

June 14, 1922

Mr. John W. Thomson,  
601 So. Hill Street,  
Los Angeles, California.

My dear Mr. Thomson:

Regarding the Kelly lands that we saw yesterday afternoon, there are approximately 242 acres of slough lands; the balance of the 1700 acre tract is good plow land and valley land, excepting about 32 acres of rough land. It controls almost two miles of ocean front, and thru the property runs the Santa Fe Railroad and state highway, Los Angeles to San Diego.

I know of no tract of land along the coast between Del Mar and Oceanside that can be bought for less than \$300 per acre, similarly situated and without water. As you are aware, the Carlsbad lands, just to the north of the Kelly land, roughly 1200 or 1500 acres, have just been sold, in 10 or 15 acre tracts, at from \$650 to \$1,000 an acre, based on 12 cents a thousand gallons cost for water being pumped from the San Luis Rey River 5 miles away. This property is controlled by the South Coast Land Company. The Kelly lands will be able to get water from the Lake Hodges System without question, in my opinion, and on the same basis as the Syndicate lands, which you also saw yesterday afternoon, ie: 4 cents a thousand gallons for irrigating water and 10 cents a thousand gallons

for domestic water, delivered at the San Dieguito reservoir. It will be thru the formation of an irrigation district such as is now taking place by the inclusion of the Syndicate lands in an irrigation district.

The Kelly lands are admirably located, sloping westerly toward the ocean with an ideal townsite as well among the possibilities. The improvements do not amount to much - a couple of wells have been developed and three houses and barns on the tract. There is one other large barn that will hold 500 tons of hay that was blown down by the wind this winter, which we are re-building. The total improvements on the property do not exceed \$10,000 or \$15,000.

SYNDICATE LANDS

These lands have an ocean frontage of nearly a mile, lying between Del Mar and Cardiff, the total acreage being 1089 acres. Between 600 and 700 acres of this land have already been cleared and are now under water and leased at \$25 to \$30 an acre, cash rent. A first-class irrigating system, wholly of concrete pipe, excepting small laterals which are standard screw pipe, constitutes the distribution system. These lands are going to be in the Santa Fe Irrigation district under an agreement made with the Santa Fe Railroad, who have, in writing, agreed to sell water delivered at the San Dieguito Reservoir at 4¢ a thousand gallons for irrigation water and 10¢ for domestic water, in perpetuity. The only necessity of expense in relation to a permanent supply of water is for the

irrigation district to vote bonds to put in the distribution lines. This already has the informal approval of the state engineer of California, who has assured me that there is no question but that the State Bonding Commission will approve any bonds for that purpose. We have a contract to buy the water at the present time, and are getting it subject to a revised agreement between us to go into the district, and the district is now being organized.

In the report made by the State Engineer of California in 1919 it shows about 85 percent of this land to be irrigable land and 15% waste. As you will notice by the map, these lands adjoin the Santa Fe ranch of 8800 acres, which is owned by the Santa Fe Railroad, and nearly half a million dollars has been appropriated to build roads and put water over the entire tract, all as per newspaper article which is hereto attached. These properties have a bountiful supply of water available from Lake Hodges dam, a lake 7.6 miles in length.

The development and sale of the Santa Fe lands at the present time will materially assist in the sale and increased valuation of the adjoining Syndicate lands which are under discussion. In my opinion a reasonable value for these Syndicate lands would be -

Those now cleared and under irrigation, roughly	
500 acres - - - - -	\$500.00 an ac.
400 acres - - - - -	250.00 " "
189 acres - - - - -	50.00 " "

These values are based wholly on agricultural values and are not prospective values for residential purposes. The rough land will, some day, be more valuable for residential uses because the land is higher, with a view of the ocean and possible of sub-division, but I am not taking this into consideration at this time in making values. I am satisfied the state engineer of California and the State Bonding Commission of California, would give us \$400 or \$500 an acre as a reasonable value on any of the lands under irrigation.

WEST LANDS on Linda Vista

This comprises 2603 acres. This tract is from 13 to 15 miles from San Diego lying between San Diego and Camp Kearny. A 20 ft. paved highway is built thru the property on the main line to Escondido. 600 or 700 acres of it has been cleared, city gas and electricity are available at the present time. It is ideal for sub-division and will some day become a part of the City of San Diego. It is only 2-1/2 miles from the City Limits of San Diego at the present time.

