

Return to W. S. Post

OFFER OF SALE OF WATER PROPERTIES OF
VOLCAN LAND AND WATER COMPANY
TO THE CITY OF SAN DIEGO

May 18, 1914

also

REPORT ON COST OF CONSTRUCTION OF A PORTION OF
VOLCAN LAND AND WATER COMPANY SYSTEM,

By William S. Post,

May 12, 1914

also

ALL CORRESPONDENCE CONCERNING SALE COVERING PERIOD
from May 15th to Sept. 21st, 1914

and

RESOLUTIONS NOS. 18183 and 18184.

6 copies
9/25/14
BK

Correct to Jan 20 - 1915

May 22, 1914.

To the Honorable Members
of the City Council, and
San Diego Water Commission.

San Diego, California.

Gentlemen:

As per our understanding at the last meeting, we submit the following proposition relative to the purchase of our water system.

The Volcan Land and Water Company holdings which we agree to deliver include the following: All surveys, engineering reports, water filings, water measurements, etc. This data alone during the last seven years has cost us approximately \$200,000. The other properties included are:

1st

WARNERS DAMSITE

Warners Damsite and 2960 acres of land that will be flooded. The development work at the damsite has cost us approximately \$75,000, and includes the following: Concrete cut-off wall to bedrock constructed the entire width of the dam; 1000 feet outlet tunnel completed; conduit; engineer's residence, (one acre); roads; telephone lines, etc. We consider the 2960 acres of valley land in the Warners Ranch damsite easily worth \$100 an acre, or \$296,000. The Railroad Commission

of the State of California on the physical valuation basis, gave the Cuyamaca Water Company a valuation of \$86 per acre for all its lands at Cuyamaca Lake; Murray Hill Reservoir lands \$150 per acre; La Mesa Reservoir lands \$100 per acre and the Eucalyptus Reservoir lands \$100 per acre. The lands flooded in Warners Reservoir are, as you know, all rich bottom lands, and the damsite itself is extremely valuable on account of its natural possibilities and elevation for the impounding of flood waters, for power, irrigation and domestic use.

2nd

SAN LUIS REY RIPARIAN RIGHTS

With the exception of the City of Oceanside riparian rights, which consists of the ownership of 6 acres of land, we will furnish all riparian rights of diversion of the Warners water into other watersheds, that may be attached to lands below Warners Reservoir, for 45 miles and to the ocean, through which the San Luis Rey River may flow. There are only six of the above riparian rights that we have not secured, but these rights will be secured at our own expense. It has taken seven years to acquire these rights and has cost several hundred thousand dollars. We are of the opinion that the riparian rights of diversion could not be condemned in court today at a less cost to the city than \$500,000.

3rd

RIGHTS OF WAY FROM WARNERS DAM TO PAMO,

OR SUTHERLAND RESERVOIR

We will furnish clear title to all rights of way, including the forebay for the power drop into Pamo Valley and sufficient land for a power station as well. Our engineers estimate that at least 5000 horsepower of electricity can be developed by using the Warners water alone, and approximately an additional

1000 horsepower from the Sutherland reservoir.

In case the water from the Warners dam is desired to be conducted into Sutherland Reservoir and from Sutherland Reservoir into the San Diego River at the Diverting Dam, thence to the City of San Diego, practically the same horsepower of electricity can be developed only it will be in two units instead of one, the 500 ft. drop being made into the Sutherland Reservoir from Warners and a 1000 ft. drop from Sutherland Reservoir into the Diverting Dam Reservoir.

4th

PAMO DAMSITE

Pamo damsite and 662 acres of land that will be flooded. At Pamo we have spent between \$30,000 and \$40,000 in excavations in side walls and borings to determine the location of bedrock, construction of roads, etc. We are pleased to say that all reports are favorable and we have demonstrated that bedrock is in place, which will permit a concrete dam to be built if desired, and to any reasonable height.

5th

SUTHERLAND DAMSITE

This includes the damsite and ¹²⁷484 acres of land, the total amount that will be flooded. Bedrock is exposed.

