSTON, MASS.



SWEETWATER DAM—Built by the San Diego Land & Town Co.

40,000 ACRES
OF CHOICE FRUIT AND FARM LANDS.

Irrigated Land in 5, 10 and 20 acre tracts.

5,000 acres in tracts of five acres each, at "Chula Vista," near San Diego and National City.

900 ACRES
OF LEMON AND ORANGE GROVES FROM ONE TO THREE YEARS OLD.

NATIONAL CITY, CAL., Dec. 28th, 1894

Sec'y, Linda Vista Irrigation Dist.,

San Diego, Cal.

Dear Sir:-

For the purpose of fully informing our ^{directors} people as to the financial condition of your district, will you kindly furnish me a statement showing the expenses to date--- the amount of taxes raised per annum, the amount of taxes unpaid in the various years, the amount of warrants and coupons unpaid and the surplus or deficit that would now exist were all taxes and fines paid.

The other district has furnished me this information, and it will aid in our Board of Directors reaching a conclusion as to what action is to be done.

Very truly Yours,

John E. Boal
Gen. Mgr.

1263 56
1236 86
169 90
1666 96
2930.52
12452.41
9522.89

2930.52

THE SAN DIEGO LAND CORPORATION,
San Diego, Cal.

PERSONAL

February 17th, 1915.

Mr Ed Fletcher,
4924-28 Eighth St.,
City.

Dear Mr Fletcher:-

The latest figures I have on use of water on orchards, which of course does not include the entire area irrigated by our Company, but are tracts taken at random and represent our best and most productive orchards, and therefore require at least as heavy irrigation as anything else under the system, are as follows:-

Orchard No.	Acres	Total Use
51	19	6,110,100
53	19	6,594,900
54	39	13,528,600
55	9½	3,530,475
106	9½	3,386,325
134	19	7,401,443

Very truly yours,

(SIGNED) J. E. BOAL
Vice President & Gen'l Mgr.

JEB-E

69

100

Cuyamaca

May 21, 1915.

Mr. J. E. Boal,
National City, Calif.

My dear Mr. Boal:

What arrangements can be made for furnishing you people with water this coming year? Will you kindly take it up with your people and see if you care to consider the matter at all.

Yours very truly,

CUYAMACA WATER COMPANY,

Manager.

P-S

J. E. BOAL
V. PRES. & GEN. MGR.

THE SAN DIEGO LAND CORPORATION

NATIONAL CITY, CALIF.

May 27, 1915.

Cuyamaca Water Company,
916 Eighth St.,
San Diego, Cal.

Gentlemen:-

I have your letter of May 21st by Mr. Ed Fletcher inquiring as to what arrangements can be made for furnishing us water for the coming year.

While I have not had an opportunity for discussing this with our Board of Directors I have my own opinion to express, which is that in view of our very large supply, now amounting to eight and a quarter billion gallons stored, we would not be justified in going to any expense to secure water from other sources.

I appreciate the offer made by you but to purchase water and to store it for an indefinite period would involve such heavy loss that I am satisfied the Commission would not be justified in giving us a rate sufficiently high to take care of the expense.

I am,

Very sincerely yours,

John E. Boal
Vice-President & Gen. Mgr.

B-T

Sept. 7, 1916.

Mr. John E. Boal, President and Gen'l Mgr.
Sweetwater Water Co.,
Rm 309 - 239 Broadway,
San Diego, Cal.

My dear Mr. Boal:

The State Railroad Commission are very definite in their valuation of our system and our net safe yield. I have read your Sweetwater decision upside and down and can find no valuation of your system, as made by the State Railroad Commission, or your net safe yield.

Enclosed find letter from Mr. Thelen, it is not explanatory. I ask you now, please, to let me know what your net safe yield is over a period of twenty years, and what is the valuation of your system based on the Railroad Commission's decision. The only way that I can see that you can even get at this valuation is to find out what the depreciation is - the operating and maintenance expense - deduct this from the total revenue and call the difference interest on the investment and make an arbitrary rate say of eight per cent interest, then what is the answer?

I will appreciate your assisting me in every way you can to get the nearest approximate valuation also the net safe yield according to miners inches.

Did you get my letter and the Railroad Commission exhibit of Mr. Sellers,

JOHN E. BOAL,
PRESIDENT AND GEN'L MGR.
F. S. JENNINGS, COUNSEL
JOHN GOULD, TREASURER

OFFICE
NATIONAL CITY, CALIFORNIA
SAN DIEGO, CALIFORNIA
308-309 UNION BLDG.

SWEETWATER WATER COMPANY

OWNERS OF SWEETWATER DAM AND DISTRIBUTING SYSTEM

NATIONAL CITY, CALIFORNIA,
September 11, 1916.

Cuyamaca Water Company,
916 Eighth Street,
San Diego, California.

Gentlemen:

Replying to Mr. Fletcher's letter of September eighth, we regret that the Railroad Commission did not find a valuation on our property.

Very great pains were taken by us in presenting our case to show the cost, the losses that had taken place because of inadequate rates, the theoretical depreciation and every item that could in any way give information as to the present actual value of the property. But, what the Railroad Commission saw fit to to disregard these figures in its findings is something we do not understand.

Mr. Thelen in his letter to you is not very illuminating and consequently I am unable to give you the information you desire. Of course, the exhibits in the case will show exactly our position and might furnish you the information.

I return for your files the Commissioner's letter.

