

January 5, 1956.

Honorable Mayor, Common Council,
Water Commission and City Manager,
City of San Diego,
San Diego, California.

Attention Mr. George Buck, City Manager.

My dear Mr. Buck:

As per your request, we submit you the following proposition re the acquisition of the riparian rights and certain lands in the San Pasqual Valley, which we are authorized to represent, as follows:

William H. Dyer	40 acres
Fred Dyer	160 "
E. Georgeson	410 "
H. Judson	333 "
E. Peet	205 "
Peter Georgeson	360 "
Lillian Judson	156 "
Mary "	352 "
Ruth La Prude	35 "
L. Rockwood	153 "
E. H. Webb	792 "
Roberts' Ranch	553 "
E. R. Harris	169 "
Hellie Skoog	120 "
C. Marchus	117 "
Ray Trussell	80 "
C. C. Yawkey	400 "
Total	4425 "

We will undertake to deliver the riparian rights to the above for the sum of \$500,000.00. The wording of the riparian rights agreement to be mutually agreed on; the reservation of the Yawkey agreement to be the same as approved in the original contract between the City and Mr. Prentice.

Proposition No. 2

We offer you the purchase of the entire Fenton Ranch, with all improvements, 683 acres, for the sum of \$120,000. Mr. Fenton wants \$100,000 for his riparian rights. This is the property that he asked \$350,000 for five years ago.

Hon. Mayor, Common Council,
Water Committee and City Manager.

-2-

Referring to our conversation Thursday last, if the City Attorney decides that the King, Bradbury, Wood, Melville, Jennings, Moore and Boyle properties are riparian, we will be glad to submit you a proposition on these properties.

The writer believes he is rendering the city a distinct benefit in calling your attention to the acquisition of these properties at this time. The price is approximately 25% of what it would have been five years ago. These rights must be acquired before Sutherland Dam can be completed and, as you know, the City already has a million and a half to two million dollars invested lying idle at Sutherland Dam today. This development can be completed and the water put into El Capitan Dam from Sutherland by gravity for not to exceed a million and a half dollars, which will increase the yield of the city's supply six to eight million gallons daily, depending upon the method of operation.

A committee of the above owners has asked me to represent them and I am of the honest opinion that immediate and favorable action should be taken for the best interests of the City.

The City has the money in the bank. Payment should be made in cash, and the City will be acquiring the best buy for the least money it will ever have the opportunity to get. It solves the problem for the eventual development of 16 or 17 million gallons of water daily on the Lake Hodges System, for the city, for the least cost of any water developed by the city.

This tentative offer to hold good until February 16, 1955.

Sincerely yours,

ED FLETCHER CO.

By _____
President.

Copies to:

EF/RC

Rutherford B. Irones, Mayor.
Richard I. Scollin, Member City Council
Albert W. Bennett " " "
Will H. Cameron " " "
Alva S. Davis " " "
Dan Rossi " " "
Harry Warburton " " "
Charles T. Chandler, Sr., Secretary City Water Commission
Albert Mayerhoffer, Chairman " " "
Sam Fox, Vice-Chairman " " "
James Hervey Johnson, County Assessor
Major T. C. Macaulay, Ext. Secretary Chamber of Commerce
Editors of S. D. Union, S. D. Tribune and S. D. Sun.

P. F. O'Rourke

January 5, 1935.

Mr. George Buck,
City Manager,
San Diego, California.

My dear Mr. Buck:

I am enclosing map showing the ownership of lands between the 550 foot contour and the highway along the shores of Lake Hodges. The City owns all the land around the damsite. The bottom of the spillway is 515. For \$36,500 tenor gates can be put in the present spillway and 10 feet additional water can be stored during the flood season, giving an additional storage of something like 8,000 or 10,000 acre feet, I believe. All we need to do is to make the buttresses sufficiently strong to carry the additional load. I have seen the water 11 feet 8 inches deep over the spillway and have moving pictures of it discharging 55,000 second feet. I feel sure the dam is safe as is, but when the state makes the demand under the law it has to be rectified.

