

M. W. SPENCER, President
E. J. SPENCER, Vice President
W. S. SPENCER, Secretary

Oceanside Lumber Company

Dealers In

LUMBER

AND BUILDING MATERIALS OF ALL KINDS

Hay, Grain, Coal and Wood

Special Prices in Car Lots

[1918]

OCEANSIDE



"The Carnation City"

OCEANSIDE, CALIFORNIA, Dec 9th

191

Col Ed Fletcher
San Diego Calif

Dear Sir

I have recieved the report onOf the State Engineer on the San Luis Rey Irrigation District From A hasty reading of the same I understand that the estimated cost of the whole works including Dams Pipe lines rights of way Water Rights & will be about Five Million Dollars with about Forty Thousand Acres included in the District

According to this estimate I figure that this will bond the land to the extent of about One Hundred & Twenty five Dollars per acre As I understand only the intrest has to be paid for the first twenty years this should not be A serious burden to carry If you have no objection I can have published A short ~~item~~ ^{item} comprising some of the principal features of the report Or would prefer you would at this time make A statement based on the report for the Blade Also anything you would like to have published regarding the Cardiff district I think that we should now have A meeting at vista at the earliest opportunity to discuss this matter before they get any wrong impressions & we should have the State Engineer ^{present} also if possible some Expert who has had experience in the formation of Irrigation districts under the proposed law If you have other plans let me know

Respectfully

M. W. Spencer

December 10, 1918.

Mr. M. W. Spencer,
Oceanside, California.

Friend Spencer:

I suggest that you give no publicity to this matter until after Mr. McClure comes down. He will be here the last of the week to make a final inspection of Lake Hedges dam and we will come up and see you.

Don't print anything in this weeks paper, please, or give anything out to the press. Wait a week until the Cardiff Irrigation District as its election on the 17th.

Mr. McClure may be here Wednesday or Thursday in which case I will telegraph you for a meeting.

Yours truly,

F-F

STATE ENGINEER REPORTS ON PROPOSED IRRIGATION DISTRICT

Gives Facts and Figures Regarding Project To Impound and Distribute Waters of San Luis Rey River Over Northern Part of County

The long anticipated report from the State Engineer covering the proposed San Luis Rey Irrigation District has just been received by the Water Committee. The plan is to secure the water from the San Luis Rey River at Warner's Dam, bringing same down the San Luis Rey, across the Valley Center country to a point at or near Vista, passing close to San Marcos, so as to irrigate 43,000 acres of land lying between Escondido and Oceanside. The State Engineer has refused to include the Fallbrook section in the proposed district owing to the fact that it would cost in excess of \$1,000,000. to build a pipe line for the Fallbrook section alone, without the necessary distributing system, and in addition, there is not enough water to supply the lands between Escondido and Oceanside and include the Fallbrook section.

The report, of about one hundred and twenty-five pages, is most comprehensive and covers the entire subject in detail, with interesting illustrations. It is made to State Engineer W. F. McClure by W. L. Huber, a special investigator for his department, and is made only after six or eight months of careful study. Many thousands of dollars have also been spent in the last few months in actual field surveys in order to make this report possible.

The plan of water development after complete surveys have been made, show that there is a saving of seven or eight miles in bringing the Warner's water through the Valley Center country direct to Vista over having the proposed water system follow the San Luis Rey River via Pamo, Pala and thence to Vista. This alone means a saving of several hundred thousand dollars in construction.

The estimated cost of the completed system is as follows:

1. Lands	\$ 972,575.00
2. Warner's Dam ...	614,762.00
3. Main supply conduit, Warner's Dam to the District	1,106,931.00
4. Distributing Reservoir	214,715.00
5. Distributing System through District ..	1,310,546.00
6. Water Rights	1,075,000.00
Total	\$5,294,529.00

In explanation of Item 1, the value of the above-mentioned lands, \$972,575.00: Lands that will be deeded to the proposed District include 6050 acres of the Warner's Ranch that will be flooded, also all rights of way from Warner's Dam for 33 miles to the distributing reservoir, also several hundred acres of land in the distributing reservoir and rights of way through the entire district, for the Distributing System.