The land is practically frostless, the same as the Kelly and Syndicate lands, and with water available from either Sutherland or Warner's dam, now under construction, the land will readily sell at from \$600 to \$1,000 an acre. The only water right it has at the present time is the fact that the owners of the Warner's dam also own a third interest in this property, and it is their intention to put the water there. Also negotiations are now on to sell water to the City of San Diego, and will undoubtedly be done.

A reasonable value for these lands at the present time, based on existing conditions, is \$200 to \$300 an acre, for water can easily be put on all of this land from the Warner's system, at a cost of not to exceed \$75 to \$100 an acre for the pipe line. Under an arrangement with the Escondido Mutual Water Company water from Warner's dam can now be delivered to within 20 or 25 miles of this property at an elevation of 1400 feet above sea level. These lands are only 600 or 700 feet above sea level, and a gravity pipe line can put water over this entire tract by gravity. Full information as to how far the owners of Warner's dam will obligate themselves in the matter of water to these lands is a matter to be taken up with Mr. Treanor for final decision.

These three lands above mentioned, the Kelly lands, the Syndicate lands and the West lands on the Linda Vista Mesa, are the three tracts which Mr. Treanor mentioned as Mr. Henshaw owning an undivided one-third interest in, which Blyth-Witter Company may or may not finance as they see fit, independent of the other project, therefore I have given you a letter on this subject covering those three tracts of land alone, all as per map hereto attached.

Yours very truly,

EF:EDM

June 14, 1922

Mr. John W. Thomson,  
601 So. Hill Street,  
Los Angeles, Calif.

My dear Mr. Thomson:

Answering your inquiry regarding the value of Warner Springs and land adjoining, will say that Mr. Henshaw has \$50,000 to \$60,000 invested in improvements there, including 20 odd adobe cottages, dining room, a 12 room cottage, 40 bath rooms, plunge 100 x 60, massage room, two story ranch house, water system that cost nearly \$10,000, improvements to the Springs themselves, a store building, etc.

It does not include about 60 acres of apple orchard, 40 acres of pear orchard and a 18 acre home orchard, deciduous fruits, and about 15 acres of grapes.

The temperature of the Springs is 148°. The water is sulphur and lithia. It is a prominent resort, and the perpetual flow of water is 28 miner's inches, never varying winter nor summer. It is bringing us in a net revenue of from \$7,000 to \$8,000 a year at the present time and is under lease. This revenue is increasing every year, and the Springs are becoming very popular.

We were offered \$200,000 two or three years ago, but at that time Mr. Henshaw was asking \$300,000 for the

- 2 -

Springs and 1,000 acres. It is an ideal place in the mountains and I have a list of 37 people who have asked to buy lots there if we ever sub-divide it.

Over \$30,000 has been spent in building roads on the ranch. A paved highway is being built from San Diego to Santa Ysabel and all completed but 17 miles, I believe, under a county bond issue. - A paved highway 18 ft. wide, 5 inches thick, of concrete, and is a wonderful benefit to the ranch. It is only a question of time when it will be paved to the Springs.

Our revenue at the present time from the balance of the ranch, as a cattle grazing proposition is \$36,000 per year - cash rent, leased to thoroly reliable people.

It is hardly fair to value this as a cattle ranch, however, for it is as near ideal for deciduous fruits as any lands San Diego County can produce, particularly apples, pears, peaches, cherries, etc., which you saw on your trip. It is only a question of a short time when the ranch is much more valuable for subdivision purposes into small farms.

There is easily 8 or 10 thousand acres of fine bottom land outside the reservoir site, which is ideal for alfalfa. There is easily 12,000 or 15,000 acres more of ideal fruit land on the ranch. I don't believe there are over 5000 or 6000 acres of land that cannot be economically cultivated and that should be classed as grazing land at \$5 or \$10 an acre.

There are sixteen streams that run the year around into the property, and the rainfall is from 22 to 30 inches annually.

The reservoir will flood approximately 6,000 acres.

I am satisfied there is artesian water all over the ranch and can show you a number of springs flowing from the tops of the hills showing that water comes from a distance and under pressure. The mountains surrounding are from 6,000 to 6,500 feet elevation with an average rainfall of 40 to 60 inches. Palomar Mountain, which drains into the Rincon, a part of the Warner Ranch, one year had 102 inches of rainfall. This winter Palomar Mountain had over 122 inches of snow and 54 inches of rain, about the same as Cuyamaca Lake. All of this is tributary to Warner Ranch.

I know of no ranch in Southern California that has the prospective value of the Warner's Ranch, and I can recommend it most highly.

Yours very truly,

BF:AMM

Not reviewed  
after dictation

280-24

June 14, 1922

Mr. John W. Thomson,  
601 So. Hill Street,  
Los Angeles, Calif.