JEB:S

Very truly yours,

John E. Boal
Vice-Pres. & Gen. Manager.

Mr. Boal
Sept. 7, 1910

-2-

Thanking you for your attention to this matter and assuring you that we will be glad to extend the courtesy to you at any time, I remain,

My dear Mr. Boal:

The State Railroad Commission are very

Yours very truly,

WATER COMPANY

I have read your Sweetwater decision and

down and can find no violation of your system, as made by the

Manager

State Railroad Commission, or your net safe yield.

Enclosed find letter from Mr. Thelen. It is not explained

EF:B I ask you now, please, to let me know what your

safe yield is over a period of twenty years, and what is the

valuation of your system based on the Railroad Commission's

decision. The only way that I can see that you can even

get at this valuation is to find out what the depreciation

is - the operating and maintenance expense - deduct this from

the total revenue and call the difference interest on the in-

vestment and make an arbitrary rate say of eight per cent

interest, then what is the answer?

I will appreciate your assisting me in every way you can

to get the nearest approximate valuation also the net safe

yield according to miners' income.

Did you get my letter and the Railroad Commission exhibit

of Mr. Bellers

10

OFFICE
NATIONAL CITY, CALIFORNIA
SAN DIEGO, CALIFORNIA
THE SWEETWATER WATER COMPANY

SWEETWATER WATER COMPANY

OWNERS OF SWEETWATER DAM AND DISTRIBUTING SYSTEM

NATIONAL CITY, CALIFORNIA

September 11, 1910

My dear Mr. Boal:
515 Fifth Street
San Diego, California

Dear Sir:

Replying to Mr. Thelen's letter of Sept-

ember eighth, we regret that the Railroad Commission

did not find a valuation on our property.

Very great pains were taken by us in present-

ing our case to show the cost, the losses that had taken

place because of inadequate rates, the theoretical de-

preciation and every item that could in any way give

information as to the present actual value of the pro-

perty. We think the Railroad Commission saw fit to

to disregard these figures in its findings is something

we do not understand.

Mr. Thelen in his letter to you is not very

illuminating and consequently I am unable to give you

the information you desire. Of course, the exhibits

in the case will show exactly our position and might

assist you in the information.

I return for your files the Commissioner's

Very truly yours,
J. H. Bellers
Vice-President & Gen. Manager

San Diego, California.
April 7, 1919
(Dict. Apr. 4, 1919)

Mr. J. E. Boal,
Manager, Sweetwater Water Co.,
National City, Calif.

My dear Mr. Boal:

Your letter of April 3rd at hand. Anything in
our office if yours, even to all our records.

Enclosed herewith find Rules of the Cuyamaca
Water Company.

I wanted you on that water commission.

Yours very truly,

EF/bm
encl

San Diego, Calif.,
September 24, 1919.

Mr. J. E. Boal,
National City, Calif.

My dear Mr. Boal,

Legally we could not include the piece
of highway on Highland Avenue between National
City and Chula Vista. It would invalidate all
the bond proceedings, for the reason that the
land is still within the city limits of
National City, but we have a general understand-
ing with the supervisors that this piece of road
will be built, and you can rest assured that
it will be built, connecting up National City
and Chula Vista on Highland Ave.

The City Council of Chula Vista
are also agreed to pave quarter of a mile on
National Avenue, if we could pave the other
quarter mile on National Avenue, and I am sure
this will be done out of the general road fund.
So the line will be extended to the south city
limits of Chula Vista.

Yours very truly,

EF:KLM

Copy to
R. C. Allen
Bonita, Calif.

THE SAN DIEGO LAND CORPORATION
SAN DIEGO FRUIT COMPANY
SWEETWATER WATER COMPANY

HENRY M. ROBINSON, PRESIDENT
WILLIAM H. SALLMON, FIRST VICE-PRESIDENT
JOHN E. BOAL, VICE-PRESIDENT AND GEN. MANAGER
E. SWIFT TORRANCE, COUNSEL

401-403 SOUTHERN TITLE BUILDING
SAN DIEGO, CALIFORNIA.

September 25, 1919

Mr. Ed Fletcher,
San Diego, Calif.

Dear Mr. Fletcher:-

Yours of September 24th received. I took occasion to say to several people here who criticized the omission of this short strip between the limits of National City and Chula Vista that under the present circumstances you could not include it, and that we might hope that the paving would be done by the Supervisors.

I would like to know why your Committee is so persistent about the paving of Highland, instead of National Avenue. I believe that nine out of ten people of National City think that National Avenue is the one that should be paved. Any other route will divert the travel in a roundabout way and will not be satisfactory to the traveling public, which I believe is the purpose of the proposed county paving.

I trust nothing serious will develop to prevent the County going ahead with paving. Any plan that does not diverge from main thoroughfares deserves the support of the voters and I believe will receive that vote. Any way that is the theory on which I shall support the commission.

With the hope that the effort will succeed,
I am,

Very truly yours,

John E. Boal

Vice Pres. & Gen'l Manager.

September 26, 1919.

Mr. J. E. Boal,
National City, Calif.

My dear Mr. Boal,

Answering yours of the 25th - is there a paved highway being built by the Chula Vista people to the northly city limits of National City on National Avenue, and is there a paved highway being built by National City on National Avenue to the southerly city limits of National City? And, if so, when the National Avenue is withdrawn across the Sweetwater, how much would we have to pave on National Avenue? I shall appreciate an answer at your earliest convenience.