Item 2, Warner's Dam, \$614,762.00: This covers the total estimated cost of the construction of Warner's Dam

complete. This cost seems low particularly when considered in relation to the cost of the Lower Otay Dam, and owing to the fact that Warner's Reservoir when built to a height of 107 feet, hold over 200,000 acre feet of water, or between 64,000,000,000 and 65,000,000,000 gallons, while the Lower Otay dam only holds approximately 14,000,000,000 gallons when completed.

Item 3, Main supply conduit, \$1,106,732.00: The estimated cost of the above is for the construction of a concrete conduit and pipe line with a capacity of 32,500,000 gallons of water daily, extending for 33 miles from Warner's to the Distributing Reservoir near Vista. These estimated costs have been gone into in detail after actual surveys have been made on the ground, and based on the cost of construction under similar conditions.

Item 4, Distributing Reservoir, \$214,715.00: This includes the construction of a concrete dam 120 feet in height, 550 feet in length, with a capacity of between 2,000,000,000 and 3,000,000,000 gallons. The dam proposed is of the multiple arch type similar to Murray Dam, Lake Hodges Dam and the San Dieguito Dam, lately built in this County.

Item 5, Distributing System, \$1,310,546.00: It is proposed to make this permanent construction, and of reinforced concrete excepting in a few places where the pressure will be too great, in which cases steel will be used. It means a distributing system to irrigate 43,000 acres of land, and it will reach all the higher levels by gravity, including the lands between 800 and 850 feet elevation. In fact, there will be no lands in the district that will not be irrigated by gravity. The report states that with the return of normal conditions it may be possible to slightly reduce the cost of the distributing system.

Item 6, Water Rights, \$1,075,000.00: The water rights include all the Water rights of the Volcan Land and Water Company on the San Luis Rey River, including its water filing and its riparian rights. The Volcan Land and Water Company is controlled by Messrs. Henshaw and Fletcher who agree to acquire all the riparian rights of diversion from Warner's Dam for fifty odd miles to the ocean, from the riparian owners below. This valuation is intended to cover the acquisition of all these rights at the expense of the Volcan Land and Water Company and turn them over to the district. It is common knowledge that since 1905 these gentlemen and their predecessors have been acquiring lands and riparian rights of diversion up and down the San Luis Rey Valley. Many thousands of acres of land have been bought, including the Pamo Ranch of 13,000 acres, the Monserrat Ranch of nearly 6,000 acres, the Utt Ranch, the Crouch,

Couts, Goldbaum, Anderson, Barnett, Stephens, one hundred or more ranches up and down the River. It is understood that the riparian rights of diversion have all been secured excepting five or six; notably the Susie Winston, Jones, Pico and one or two others. These would have to be secured at the expense of the Volcan Land and Water Company and a settlement made, as well, with the City of Oceanside. Many of these lands have been resold by the Water Company, but it is known that they still control twenty or thirty ranches amounting to many thousands of acres which they have acquired for this purpose. In relation to the value of these water rights, quoting from the report which says:

"It should be distinctly understood that the valuation of the Volcan Land and Water Company's water rights is computed from their capability for enhancing the value of the lands within the San Luis Rey District, and is not a measure of their value for other purposes.

The Water Company reserves the right to develop power as a by-product at two possible power drops on the main supply canal. In no way will this interfere with the irrigation project for the draft for water is to be regulated for irrigation needs entirely and power is to be developed only as a by-product. In consideration of this reservation, however, the Water Company is to build at its own expense not only the necessary power houses and machinery, but the very expensive steel pen stocks which will conduct the entire water supply under great pressure through the power drops, thus relieving the District of constructing two expensive portions of the main supply canal.

That the acquisition of this water system by this proposed district means the development of one of the richest sections in Southern California, as our lands are as nearly frostless as any and can produce the most valuable crops that any lands produce in Southern California. If this system can be acquired for the prices mentioned, and 40 year bonds be given in payment therefor, it means fixed charges of about \$7.50 per acre for interest annually. This is a very low cost, as the average in Southern California is between \$20.00 and \$25.00 per acre, particularly through the citrus belt.

The Water Committee of the proposed district intend to immediately take this matter under serious consideration, and it is to be hoped that the State Engineer, Mr. W. F. McClure, will shortly be in San Diego County, so that the subject may be thoroughly threshed out before any formal action is taken.