6th

PERMIT FROM U. S. GOVERNMENT

Permit for diversion of water from Black Canyon to increase the supply of Sutherland Reservoir.

7thPERMIT FROM U. S. GOVERNMENT

Permit from the U. S. Government to divert water from Sutherland Reservoir through the Santa Maria Valley. The waters of Warners and Sutherland reservoirs can be diverted into Santa Maria Reservoir, or thru the Santa Maria Valley to the Diverting Dam, and thence to the City thru the Cayamaca system, if desired.

8thSANTA MARIA OR ALVERSON DAMSITE

Santa Maria or Alverson damsite and 80 acres of land in the Santa Maria Reservoir. There are two possible damsites at Santa Maria; one known as the Alverson damsite on the 80 acres that we control.

9thCARROLL DAMSITE and 883 acres that will be flooded.

Bedrock is exposed. By building a dam here, an additional drainage area of 110 sq. miles below Pamo will be available as well as the saving in cost of practically all the riparian rights on the river.

10thALL RIGHTS OF DIVERSION that we have acquired on

the San Pasqual, Bernardo and San Dieguito Rivers.

11thSAN CLEMENTE DAMSITE

The San Clemente damsite and ¹⁶⁶210 acres flooded. Except-
ing in the matter of the Santa Maria, ^{Sutherland & San Clemente} reservoir site, our offer to you is to furnish free and clear of encumbrances a clear title to all damsites and lands flooded, excepting existing rights of way for public roads. There are some small pieces of land in the reservoir sites that we do not own yet, also a few rights of way and riparian rights on the San Luis Rey River and

it will be necessary for us to buy or condemn same at our own expense, but we reserve the right to ask the City to condemn these lands and riparian rights and we pay any judgment and all costs excepting attorney's fees. All data, engineering reports and records of the Volcan Land and Water Company will be included.

The writer particularly desires to call your attention to what he considers a very important matter and possibly of great advantage to the City in case the City ever took over the Cuyamaca System. By building a large concrete conduit and pipe line from the Diverting Dam of the Cuyamaca Water Company to Chollas Heights Reservoir, the City, at any time, by building the conduit line from Warners to Sutherland Reservoir and from Sutherland Reservoir thru the Santa Maria Valley to the Diverting Dam, will be able to place into Lower Otay any excess flood waters from the San Luis Rey, the Santa Ysabel or the San Diego Rivers. This materially increases the value of the present San Diego water system acquired from Mr. Spreckles, as it would mean filling without fail each year the Otay Reservoir with flood waters if needed.

The purchase price of the property of the Volcan Land and Water Company is \$2,500,000, as of date May 1, 1914, to which is to be added any moneys expended thereafter, and this price will hold good until canceled by written notice. Providing it is deemed advisable to purchase these properties and bonds are voted we will accept in payment, 4 $\frac{1}{2}$ % bonds at par and accrued interest.

Attached hereto is our letter of May 15th, giving the cost in detail of the construction of a portion of the Volcan

Land and Water Company system.

In submitting this suggestion, by which the City can obtain this water at a minimum cost and minimum burden, we beg leave to call the attention of your Honorable Body to the fact that although we have assumed, at your suggestion, \$1,500,000 as the amount to be immediately expended in construction, if your Honorable Body desires this amount increased say to \$1,750,000 or possibly \$2,000,000 under your own plans and specifications, this will be satisfactory to us.

The point that we desire to call your attention to is that it will all be financed by the Volcan Land & Water Company; thus relieving the city of providing any further money beyond the initial payment of \$1,500,000. To put it another way, this means that by voting \$1,500,000 in bonds, the City of San Diego is assured of at least ten million gallons of water per day, delivered to University Heights Reservoir in the City of San Diego, also securing the entire control of the flood waters of the San Luis Rey River and Pano and Bernardo River with an average runoff the last 10 years in excess of 50 million gallons of water per day, year in and year out.

As your Honorable Body knows, the Volcan Land & Water Company desires an early decision as these negotiations have been pending since December 1st, 1913, and what is proposed in our communication of May 15th, 1914 is merely to expedite matters and do everything we can to hasten an immediate decision.