Yours very truly,

EF:KLM

P. S. Also, are Chula Vista, or National City going to pave Highland Avenue to the southerly city limits of National City, and the Northly city limits of Chula Vista? I am willing to help you get both National Avenue and Highland Avenue paved, but I would like an answer to this letter.

E. F.

THE SAN DIEGO LAND CORPORATION
SAN DIEGO FRUIT COMPANY
SWEETWATER WATER COMPANY

HENRY M. ROBINSON, PRESIDENT
WILLIAM H. BALLMON, FIRST VICE-PRESIDENT
JOHN E. BOAL, VICE-PRESIDENT AND GEN. MANAGER
FRANK S. JENNINGS, SECRETARY
E. SWIFT TORRANCE, COUNSEL

NATIONAL CITY, CALIFORNIA.
September 27, 1919.

Mr. Ed Fletcher,
Fletcher Building,
San Diego, Calif.

Dear Mr. Fletcher:

I hasten to answer your letter of the 26th inst. and in the hope that the situation may be more clearly brought to your mind I enclose herewith a map of National City and Chula Vista.

In the first place I would like to make it clear that National City expects to pave the streets within its own borders, after the southern section is disincorporated, entirely at its own expense without calling upon the County or other organizations for any help, and to that end it proposes to pave both Highland and National Avenue from the north to the south limits. I have also shown Chula Vista's original plan which shows that Highland Avenue will be paved northerly from "E" Street to the North limits of the town. This leaves the section lying between the two cities uncared for by either municipality as it will then be voted back into the County and of course under County jurisdiction. In addition to the paving as shown by red lines in Chula Vista I understand that city has agreed to pave the quarter mile on National Avenue southerly from First Street, also connecting up the pavement on "F" Avenue easterly and northerly to the east limits of Chula Vista where it will meet the proposed paving by the County Highway Commission to Bonita.

My entire point in insisting on National Avenue is this: that it is the only street that will serve the general public whose business or pleasure it is to travel from the north to the south or the reverse, and if there are funds enough to care for one street only everything should be concentrated upon National Avenue. If I were considering my own pleasure or profit or the convenience of National City and Chula Vista without respect to the question of travel passing through the two towns, then I would say that Highland Avenue will serve us locally best.

I understand from Mr. Foster that the Highway Commission's plan as proposed has been adopted by the County and will be presented to the people. I hope the plan will receive the full support of the County. I want to see the

Mr. Ed. Fletcher--2

September 27, 1919.

work done, even though you have not seen your way clear to go as far in some directions as I hoped on some of the roads. We must begin somewhere and I think we should set aside any personal disappointments we have and help carry the thing through.