M. W. SPENCER,
Chairman
Vista Water Committee.

M. W. SPENCER, President
E. SCATES, Vice President
W. S. SPENCER, Secretary

OCEANSIDE



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OCEANSIDE, CALIFORNIA, Dec 29 th 1911

Col ED Flet cher San Diego Cal

Dear Col

Your favour with inst at hand during my illness I have had A light attack of the influenza but am all right again now Yes I can give some information about the old San Luis Rey Flume Co's attempts to develop the Warner water as soon as I can get time to look up some of the old files of the paper That schemewas still in process of incubation when I came to Oceanside in 1885 The late Judge Puterbaugh was the man that could have given much information as he was the attorney for them & hung on to the fragments for Along time after Morrill & Cunningham had gone F P Macrey was the engineer I think if still living could give all the data, will see If I can locate him They had laid out A Townsite on the Pauma Ranch & organised A Co to build A R R to Pauma I was Secretary for A short time & put up some of the money to pay for the survey I will get what information together I can & give it to you later

There was at least two attempts to get water for Fall Brook since I have been here one of which I know about as I worked with one of the Promoters on the scheme I will get the dates & give them later The last plan to get water for Fallbrook was Started by Bartlett & Fallis of that Town at the time that Montgomery Moulton was Running the paper there I am informed that for some reason the paper opposed them you better see him it is said that they would have succeeded if it had not been for this opposition

There has been at least two well developed attempts to get water for the Oceanside country since the failure of thhe San Luis Rey Flume Co both of which I know about & will give the informatioin later

M. W. SPENCER, President
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OCEANSIDE, CALIFORNIA _____ 191__

We must not be in too much of a hurry in this matter as the present plan must be well in hand as the grand consumation of all our joys & sorrows & hopes deferred that sometimes made the heart sick

Our district has grown to be an enterprize of such magnitude that it all most takes my breath away. It is not a question of proving to the land owners that it is a good thing for them they all know it. But it is a question of financing the enterprize with so small a population to pay the interest. It might be a good plan to colonize some of the large tracts to get more population to meet the interest at the beginning. Or if there was any way by which a beginning could be made by developing some part of it.

I will write Mr McClure myself - ask him if he can suggest any plan that would warrant us in going ahead and forming the district. It may be that we can get some Government aid but that has always seemed so far off. I think however that we should now call a meeting at Vista as soon as possible & submit what information we now have & if you can submit any plan for meeting the interest charges from the beginning it would simplify matters most exceedingly. If you are up this way call. Note the Cardiff District carried all right. If you have any facts in regard to it send them for the paper next week. HERES HOPEING

Yours Very Truly

M. W. Spencer

You will think that what I most need is a stenographer

M. W. SPENCER, President
E. SCATES, Vice President
W. S. SPENCER, Secretary

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OCEANSIDE, CALIFORNIA April 26th _____ 191__

Col Ed Fletcher San Diego Calif

Dear Sir

I notice by the Escondido paper that they are posting some kind of a National Government plan to take over the Warner water including the Escondido system. I would like to know what this means. Are you in on this & is it to cover the same territory as contemplated by the survey made by Mr Mac Clure through Vista to the coast. I was in yesterday to see you but found that you was out of the City. The Vista people are getting very anxious to see something started. Let me hear from you as to how the matter now stands.

Respectfully

M. W. Spencer

Can't you send something for publication on the San Luis Reef Water District

April 28, 1919.

Mr. M. W. Spencer,
Oceanside, California.

My dear Mr. Spencer:

Enclosed find clipping from Thursday morning's Union which is explanatory.

I have been trying to get the United States Government interested in developing the whole Warners project.

I visited, in Washington, Mr. Davis who is the Director of the U. S. Reclamation Service and got him to send an engineer out here to investigate the project. The report was favorable and Mr. Davis came himself to look over the system.

If Secretary Lane's bill, the Soldiers Settlement Bill, passes this session of Congress, there is a good chance of getting the Government to buy us out and develop the Warners as a Government project. In that case Mr. Davis says the Government would like to furnish water to an irrigation district between Oceanside and Escondido also water around Linda Vista Mesa.