The writer hopes that your Honorable Body will take early and favorable action on this matter, so as to preclude the

possibility of these properties being acquired by others who are now considering the purchase of same.

Respectfully submitted,

VOLCAN LAND & WATER COMPANY

By Ed Fletcher,

Manager.

May 15th,
1914.

To the Honorable City Council
and Water Commission,

City of San Diego, Cal.

Gentlemen:-

We have been requested to suggest to your Honorable Board what, in our opinion, would be the simplest method involving the least amount of money and burden to the City of San Diego to acquire the so-called Warner and Pano Waters.

The suggestion is as follows: That the City enter into a contract to purchase all the water rights, damsites, reservoir sites, etc., etc., as set forth in our communication to you of April 30th, 1914, excluding the holdings of the Cuyamaca Water Company, for \$2,500,000. On this contract the city should pay at this time \$1,500,000 by the issuance of bonds.

This leaves \$1,000,000 still unpaid, and it is estimated that it will require \$1,500,000 to construct the Warner dam, the Carroll dam, and the necessary tunnels and aqueduct connections; also including the large steel pipe line that will be necessary to connect the Carroll dam with the University Heights reservoir in the City of San Diego. This estimated amount of \$2,500,000 could be placed as a bond issue upon the property.

Water Commission of San Diego -

The above mentioned contract with the city will provide that the city has a right to purchase at any time (to be agreed upon), say five, ten, fifteen or twenty years, at which time by the payment of sufficient amount to extinguish the \$2,500,000 bonds, they become the owners of the entire system.

Further, the contracts to provide that the City will pay for water at a given price and to reserve the right of disposal of the water to outsiders. The price that the city agrees to pay for the water to be only sufficient to carry the fixed charges of interest on the bonds, operating expenses, etc. etc.

The contract to further provide that no dividend shall be paid upon the stock, but any money in the treasury would be devoted to betterments, improvements and extensions under the direction of the City of San Diego.

The contract to further provide that the amount of \$1,500,000 assumed to be expended in the development of the system, whether the amount be more or less, shall be expended under the direction and approval of the City of San Diego.

We would expect to issue these bonds with a retiring clause, so that the city would exercise its right to purchase under contract at any time. You will see that under this plan, the city will have only to pay \$1,500,000 now in bonds and will need to expend no more money if it sees fit for twenty years thereafter.

Water Commission of San Diego.

Further, the above payment of \$1,500,000 will enable us to furnish the money for the construction so that the city will immediately have all of its water available for the purposes of development of the city and the neighboring country. All this will be done without the expenditure of any more money and without any extra burden thrown upon the municipality.

This is a general outline of the method by which the city can obtain this water with a minimum expenditure and burden, and any modifications and changes in the matter of detail can easily be adjusted.

If the city should enter into the above contract without delay, it would permit a sufficient time for the construction of the Carroll damsite before the coming winter; this would insure to the city ample water for 1915. During 1915 the Warners construction could be completed so that the city would have the San Luis Rey water by the spring of 1916.

You can readily see the necessity for immediate action to prevent the loss of a year in obtaining the water.

Yours very truly,

Ed Fletcher.

Manager.

REPORT ON COST OF CONSTRUCTION OF A PORTION
OF VOLCAN LAND AND WATER COMPANY'S SYSTEM

By William S. Post and C. E. Hickok

May 11, 1914.

INTRODUCTION

This report is prepared by instructions of Mr. Ed. Fletcher, Manager, to furnish an estimate of cost of the construction of Warner's Dam to 80 feet water level, Warner Canal from the dam to and through the divide into Santa Ysabel River, Carroll Reservoir to 90 feet contour, a pumping plant at the Carroll Reservoir, and a pipe line to the City of San Diego.

WARNER'S DAM

This estimate provides for a reservoir to the 80 foot contour with a capacity of 78,310 acre feet. The area flooded will be 2960 acres. The dam is calculated for a height of 85 feet or 5 feet above the high water line. The type of construction proposed, is hydraulic fill 20 feet wide on top with slopes of $2\frac{1}{2}$ feet horizontal to 1 foot vertical. The upper slope will be riprapped. An outlet tower and regulating gates are estimated to be connected with the tunnel already constructed.