The lands in red cost us \$15,000 nearly five years ago. The adjoining land sold at from \$400 to \$600 an acre wholesale and the townsite I sold eight or ten years ago at \$200 an acre.

A dozen of the citizens of San Diego bought the property cheap to keep any houses from being built along the water front and to save that wonderful knoll that we visited last Thursday afternoon. It should be kept for all time for the public as a public park. You will need part of the land any way if you raise the water level at all, even 10 feet.

We purchased this property for \$15,000 and signed a written agreement that we would sell it at any time within five years to the City at \$15,000 plus 8% interest, without profit to ourselves, directly or indirectly.

The names of the prominent citizens interested are as follows: George W. Marston, Mrs. L. C. Colman, Mrs. Lilla M. Burnham, Alice Lee, G. A. Davidson, Fred Hanson, Milton McRae, Joe Sefton, M. T. Gilmore, Ellen B. Scripps, Mrs. George Burnham and Ed Fletcher.

Will you let me know if the City is interested at all in the acquisition of this property, and if so on what basis.

Thanking you in advance for any interest you may take in the matter,

Yours very truly,

EF/EC

January 5, 1935.

Honorable Mayor, Common Council,
Water Commission and City Manager,
City of San Diego,
San Diego, California.

Attention Mr. George Buck, City Manager.

My dear Mr. Buck:

As per your request, we submit you the following proposition re the acquisition of the riparian rights and certain lands in the San Pasqual Valley, which we are authorized to represent, as follows:

William H. Dyer	40 acres
Fred Dyer	160
E. Georgeson	410
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E. H. Harris	160
Hellie Skoog	120
C. Marchus	117
Ray Trussell	80
C. C. Yawkey	400
Total	4425

He will undertake to deliver the riparian rights to the above for the sum of \$500,000.00. The wording of the riparian rights agreement to be mutually agreed on; the reservation of the Yawkey agreement to be the same as approved in the original contract between the City and Mr. Prentice.

Proposition No. 2

We offer you the purchase of the entire Fenton Ranch, with all improvements, 683 acres, for the sum of \$120,000. Mr. Fenton wants \$100,000 for his riparian rights. This is the property that he asked \$350,000 for five years ago.

January 3, 1935

Mr. George Buck,
City Manager,
San Diego, California

My dear Mr. Buck:

I am enclosing herewith the ownership of lands between the 250 foot contour and the highway along the shore of Lake Hodges. The City owns all the land around the dam site. The bottom of the highway is 315' for 430' longer before it is put in the present highway and 10 feet additional water can be stored during the flood season, giving an additional storage of 1,000,000 acre feet, 4' higher. All we need to do is to make the bottom of the highway to carry to over 8 feet higher. I have seen the water level 8 inches above the highway and have moving, because of it discharging 66,000 cfs. I feel sure the dam is safe as it is, but when the water rises the demand under the dam it has to be restricted.

The lands in red cost us \$15,000 nearly five years ago. The adjoining land sold at from \$100 to \$200 an acre and the same time I sold eight or ten years ago at \$200 an acre.

A portion of the claim of the dam site is to be kept to keep the water from being held along the water front. We have been working hard to get the dam site as a public park. I should be kept for all time for the public as a public park. I will need part of the land and you will see the level, even to last.

Enclosed herewith is property for \$15,000 and signed a written agreement that we would sell it in any time within five years to the City at \$15,000 plus 8% interest, without profit to ourselves, directly or indirectly.

The names of the prominent citizens interested are as follows: George W. Henshaw, Mrs. J. C. Gorman, Mrs. J. H. Henshaw, Alice Lee, G. A. Leland, Fred Henshaw, Wilson Henshaw, Joe Henshaw, M. T. Gorman, Miss B. Gorman, Mrs. George Gorman and Ed Fletcher.

Will you let me know if the City is interested at all in the acquisition of this property, and if so on what basis.