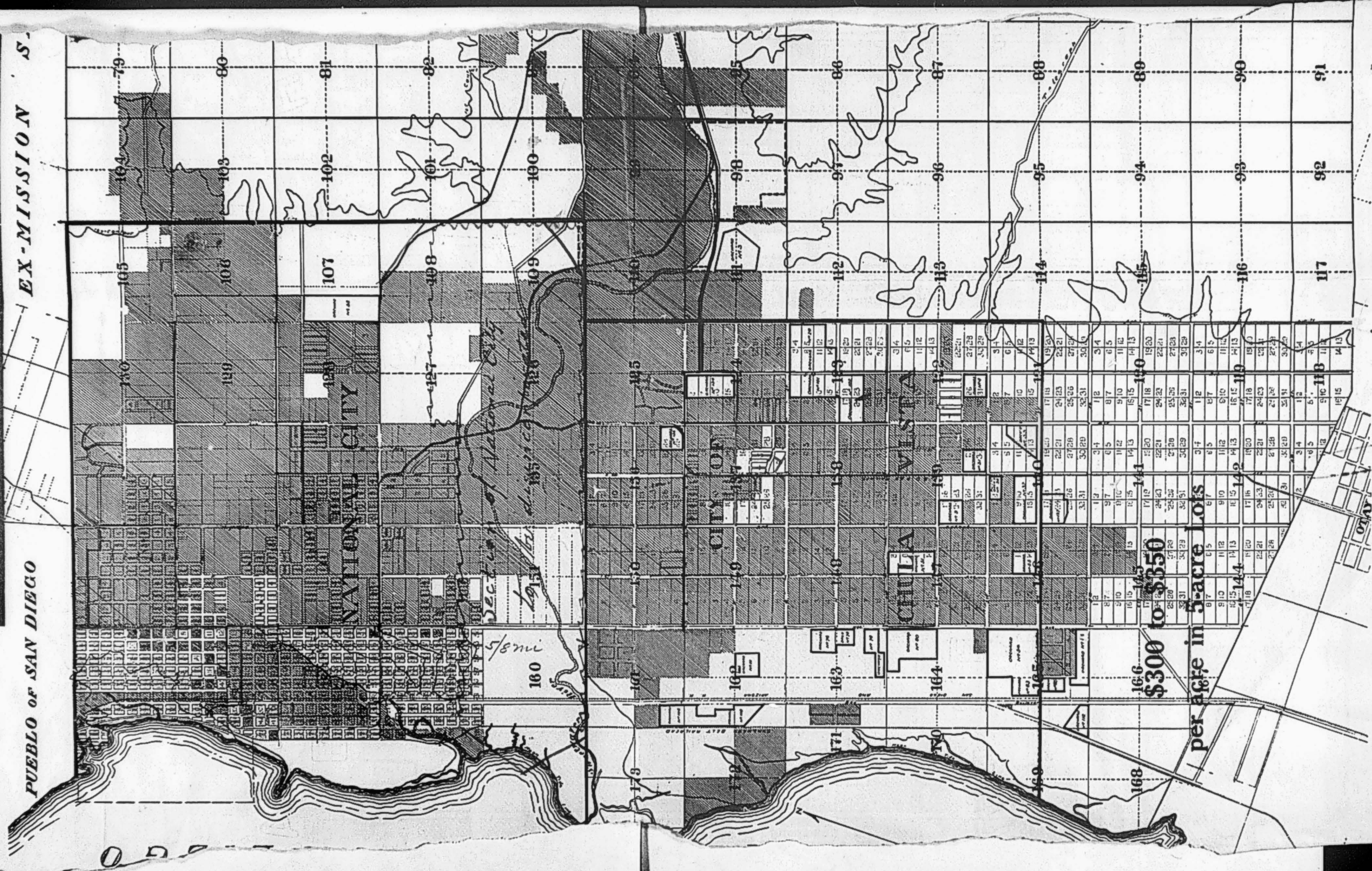
Very truly,

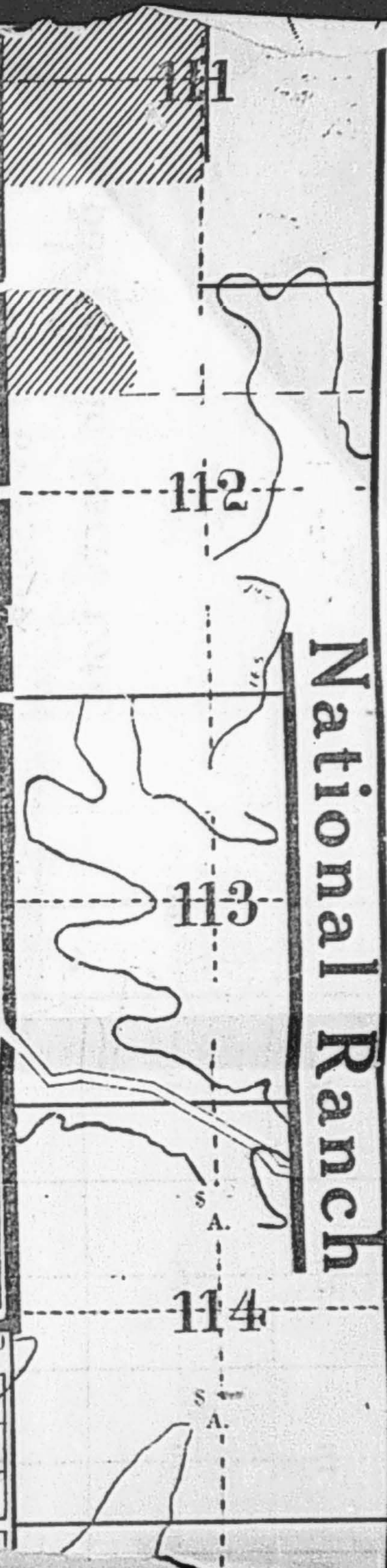
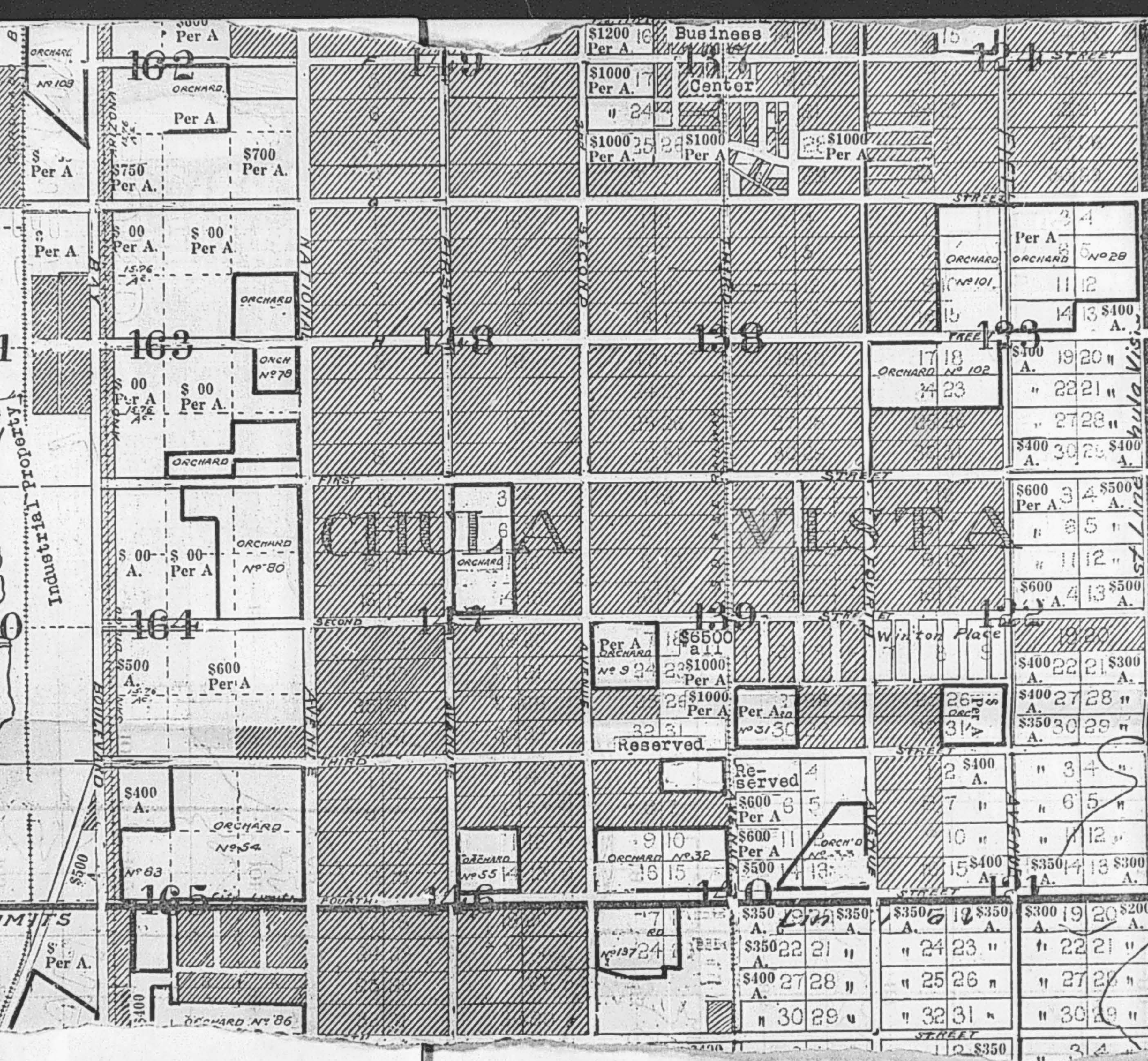
John E. Boal

