

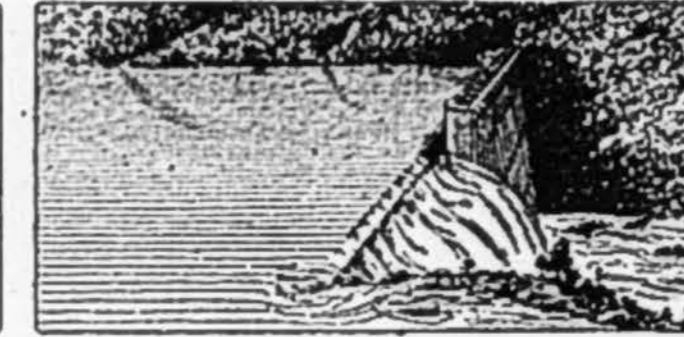
SAN DIEGUITO DISTRICT CHAMBER OF COMMERCE

RANCHO SANTA FE

SOLANA BEACH

DEL MAR

CARDIFF



LAKE HODGES—OUR WATER SUPPLY

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EDW. S. WHITE
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C. B. REAS
CHAS. H. WEBSTER
CARDIFF

July Eighteenth,
1 9 2 9

San Dieguito Chamber of Commerce,
Solana Beach,
California.

Gentlemen:

Enclosed find copy of letter that is explanatory and
for your information.

Yours truly,

EF:AK

SOLANA BEACH, CALIF.,

July 19, 1929

To the Property Owners and
Water Consumers of the
Santa Fe Irrigation District:

Douglas Fairbanks has filed with the Board of Directors of the Santa Fe Irrigation District a petition requesting the inclusion in the District of approximately 850 acres of land subject to certain conditions agreed to in the petition, which conditions have been the subject of negotiations between Mr. Fairbanks and the Directors of the Irrigation District for several months. A copy of the formal notice of filing and hearing of the petition has been sent to all concerned by the Irrigation District for your information. The hearing will be held at the office of the Irrigation District at 10 A.M. on Tuesday, August 13th, 1929, and it is desirable to have a sufficient representation from each division of the Irrigation District present at the hearing for the purpose of discussing the proposed inclusion thoroughly and freely to the end that final action in the matter may be in accord with the wishes of the people who comprise the Irrigation District.

Information which has been obtained by the water Committee of this Chamber of Commerce relative to the proposed conditions to be imposed upon the land and its owners in event of inclusion and the effect of the proposed inclusion on the Irrigation District at large both from a financial standpoint, and from the standpoint of water supply follows:

Main Water Contract

The Irrigation District first contracted for 6,100 acre feet of water annually from Lake Hodges. In 1925 this contract was superceded by a new contract for delivery from Lake Hodges of 6,576 acre feet of water annually. Both of these contracts provided for minimum annual payments for water based on anticipated development and use of water. Up to the present time, however,

the use of water has been considerably less than the minimum annual payment and an annual deficit has resulted each year which is covered by the subsequent years assessment. The minimum annual payments, water purchased to date, and deficit to date are as follows:

Year ending Nov. 1st	Acre feet	Minimum Payment	Water Purchased	Annual Deficit
1926	1879	\$24,552.91	\$13,192.36	\$11,360.55
1927	2818	36,829.36	20,177.13	16,652.23
1928	3758	49,105.81	26,298.49	22,807.32
1929	4697	61,382.26		
1930	5636	73,658.72		
1931	6576	85,935.17		

The rates charged for water under the contract are as follows:

Irrigation use: 3¢ per 100 cubic feet
Domestic use: 7½¢ per 100 cubic feet

Option contract

In 1925, the Irrigation District was offered, and the Board of Directors accepted a contract giving the Irrigation District the option until November 1, 1931, to purchase an additional quantity of water up to 1,000 acre feet per year at the rate of 7½¢ per 100 cubic feet from the San Diego County Water Co., owners of Lake Henshaw, to be diverted into Lake Hodges from Lake Henshaw. In a consideration of the option agreement the following points may be noted:

1. The Irrigation District will not for a number of years be using the amount of water contracted for from Lake Hodges and will be faced with the resultant annual deficit in water sales.
2. Purchase of the additional 1,000 acre feet would increase the annual tax levy in the amount of \$32,670. per year which would be an annual carrying charge indefinitely depending on whether or not any use would ever be made of the water.
3. The Irrigation District is already faced with increased taxes in 1933 on account of the retirement of bonds commencing in 1933.

If the option were exercised in 1931, the tax levy in 1933 in addition to providing for interest on bonds, operation and maintenance, would include:

1. Estimated water deficit, main contract: \$30,000.
2. Cost of 1,000 acre feet, water option contract: 32,670.
3. Bond retirement: 19,000.