My dear Mr. Thomson:

As I promised you, I furnish the following information relative to the Ward place:

There are 892 acres. We acquired it primarily because it controls nearly two miles of riparian rights on the San Pasqual River below Sutherland and Pamo. It has a house and barn and pumping plant on it worth roughly \$5,000 or \$6,000. Between 400 and 450 acres of this land are riparian to the stream and an estimate of the best bottom land that can be developed is 300 acres, with about 220 acres of sloping mesa land.

Until either Pamo or Sutherland dam is built, the bottom land is in danger of erosion, and not over 150 acres is available for alfalfa, but when the dam is once built, easily 350 acres of this bottom land can be re-claimed and put in crops.

Any pipe line from Pamo toward the ocean will run for nearly two miles thru this property, and the mesa lands can be irrigated and planted to citrus or deciduous fruits. About 150 acres of the mesa lands have already been cleared and put to grain, dry farming.

The property is within 4 miles of Escondido, and it is planned to put a paved highway, by the county highway commission,

thru the San Pasqual Valley, but most of the Ward property is on the wrong side of the river. This, however, will not be a detriment to the property as soon as Pamo dam is completed.

PICO PROPERTY:

This consists of 422 acres, 4 miles from Oceanside, with a paved highway two-thirds of the distance. The San Luis Rey River runs for a mile to a mile and a half thru the property. About 80 acres is on the south side and the balance on the north side of the river. It has improvements worth \$3,000 or \$4,000 at the outside - just a farming proposition.

There is roughly 40 to 50 acres of it river channel. There are approximately 250 acres of bottom land susceptible of development, and the balance is mesa land only 20 to 40 ft. above the valley lands - a small pumping lift. There is a natural lake on the property that never goes dry, taking up 2 or 3 acres. The river has done some considerable washing there, but when Warner Dam is built, as fine bottom valley land as there is in the county will be developed there. It is ideal at the present time for sugar beets, alfalfa, corn, etc, and the mesa land for citrus.

The Pico property is riparian to the San Luis Rey and the rights of diversion had to be secured to build Warner Dam but this land is particularly adapted to a large supply of water being pumped from the Pico to lands on the coast, and negotiations now are on to furnish 4 or 5 million gallons a day from these gravels to the City of Oceanside and surrounding sections.

BERNARDO RANCH: T

This acreage is approximately 5,000 acres. The

greatest share of the Bernardo ranch lands is a red loam and decomposed granite, elevation from 400 to 700 ft. above sea level; 3 or 4 miles from Escondido, and on a paved highway which runs the entire distance to the city limits of San Diego (either completed or under contract), 30 miles from San Diego.

The land is slightly, rolling and particularly adapted to citrus fruits, from 3,000 to 3,500 acres, at least. No land of similar character that has promise of water can be purchased around Escondido at less than \$300 to \$400 an acre and Escondido is out most successful citrus growing valley in the county. There are 1,000 to 1,500 carloads of citrus fruits going out annually and as high as 2,000 in a season. This land will get water in all probability from the Warner Dam as soon as it is completed, under an arrangement with the Escondido Mutual Water Company to use their system to Escondido. It only means a pipe line 8 or 10 miles in length costing not to exceed \$50 or \$60 per acre to transport the water from the Escondido System to the tract. The water taken out of the Escondido ditch will be at an elevation of about 1,000 feet above sea level, after it leaves the power wheel.

If water is taken to San Diego from Warner's to the Linda Vista Mesa, the pipe line will go right thru the center of Bernardo tract, and unquestionably this will be done, but independent of any pipe line to the city, it is feasible and practical and can be done immediately to bring water from the Warner's project to the Bernardo, and it is the intention so to do.

There are about 800 acres of heavy adobe soil that

- 8 -

is ideal for Valencia oranges that is not included in this estimate. Roughly there are approximately 1,000 acres of land on the Bernardo that in my opinion it would not be practical at the present time to irrigate. Some of it could be used for grain and the balance pasture.

The north line of the Bernardo property adjoins Lake Hodges. Approximately there are 4 miles of paved highway costing \$30,000 a mile that have already been built thru the center of the Bernardo ranch from the south line to the north line by the county highway commission.

This is an ideal sub-division in 5 and 10 acre tracts, with a townsite, and will undoubtedly be done at a later date.

Yours sincerely,

RF:KLM

Not reviewed  
after dictation

**Ed Fletcher Papers**

**1870-1955**

**MSS.81**

**Box: 29 Folder: 26**

**General Correspondence - Thompson, John W.**



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