Thanking you in advance for any interest you may take in the matter,

Yours very truly,

ED/EC

Hon. Mayor, Common Council,
Water Committee and City Manager

Referring to our conversation Thursday last, if the City Attorney is satisfied that the King, Bradbury, Wood, Melville, Jennings, Moore and Boyle properties are riparian, we will be glad to submit you a proposition on those properties.

The writer believes he is rendering the city a distinct benefit in calling your attention to the acquisition of these properties at this time. The price is approximately 25% of what it would have been five years ago. These rights must be acquired before Sutherland Dam can be completed and, as you know, the City already has a million and a half to two million dollars invested lying idle at Sutherland Dam today. This development can be completed and the water put into the Capitan Dam from Sutherland by gravity for not to exceed a million and a half dollars, which will increase the yield of the city's supply six to eight million gallons daily, depending upon the method of operation.

A committee of the above owners has asked me to represent them and I am of the honest opinion that immediate and favorable action should be taken for the best interests of the City.

The City has the money in the bank. Payment should be made in cash, and the City will be acquiring the best buy for the least money it will ever have the opportunity to get. It solves the problem for the eventual development of 16 or 17 million gallons of water daily on the Lake Hodges System, for the city, for the least cost of any water developed by the city.

This tentative offer to hold good until February 15, 1935.

Sincerely yours,
ED FLETCHER CO.

By _____
President.



CITY OF SAN DIEGO

OFFICE OF
GEORGE L. BUCK
CITY MANAGER

SAN DIEGO, CALIFORNIA

February 1, 1935

Ed Fletcher Company
1020 Ninth Avenue
San Diego, Calif.

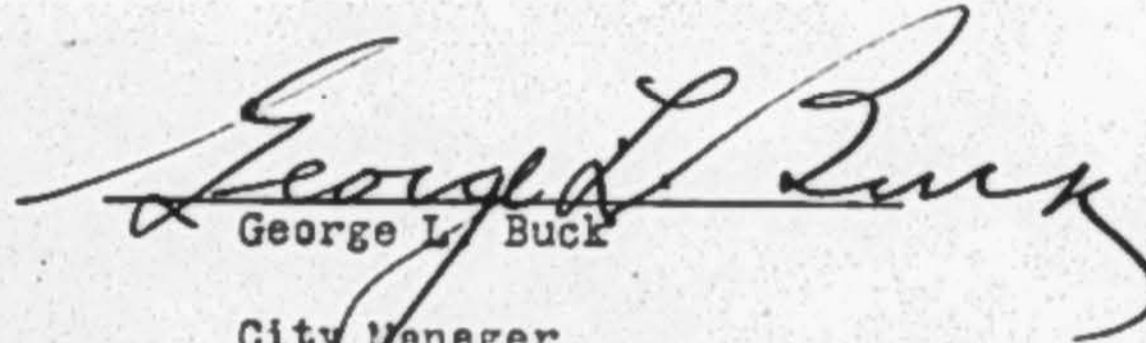
Gentlemen:

Consideration has been given to your offer of January 5, 1935 to deliver to the City of San Diego the riparian water rights of 4425 acres of land belonging to 17 owners in the San Pasqual Valley for \$300,000, and the delivery of the riparian rights of the Fenton 683 acre ranch for \$100,000 or the land, improvements and rights for \$120,000, which offer was filed by me with the City Clerk for the information of the Council.

Enclosed is copy of my report to the Council regarding your offer.

Upon receipt of legal descriptions of the land and definite statements as to the extent of the rights offered in your letter dated January 5, 1935, further consideration will be given to your offer.

Very truly yours,


George L. Buck
City Manager

glb/dk
enc



CITY OF SAN DIEGO

SAN DIEGO, CALIFORNIA

OFFICE OF
~~W. W. GARDNER~~
CITY MANAGER
George L. Buck

February 1, 1935

THE HONORABLE MAYOR AND CITY COUNCIL
OF THE CITY OF SAN DIEGO, CALIFORNIA

GENTLEMEN:

Consideration has been given to the offer of Ed Fletcher Company to deliver to the City of San Diego the riparian water rights of 4425 acres of land in the San Pasqual Valley belonging to 17 owners for \$300,000, and the delivery of the riparian rights of the entire Fenton 683 acre ranch for \$100,000 or the land, improvements and rights for \$120,000.