These charges would cause a severe burden on the tax payers of the Irrigation District and might seriously affect the further development of the District.

Fairbanks to Purchase Option Water

As set forth in his petition, Douglas Fairbanks is agreeable to purchase from the Irrigation District 500 acre feet per year of the so-called "option water" when and after the option is exercised and the Irrigation District commences to receive water purchased under the option agreement. Mr. Fairbanks also agrees to pay for the full quantity of water received by the Irrigation District under the option agreement up to 500 acre feet per year, whether or not full use is made of the water on his lands.

Use of Water until Option Exercised

The Irrigation District has until November, 1931, to exercise the option for additional water up to 1,000 acre feet per annum, and it is possible that the San Diego County Water Co. may not have the necessary facilities installed for delivery of water until six months later, so that the Irrigation District probably will not be called upon to take water under the option agreement until sometime in 1932. Until that time, Mr. Fairbanks is agreeable to using water from the regular Irrigation District supply at prevailing rates up to his requirements which should result in a reduction in the Irrigation District's annual water deficit to the extent of \$3,000. to \$5,000. per year during the period from the time his land is included in the Irrigation District, until 1932.

Installation of Connecting Pipe Line

The cross-connection main pipe line from the most convenient point on the Irrigation District's distribution system to the Fairbanks reservoir will be installed according to Irrigation District plans and specifications, at the sole expense of Mr. Fairbanks. The pipe line is estimated to cost \$20,000. and will be the property of the Irrigation District.

Additional Pipe Lines

According to the petition, the Irrigation District will never be required to supply water to any point on the Fairbanks lands other than the Fairbanks reservoir; further, the Irrigation District will never be required to install laterals or extend its distribution system to serve any subdivision of the property.

Operation and Maintenance Expense

The additional expense to the Irrigation District in the event of the inclusion of the Fairbanks lands will be practically negligible as it will be limited solely to the upkeep of the main cross-connection pipe line. This pipe line will be either cast iron or centrifugally cast concrete pipe and should require no maintenance for many years. The distribution of water from the Fairbanks reservoir and the maintenance of pipe lines from that point will be done entirely by Mr. Fairbanks' operating forces, at his expense.

Land Subject to Irrigation District Assessments

The assessed valuation of the lands proposed to be included is estimated at \$100,000., and the assessed valuation of the entire Irrigation District at present is approximately \$1,500,000. The land will be subject to the regular Irrigation District assessments for bond interest, bond retirement, operation, maintenance and water deficit. The Fairbanks lands will therefore be paying annually 1/15 of the total assessment, or between \$6,000. and \$6,500., although the operating expense of the Irrigation District will not be increased and the water deficit will be decreased during the years that water is used on the Fairbanks lands from the regular Irrigation District supply.

This in effect would decrease taxes throughout the Irrigation District but the effect may not be noticed by taxpayers for several years due to the fact that the water deficit increases each year. Minimum payments under the main contract increase \$12,000. per year. It means however, that Irrigation District assessments will be less than they would be were the Fairbanks lands not included in the Irrigation District.

District may exercise option for full 1,000 acre feet

By the inclusion of 850 acres of the Fairbanks lands, it is apparent that the annual revenue accruing to the Irrigation District will be increased by the increased use of water, and on account of assessments levied against the land. This should place the Irrigation District in a better position financially in 1931 to consider the acquisition of the full 1,000 acre feet from Lake Henshaw for the purpose of either increasing the regular Irrigation District supply by 500 acre feet per year, or in connection with the inclusion of additional areas of land.

Effect on Property Values and Development

The effect of the inclusion of 850 acres of land owned by Douglas Fairbanks on the value of the property generally throughout the Irrigation District and the effect on development of the San Dieguito district as a whole, may best be left to the judgement of the individual. Mr. Fairbanks proposal, however, as outlined in his petition appears to be advantageous to the community.

By order of the Board of Directors of the
San Dieguito District Chamber of Commerce
at a Special Meeting of said Board held
on the 13th of July, 1929.

Edward S. White

President

July 24th, 1929.

San Dieguito District Chamber of Commerce
Solana Beach, California.

Attention Mr. George S. White, President:

My dear Mr. White:

Congratulations on your presentation to the property owners and water consumers of the Santa Fe Irrigation District regarding the Douglas Fairbanks annexation.

It is, I think, eminently fair and could not be presented any better.

Yours very truly,

RF:GMF

Dictated by but not reviewed by Colonel Fletcher.

August Twenty-eighth,
1 9 2 9

San Dieguito District Chamber of Commerce,
Solana Beach,
California.

Gentlemen:

This will confirm my verbal agreement to the effect
that I will take one year's sustaining membership
from September 1st, 1929 in your chamber of commerce.

Enclosed find check for \$45 for the first three
months subscription.