WARNER CANAL

This canal will convey the water of Warner reservoir from the outlet tunnel through the divide between San Luis Rey River and the Santa Ysabel River, a distance of 6.6 miles. The type of conduit estimated is concrete lined canal 4 feet wide on the bottom and 5 feet 6 inches deep on a grade of 1 foot per 1000. The capacity is 6000 miners inches. The estimate includes two short tunnels and the divide tunnel 6200 feet long. This will

deliver the Warner water into the natural channel of Temescal Creek, thence it will reach the Santa Ysabel River and finally flow into the Carroll Reservoir.

GARROLL RESERVOIR

This reservoir is proposed to have a depth of 90 feet when it will flood 980 acres and have a capacity of 24,500 acre feet. The dam estimated is cyclopean concrete with spillway over the entire length of the dam. On the lower side of the dam will be situated a pumping plant, probably consisting of 3 - 400 H.P. motor-driven units, one of which will be ordinarily used as a spare. The average lift of the water will be about 250 feet. If it is desired, the low service supply of the city of San Diego can be furnished by a pipe line laid to La Jolla, thereby eliminating much of the pumping lift.

PIPE LINE TO THE CITY OF SAN DIEGO

The pumping plant will deliver the water to an elevation of 512 feet from which point an economical gravity pipe line can be located in almost a direct line across the Linda Vista Mesa to the University Reservoir. The altitude of the top of this reservoir is 400 feet. The size of the pipe line necessary to deliver 10,000,000 gallons daily is 32 inches. This is estimated to be constructed of riveted steel with a life of 20 years.

The attached sheet gives the estimate of cost for the above described works.

SUMMARY OF COSTWARNERS DAM

Earth dam 88 feet high	\$ 187,000	
Outlet tower and tunnel	<u>30,000</u>	\$ 217,000

WARNER CANAL

Conduit to Lusardi Tunnel	\$ 180,500	
Lusardi Tunnel	<u>158,200</u>	338,700

CARROLL DAM AND PIPE LINE

Concrete dam 90 feet high	\$ 273,000	
Pumping plant, etc.,	46,800	
2 1/2 miles of 32" steel pipe from Carroll Damsite to University Heights Reservoir	<u>406,000</u>	<u>725,800</u>

TOTAL		\$ 1,281,500
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Engineering and contingencies 20%		<u>256,300</u>
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TOTAL COST		\$ 1,537,800
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Executive Department
City of San Diego, State of California.
Charles F. O'Neill, Mayor.

San Diego, California.
May 28th, 1914.

To the Honorable
Charles F. O'Neill, Mayor,
The Members of the Common Council,
The Members of the Water Commission
of the City of San Diego, California.

Gentlemen:

Pursuant to the agreement reached at the Mayor's conference of even date herewith, I am extending, on behalf of the Volcan Land and Water Company, the time for the acceptance by the City of San Diego of the proposition contained in that certain document addressed by the Volcan Land and Water Company to the Honorable Members of the City Council and the San Diego Water Commission, under date of May 22nd, 1914, for an additional period of four months, or until September 22nd, 1914.

This extension of time being given to enable an engineer, recommended by the Railroad Commission of the State of California, or by agreement of the interested parties, to make an investigation of the properties of the Volcan Land and Water Company and to make a final report in duplicate of the valuation thereof. One copy of said report to be delivered to the Common Council of the City of San Diego the other copy to the Volcan Land and Water Company. The expense of said engineer to be borne equally by the City of San Diego and the Volcan Land and Water Company.

It is further understood that the following said report and in case the City desires to act favorably thereupon that the Common Council shall adopt the necessary resolutions and

ordinances providing for a bond issue and contract for the purchase of the Volcan Land and Water Company properties as soon thereafter as may be done under the general laws of the State of California.

Provided however, that in case a final report of valuation is made by said engineer prior to the 22nd of September, 1914, then in that instance the time for the passing of resolutions and ordinances calling a bond election shall commence four weeks after said final report is filed by said engineer.