The complete development of the Warners, Southerland and Pamo would give enough water for eighty or ninety thousand acres of land.

I do not want you to quote from me directly but you can say there is a plan which I have initiated and hope to put through along these lines and you have my word for it, I am
per

2#

Mr. M. W. Spencer,

April 28, 1919.

personally going the limit to assist in the irrigation district plans.

There is some controversy between our attorney and the State Engineer as to what law to take advantage of in forming the irrigation district, Oceanside to Escondido. This will be settled this week and petitions will be immediately drawn up by us and furnished to your committee as soon as this question is settled.

With kind regards,

Very sincerely yours,

F-1

J u n e
F i f t h
1 9 1 9

Mr. M. W. Spencer,
Chairman, San Luis Rey
Irrigation District Committee,
Oceanside, California.

My dear Mr. Spencer:

In answer to your inquiry as to the possibility of the Government developing the Warners project, will say I took this matter up with Secretary Lane and the Reclamation Service when in Washington last fall. They sent engineers to investigate, including their Chief of Construction, Mr. Weymouth, and Mr. Davis, Director of the Reclamation Service was here a few weeks ago. He states there is no legal reason why the Government cannot develop this project, but stated that unless the money was appropriated by this session of Congress it could not be entertained.

There is a bill now before Congress which, if passed, will appropriate \$500,000,000 to be spent by the Secretary of the Interior in development of this character under the Land Settlement Act.

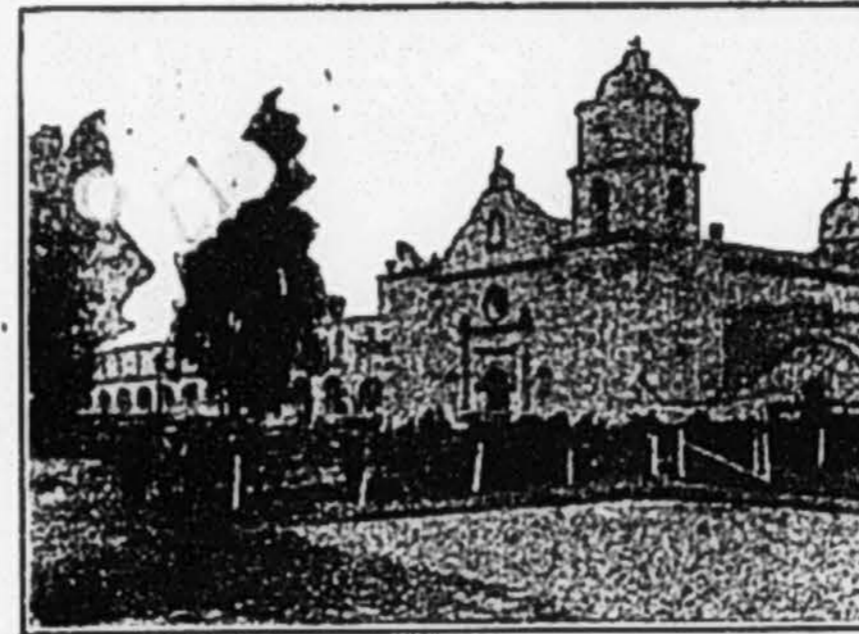
While he was here we explained to Mr. Davis the situation as regards the proposed San Luis Rey Irrigation District, and he informed us that in his opinion the formation of the District would not conflict with the Government's plans of development, in case the Government took over the Warners project. For unquestionably, the Government would want to sell water to the District, and would probably acquire a considerable acreage within the District, as well, to be sold to returning soldiers on terms which the Government might dictate.

It will be some months before this question is determined - as to whether or not the Government will become interested in San Diego County water development. In the meantime, however, we do not

want to be accused of breaking faith, and if the San Luis Rey Irrigation District proceedings are not pushed immediately, I do not feel that we are even morally obligated to wait any longer, in case we have an opportunity to dispose of our water or power elsewhere.

Yours very truly,

MF/bm



SAN LUIS REY MISSION, 1798

OCEANSIDE IS AN IDEAL LOCATION FOR SCHOOLS, FILM COMPANIES, HOMESEEKERS AND TOURISTS. SURF BATHING AND PLUNGE.