Yours truly,

EF:AK

SAN DIEGUITO DISTRICT CHAMBER OF COMMERCE
RANCHO SANTA FE SOLANA BEACH DEL MAR CARDIFF

PRESIDENT
EDW. S. WHITE
VICE-PRESIDENT
J. P. COCHRAN
SECRETARY
W. A. BECHBERGER
TREASURER
BANK OF AMERICA
OF CALIFORNIA
SOLANA BEACH



LAKE HODGES—OUR WATER SUPPLY

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W. T. HART
DEL MAR
E. B. PARKE
W. C. BROWN
CHAS. H. WEBSTER
CARDIFF

SOLANA BEACH, CALIF..

December 10, 1929

Mr. Ed Fletcher,
1020 Ninth St.,
San Diego, Calif.

Dear Mr. Fletcher:

Your letter of August 28th confirming
your verbal agreement with Messrs. Larrick and
Porter with reference to membership for the ensuing
year beginning as of September 1st, and enclosing
check for \$45.00 for the months of September, October
and November, was duly received and recorded.

Statement for the ensuing three months
is herewith enclosed.

Since the state of our Treasury is not
as prosperous as it has been, we shall need to curtail
our activities somewhat although we should like to call
attention to the enclosed two page letter folder which
we had prepared during the summer. The map inside is
quite accurately drawn to scale and the illustrations
of course are all from bonafide photographs.

We are making a careful distribution of these
to all members with the expectation that they use them
only in out of town correspondence, and with discretion.
If you can use some to advantage, we shall be glad to
supply you.

Yours very truly,

SAN DIEGUITO DISTRICT
CHAMBER OF COMMERCE

Secretary

WAB:P

December Twelfth,
1 9 2 9

San Dieguito District Chamber of Commerce,
Solana Beach,
California.

Gentlemen:

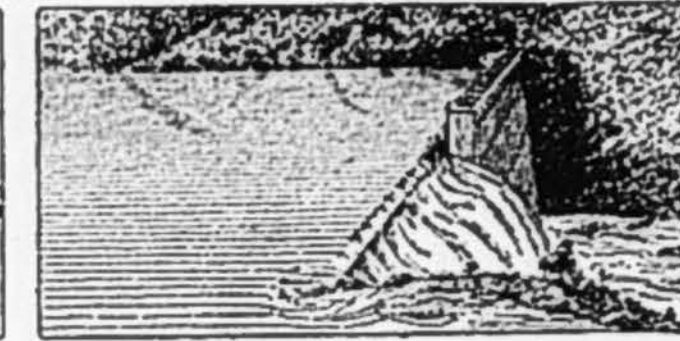
Enclosed find check for \$45 covering dues for
December, January and February. Kindly
acknowledge receipt, and oblige.

Yours truly,

AK

SAN DIEGUITO DISTRICT CHAMBER OF COMMERCE
RANCHO SANTA FE SOLANA BEACH DEL MAR CARDIFF

PRESIDENT
EDW. S. WHITE
VICE-PRESIDENT
O. P. COCHRAN
SECRETARY
W. A. BECHBERGER
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OF CALIFORNIA
SOLANA BEACH



LAKE HODGES—OUR WATER SUPPLY

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W. C. BROWN
CHAS. H. WEBSTER
CARDIFF

SOLANA BEACH, CALIF..

December 14, 1929

Col. Ed Fletcher,
1020 Ninth St.,
San Diego, Calif.

Dear Col. Fletcher:

Your check for three months membership dues
enclosed with your letter of the 12th inst., was duly
received.

We decidedly appreciate your continued
cooperation and at an early meeting of the membership
in the coming year, we hope to have you with us again.

Yours very truly,

W. A. Bechberger
Secretary

WAB:P

STATEMENT OF ACCOUNT WITH
**SAN DIEGUITO DISTRICT
 CHAMBER OF COMMERCE**

RANCHO SANTA FE
 DEL MAR

SOLANA BEACH
 CARDIFF

Office: SOLANA BEACH
HOWARD F. ROWE, Secretary
Wm. A. DECHBERGER

Col. Ed. Fletcher

San Diego, Calif.

Paid Payment S. D. D. C of C WPA Secy

Membership Dues Quarter Ending

Feb 28, 1931

45.00

Arrears

TOTAL

45.00

(The membership dues of \$6 per year are payable in advance, either annually, semi-annually or quarterly, and will be considered delinquent fifteen days after receipt of statement. You will aid in handling Chamber of Commerce business by paying dues annually in advance

While active participation in the work of the organization is the first obligation of a member to his Chamber of Commerce, financial support is essential to its proper functioning and we respectfully ask your immediate attention to the above statement.)

Ed Fletcher Papers

1870-1955

MSS.81

Box: 24 Folder: 16

**General Correspondence - San Dieguito
District Chamber of Commerce**



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