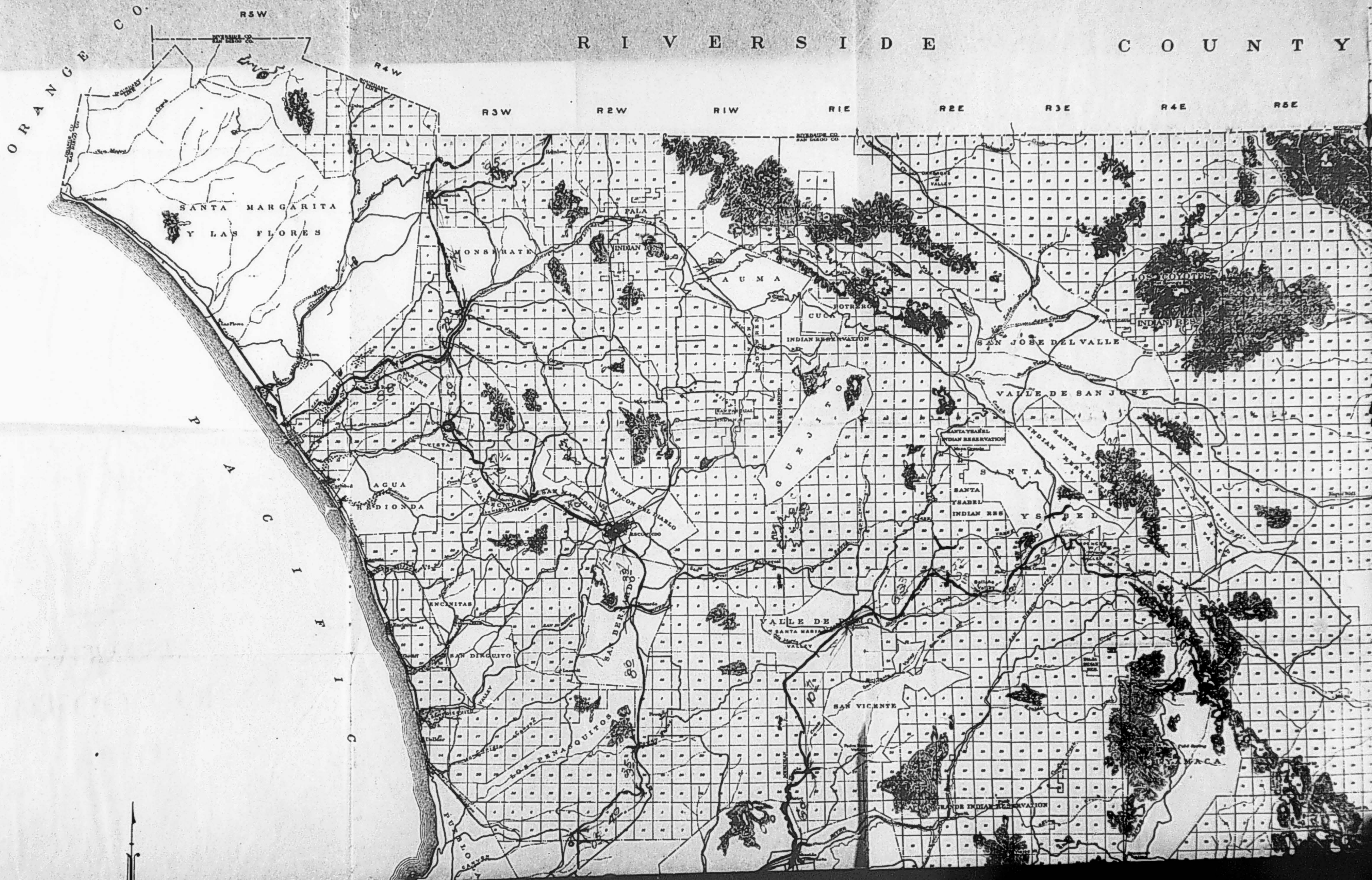
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PUEBLO OF SAN DIEGO