Trusting that this matter shall be brought to a final determination at the earliest possible moment and that ^{un}no/necessary delay shall be experienced in this matter, I am with sincere feelings of esteem,

Very truly yours,

(Signed) Wm. G. Henshaw

Prest. Volcan L. & Water Co.

WESTERN UNION
NIGHT--LETTER

San Diego, Calif., May 28th, 1914.

Railroad Commission, State of California,

Market Street, San Francisco, California.

The City of San Diego is contemplating the purchase of the properties of the Volcan Land and Water Company. It is our wish that you kindly recommend to us the name of an engineer whom you deem capable of making this estimate of valuation and one without interest or prejudice in the matter.

(Signed) CHARLES F. O'NEALL, Mayor City of
San Diego.

(Signed) ED. FLETCHER, V-Pres. Volcan Land &
Water Co.

(COPY)

WESTERN UNION
TELEGRAM.

San Francisco Cal.
May 29-1914

CHAS F O'NEALL

MAYOR SAN DIEGO CAL.

CAN RECOMMEND P E HARROUN FIFTY EIGHT SUTTER ST SAN
FRANCISCO ENGINEER TO VALUE WATER PLANT HAS HAD WIDE
EXPERIENCE AND WAS FORMERLY WITH THIS COMMISSION IF
HE NOT AVAILABLE CAN RECOMMEND A R KELLEY NEVADA BANK
BUILDING SAN FRANCISCO CONSCIENTIOUS AND CAPABLE
VALUATION ENGINEER ALSO FORMERLY WITH COMMISSION BUT
OF MORE LIMITED EXPERIENCE THAN HARROUN.

RAILROAD COMMISSION

(COPY)

San Diego, Calif. May 30th, 1914.

Mr. P. E. Harroun,
58 Sutter St.,
San Francisco, Calif.

"Railroad Commission recommended you to fix valuation Volcan water properties for City of San Diego. Are you available? When can you come, and price per month, for not to exceed three months?"

(Signed) Charles F. O'Neill, Mayor City of San Diego.

(Signed) Rd. Fletcher, V^oPresident Volcan Land &
Water Company

RESOLUTION No. 18183

BE IT RESOLVED, By the Common Council of the City of San Diego, as follows:

That the Volcan Land & Water Company be, and they are hereby requested to extend the option granted the City of San Diego for the purchase of the Volcan Land & Water Company's properties for a period of thirty (30) days, to and including the 22nd day of October, 1914. This extension of time being an additional period of thirty days, and subject to the terms set forth in the communication of May 28, 1914, addressed by the President of the Volcan Land & Water Company to the Mayor and Common Council of the City of San Diego.

I HEREBY CERTIFY the above to be a full, true and correct copy of Resolution No. 18183 of the Common Council of the City of San Diego, California, as adopted by said Council Sep. 21, 1914

(Signed) Allen H. Wright
City Clerk

By Hugh A. Sanders
Deputy

RESOLUTION No. 18184

BE IT RESOLVED, By the Common Council of the City of San Diego, as follows:

That the Volcan Land & Water Company be, and they hereby are requested to submit to the Mayor and City Council of the City of San Diego the contract, agreement and other legal documents all worked out in detail, providing the ways and means by which the Volcan Land & Water Company proposes to transfer its properties to the City of San Diego.

I HEREBY CERTIFY the above to be a full, true and correct copy of Resolution No. 18184 of the Common Council of the City of San Diego, California, as adopted by the said Council Sep. 21, 1914.

**(Signed) Allen H. Wright
City Clerk**

**By Hugh A. Sanders
Deputy.**

Ed Fletcher Papers

1870-1955

MSS.81

Box: 41 Folder: 3

Business Records - Reports - Post, W.S - "Reports on: Offer of Sale of Water Properties of Volcan Land and Water Company to the City of San Diego, May 18, 1914; Cost of Construction of a Portion of Volcan Co. System, May 12, 1914; All Correspondence Concerning Same Covering Period from May 15 to Sept. 21, 1914"



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