Oceanside Chamber of Commerce

M W Spencer Pres M Littlefield Secy

OCEANSIDE, CALIFORNIA.

ON THE STATE HIGHWAY
(COAST ROUTE)

Aug 14 th

Col Ed Fletcher San Diego Calif

Dear Col

In response to the letter ~~to~~ From Mr Davis to Mr Richardson
<our City Attorney> which letter was read at our weekly luncheon today

The oceanside City board was asked to instruct Mr Richardson to cooperate with you in the preparation of the petition for the formation of the east of the District without further delay commencing at the City limits of the Town & working towards Vista along the ridge where some large tracts

tributary to the pipe line are becoming intrested Dr Reid & others are ~~becoming~~ becoming intrested & will take hold & help circulate the ~~petition~~ petitions

I have been made chairman of the Oceanside Committee to Cooperate with the Vista Committee. As to which of the various Irrigation Acts we shall attempt to organize under we shall leave that to you & Mr Richardson

You will probably hear from Richardson in A day or so

I am going to Los Angles today but will be home again monday & ready to take hold where ever I can do most good

Respectfully

M W Spencer

I am of the opinion that - the act of 1895 amendments as suggested by Mr McQueen the best

M. W. SPENCER, President
E. SCATES, Vice President
W. S. SPENCER, Secretary

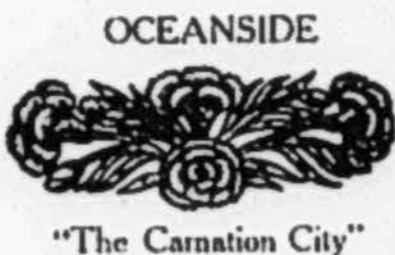
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OCEANSIDE, CALIFORNIA, October 31st 191

Col Ed Fletcher Esqr San Diego Calif

Dear Col You doubtless have read the reports of the San Marcos meeting I advised them not to have a meeting there at present & refused to go because I knew how Doran & Bradbury would have the meeting packed against the formation of any District If you want the particulars ask Mr Richardson I have A list of all the lands included in the proposed District & I find this will that there is about thirty thousand acres without San Marcos ~~why not~~ be enough to form the District on & why not cut them out altogether we shall thus get rid of A lot of greif & especially Doran & then we need not take hot air from any one who has no land in the district I have an acre or two & Dr Reid is trying to buy some so we will be able to help push the thing along If we can get the District formed & can get the water they will all be glad to come in by & by

Respectfully

M. W. Spencer

November
Fourth
Nineteen
Nineteen

Mr. M. W. Spencer,
Oceanside, Calif.

My dear Mr. Spencer,

Answering yours of October 31st, am sorry that the San Marcos meeting was held. It was a mistake.

I do not agree with you as to the district law under which you are proceeding. My suggestion right now is to establish new boundaries, and proceed under the new law that the Cardiff Irrigation District is proceeding under - and get busy.

I have had a talk with Mr. Richardson today and I am sure he appreciates the gravity, and the necessity of early action. The people of Ferris valley are determined to get the San Luis Rey water, and 14,000 acres have already signed up, and there is no question but what we can dispose of our proposition in the Ferris valley, but I hate to see it go out of the county. My advise to you is to get busy if you expect to have this water come into your section of the country.

I am sorry to see you give so much publicity to the opposition to the Cardiff District, and so little in its favor. It hurts the whole proposition, both yourself and the Cardiff District. The objectors to the Cardiff District are opposed to any water. All we want is to have the Cardiff District submit to the people the question of "Yes" or "No", as to whether they want water, and if they do not, we will be the first, at our own expense, to see that the Cardiff District is dissolved.

Personally I am satisfied that a large majority want the water. In a nut shell, our proposition is this: Let the state make the valuation of our properties, and let the State Bonding Commission approve it, and whatever their valuation is we will accept. Can there be any underhand work in a proposition of this kind, and particularly where we are putting in over one-third of the lands ourselves, and bearing over one-third of the

burden.