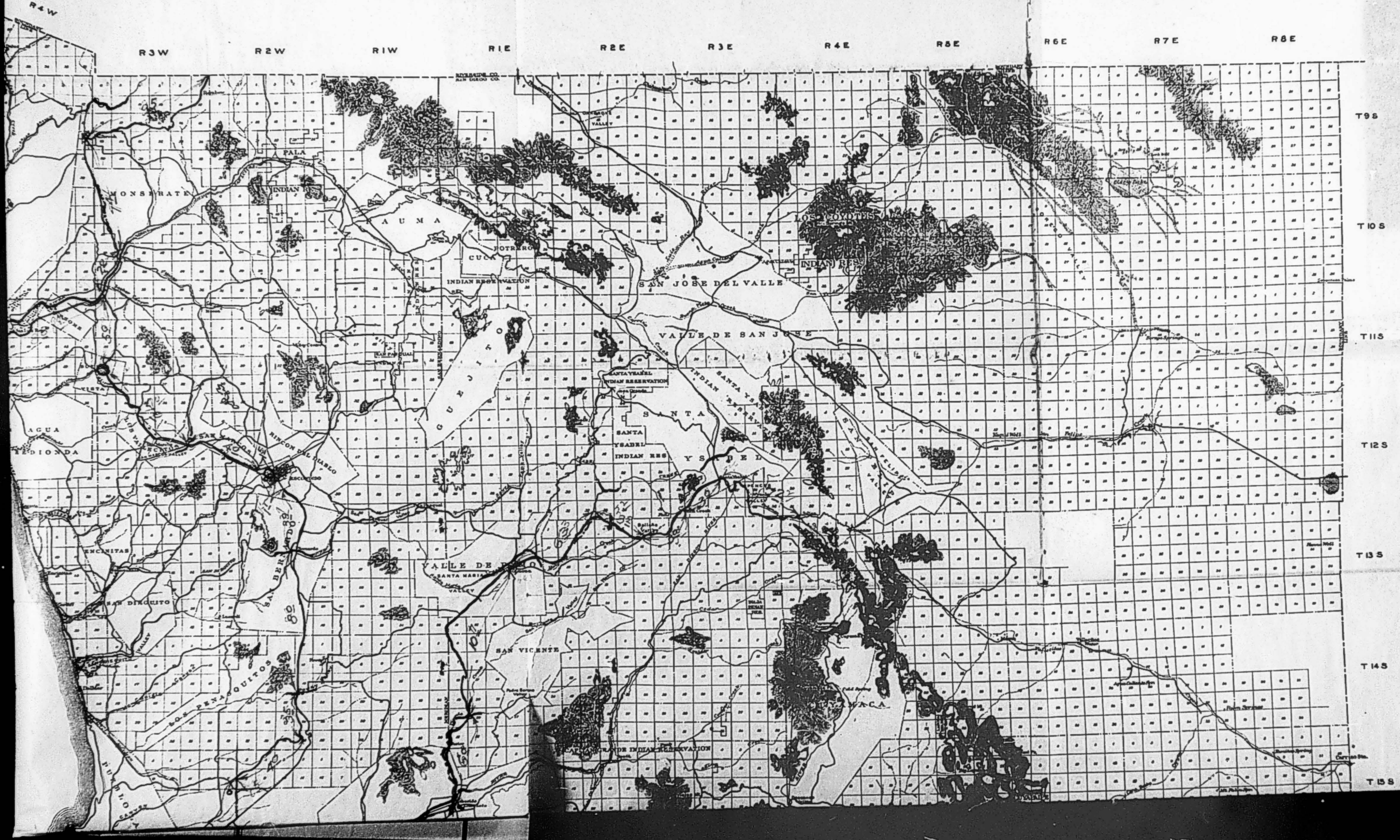
EX-MISSION S.