I am amazed that your paper has not come out strong for the formation of the district under these conditions. A positive stand taken at this time will help both propositions. You can put up any question you want to me, and I will answer it fairly and squarely. There is no "nigger in the woodpile", of any kind or description, and the whole question is - do the people, "Yes" or "No" want a permanent supply of water at a valuation put on it by the state authorities. It is their last chance along the coast to get water.

Yours very truly,

EF/klm

M. W. SPENCER, Mgr. and Prop'r

Sunset Telephone Main 111

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SPECIAL PRICES IN CAR LOTS

Oceanside, Cal., June 22d 191

Ed Eletcher Esq San Diego Calif

Dear Col

Answering yours of the 18th inst

I have taken the matter up with Dr Reid & confidentially with one or two others willing to make A final effort along the lines suggested

We think ^{we} can get together at least ten thousand acres round vista which together with what we can get round Oceanside & carlsbad say five thousand we should be able to

more ~~a~~ vote ~~sufficient~~ bonds to build the main pipe line through to the coast ~~area~~ If some way can be found to use the present ~~area~~

~~area~~ Carlsbad distributing system ^{or} If we can get the South Coast Co to come in the district, ^{then we} could take this over Do you know how the they stand toward

the formation of the district I am writing Mr Tolle to get information

If we the district could build the Merriam Reservoir & the Escondido ditch is high enough to fill it we need not wait until the Warner dam is completed to deliver some ~~water~~ ^{the water it had} to the Vista people at least

The Oceanside trustees will be very glad to cooperate in this plan &

I am inclined to think they will want to encourage the project by taking a lot of the water I am informed that we are now ^{using} well on to A ~~million~~ ^{million} gallons per day ^{for the cut above} if we could take that amount that would help out

I am writing Mr Richardson for A full list of vista land owners who favour the formation of the district at once we are assuming that it will not require to bond the land for more than Seventy five dollars ^{per acre} ~~per acre~~

to pay for the main pipe line Then if you & the people you represent would sign up for all the land you own along the coast ^{round so down to the coast} say fifteen hundred or two thousand acres this would start the ball rolling at Carlsbad

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Oceanside, Cal., ~~is~~ June 22d 191

As to the contemplated legal proceedings it is just as well to be frank about it Judge Britt has already filed A protest with the State Water Commission against the Escndido ditch ^{diverting} ~~taking~~ any more water at this point also the south coast Co as well as some of the farmers of the vally

I am satisfied that all those will continue to oppose the building of the ~~building of the warner~~ dam as well unless some other arrangement is entered into to give this section A fair share of the water so impounded & further I think it will be futile to talk about any arrangement to start to build the Dam with A simple Dam promise to # sell us some of ~~the~~ the water later on ~~the whole~~ < Too much bye & bye to that > the whole prject must go together from the start as originally agreed

***** Do you remember that meeting at your house while you lay on the flat of your back *****

Respectfully

M. W. Spencer



LADIES' EMPORIUM

M. W. SPENCER, Prop'r

DRY GOODS ~~SCHEERER~~ and NOTIONS
LADIES' AND CHILDREN'S CLOTHING :: MILLINERY

OCEANSIDE, CAL June, 23, 1921

Ed. Fletcher Esq.,
San Diego, Calif.,

Dear Col.;

I have a letter from the South Coast Land Co. dated June 25th signed by Mr. Tolley, and concurred in with Mr. Kerckhoff, referring to my proposition as suggested to ~~them~~ joining our irrigation district. I find that they are agreeable to the plan proposed, and agree with me that they must have some of the Warner water in order to continue their improvements at Carlsbad, as they have reached their limit of pumping from the San Luis Rey valley. Mr. Tolley will be down here this week at which time we will take the matter up with him further, as to some of the details.

It seems to me that the next most important step will be for you to meet the Oceanside Committee together with certain members of the Board of Trustees favoring our plan and I suggest that you let me know what day this week you can come up here, and I will have a private conference arranged as you can easily see that in order to proceed with our district, we must have some definite figures. So come prepared to give us a talk as man to man with all the cards on the table.

Respectfully,

M. W. Spencer

Answer Promptly

Mr. King telephoned them.

Ed Fletcher Papers

1870-1955

MSS.81

Box: 27 Folder: 4

General Correspondence - Spencer, M.W.



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