R I V E R S I D E C O U N T Y



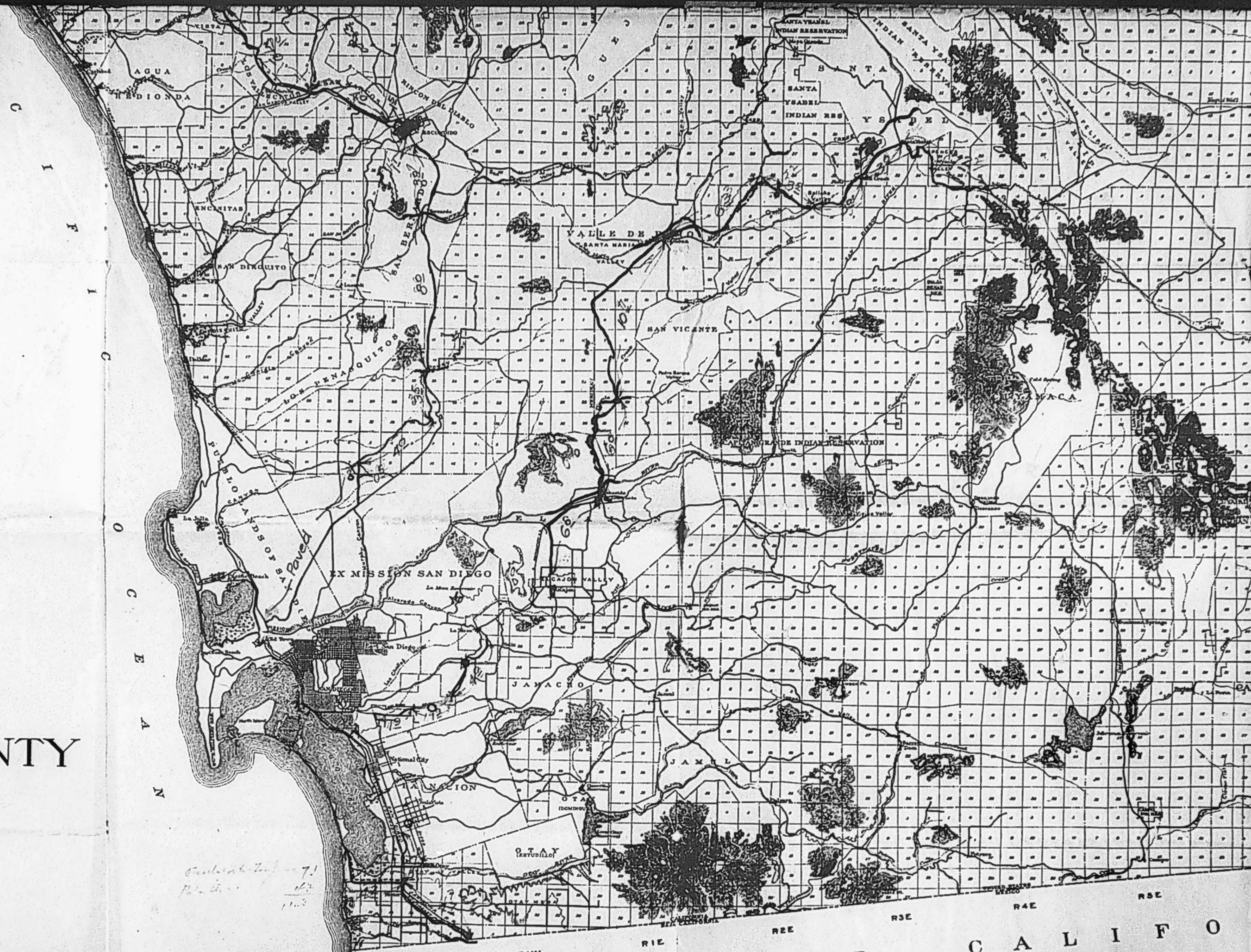
R I V E R S I D E C O U N T Y C A L I F O R N I A

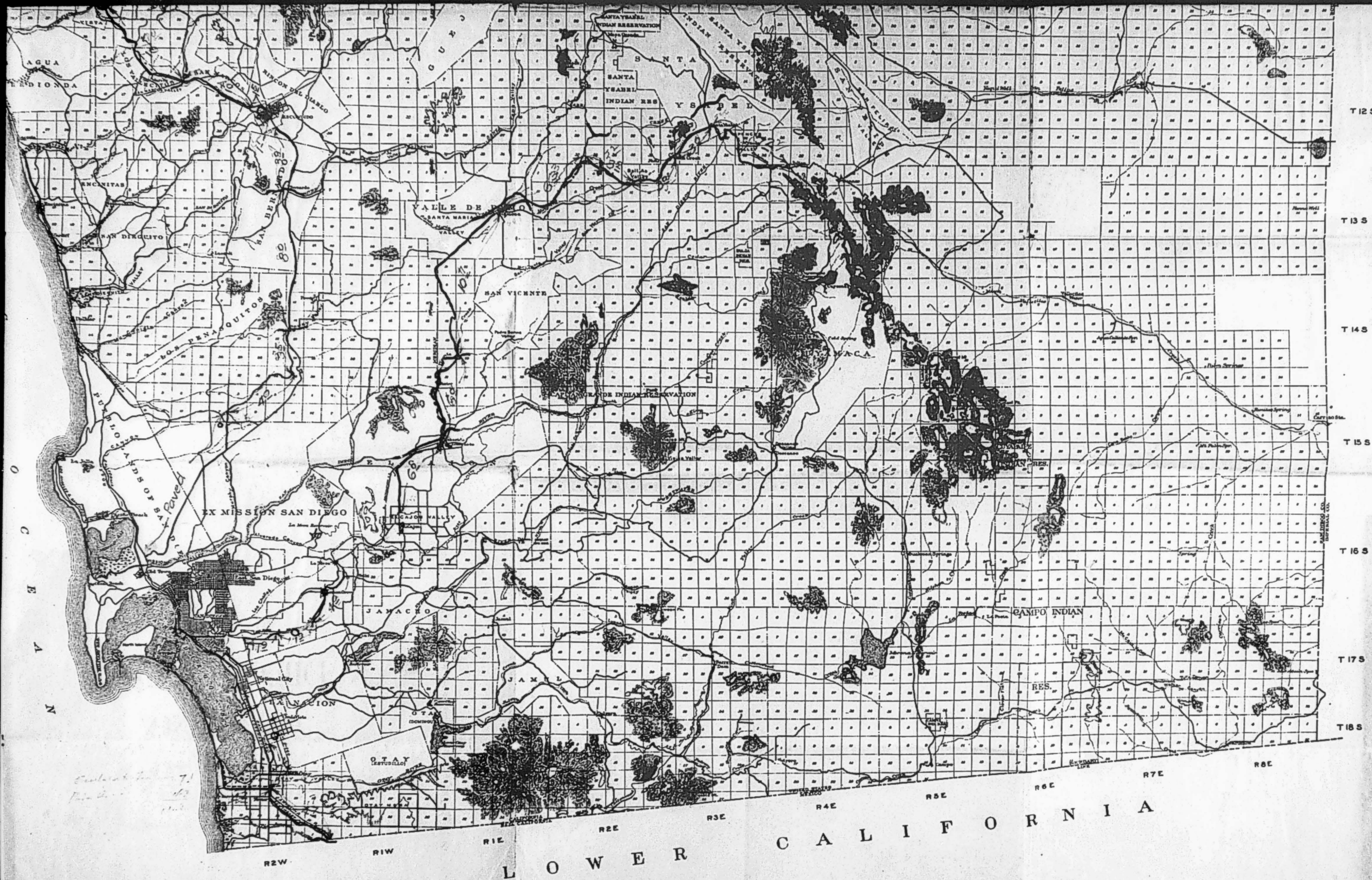
MAP OF
SAN DIEGO COUNTY
CALIFORNIA

SCALE - 1:250000

George Butler, County Surveyor.
Fred J. Grumm, Del.

Copyright, 1916, by Surveyor of San Diego County, California.





IMPERIAL COLONY

S. P. C. H. Com. File

September 30, 1919.

Mr. J. E. Boal,
National City, Calif.

My dear Mr. Boal,

I am in receipt of yours of the 27th, and contents noted.

The District Attorney ruled that we could not include in our proposed bond issue, legally, any paving of either National Avenue or Highland Avenue. You will notice that the City of Chula Vista has refused in its bond issue any paving of National Avenue whatsoever, while on the other hand they have gone to the north city limits of Chula Vista on Highland Avenue.

If you could get Chula Vista to change the paving of Highland Avenue to National Avenue within the Chula Vista city limits, I am ready to go to the bat with you on getting the Board of Supervisors to pave National Avenue, instead of Highland Avenue, to the city limits of Chula Vista, but the way it stands today, we get the best results by paving Highland Avenue.

You can absolutely count on it that whenever National Avenue, thru Chula Vista, is paved, or any prospect of being paved, I will be glad to co-operate with you in getting National Avenue paved. How could I go further than that at the present time. I appreciate your friendly attitude and support.

Yours very truly,

EF:KLM

February 15, 1932

INTERVIEW OF JOHN BOAL

Fletcher: What about the ditch line above the Descabso bridge?

Boal: That must be the Ellis ditch line for irrigation of the apple orchard. There was no other diversion of water on the Sweetwater River that I know of or ever has claimed to be.

Fletcher: Kimball brothers, what plan of water did they have?

Boal: They owned all of the land and organized a WATER company in early days before I came. They claimed all the riparian rights down to the ocean and acquired same thru the ownership of the land. That gave permission to build Sweetwater Dam the San Diego Land Company acquired the Kimball Brothers water company. The Kimball Brothers water company was a corporation with incorporated in the late 70's or early 80's. About 1921 an irrigation district was proposed to be formed with the approval of the state and the price of the entire system ~~that time~~ was approximately 2½ to 3 million dollars. Ed Thelan and Ed Willoughby of National City, E. Melville, Ed Smith and a lawyer of Chula Vista. Harris, city attorney of National City.

The picture was that the pipe lines were no good, all worn out there was no water in the Sweetwater River. Their plans to increase the storage would amount to nothing because there was nothing to store and that it was an effort on our part to unload a piece of worthless property although the Railroad Commission of California had placed a ~~xxx~~ valuation on it for roughly a million and a half for taxable purposes. This property was later on sold by Blackenhorn for 11,000 shares of Case stock. The system at that time was subject to a bond ~~insurance~~ issue of about ~~xxx~~ \$745,000. They sold the Case stock to the Morgan people for about 31 or 32. Loveland people paid a million dollars in cash. Then they bought the Coronado Water Company and paid them \$ (find out from Clayton how much they sold the system with wells for)

The dry years began in '97 and we started in pumping at that time we pumped 7 years until 1904. The lake was absolutely dry at times.

Another dry period was the ~~spring~~ spring of 1915. We thought we were out of water but a snow storm in the Cuyamaca mountains came up and we got an ample supply for that year.

No water rights were sold originally. There came a time when we attempted to sell water rights at 50 and one time at 100 an acre but they were ~~declared~~ declared invalid and we were declared a public service corporation by the courts. Later on the railroad commission took jurisdiction and established our rates.

-2- J. E. Boal Interview February 15, 1932

We operated the system at a loss if the bookkeeping had been kept according to the present methods of the Railroad Commission but the company owned a part of the land and made a profit on them.

Upper dam site now. The Loveland people started in. We called it the upper Sweetwater dam site about 18 miles above. Capacity roughly 30,000 acre feet. The dam was roughly 175 feet high, elevation is 1100 or 1200 feet while the top of Sweetwater is 240 feet.

All the lands have been acquired from Sweetwater to the upper Sweetwater excepting Sefton. The vote went 3½ to 1 to reject the system and it could not be bought today for 2 million.

Ed Fletcher Papers

1870-1955

MSS.81

Box: 2 Folder: 21

General Correspondence - Boal, John E.



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