The offer is lacking in description of the lands from which the riparian rights are to be transferred and is also lacking in definition as to the extent of the rights to be transferred. However, the offer appears to comprehend the legal permission of the owners of practically all land affected, except the large Prentice Ranch in the San Bernardo Grant, for the City of San Diego to construct the Sutherland and/or Pamo reservoir dams and to store and/or divert water for use of the City.

It does not appear that the City would be permitted to take subsurface water from the lands included in the offer.

As a considerable portion of these lands may have appropriative water rights in addition to riparian water rights, it will be necessary that such rights also be waived insofar as the construction and use of Sutherland or Pamo dams may be concerned.

Before purchasing the water rights only, consideration should be given to the cost of acquiring the lands outright. In view of the relative prices for the water rights and for the land indicated in the Ed Fletcher Company offer of the Fenton 683 acre tract, it would be desirable to secure the land. provided on appraisal it was found that the offer was reasonable.

If the owners of the Yawkey, LaPrade, Roberts, Dyer and Webb tracts, a portion of which may be required for the Super Hodges Project or for development of subsurface water supply, should consider a like reasonable difference between the sale of their water rights and of their land it would be very proper for the City to acquire these tracts if the prices were found to be fair.

It is not deemed proper to make a recommendation as to the offer of Ed Fletcher Company of water rights and lands in the San Pasqual Valley until there is more definite information available as to:

(a) Legal description of the lands affected.

The Honorable Mayor and City Council - #3

2/1/35

- (b) Legal definition of the water rights to be transferred.
- (c) Legal determination of the water rights, riparian and appropriative for each tract that may be required in connection with any water conservation and diversions upstream from the San Pasqual Valley.
- (d) Appraisal of all properties and water rights that may be required for any of the San Dieguito developments to determine their relative values.
- (e) Further study of the engineering economics involved.
- (f) Adoption by the Council of a policy for development of the San Dieguito system.

Very respectfully,

George L. Buck

City Manager

glb/dk
enc

4423) 3008 ✓

DC
INDEX

DATE

WAGEMENT BOND

MEMBER PRODUCT

- (1) ...
- (2) ...
- (3) ...
- (4) ...
- (5) ...
- (6) ...
- (7) ...

THE REVOLVING ...

February Seventh
1 9 3 5

City of San Diego
San Diego,
California

Attention Mr. George L. Buck, City Manager

My dear Mr. Buck:

Answering your favor of February 1st, attached is data asked for.

1st. The official map showing the relative location of all the San Pasqual Valley properties as per our offer of January 5th, 1935.

2nd. A complete legal description of each property.

The offer of January 5th, 1935, covers the transfer of all water rights, either riparian or otherwise reserving only the right to develop for their own lands, each individual tract, any water that may be available, either surface or otherwise, a reservation approved by all parties in interest.

With the acquisition of these rights by the City it makes possible the completion of Sutherland or Pamo Dams.

The City has between two and two and a half million invested in Sutherland Dam today and they also own the Pamo dam and reservoir site. The above properties are valueless without the acquisition of these water rights. The water to be developed from these dams as well as the underground water available from the San Pasqual Valley will give a net safe yield of 15 to 17 million gallons a day. The City of San Diego has spent 12 to 15 million dollars to get 10 or 11 million gallons of water a day from the so-called Spreckels system. The Sutherland-Pamo-Hodges project is our future heritage and the development of this water will cost less than any that has ever been developed by the city to date.

There is nearly \$850,000 in this Sutherland fund for the purchase of lands voted by the people. The money cannot be used for any other purpose without a vote of the people.

When you speak of the Prentice property we suppose that you are referring to the Prentice property which the City acquired under option and paid \$25,000 for the option. This property is now owned by Cyrus Yawkey,

City of San Diego 2/7/35

is included in our offer and we assume the same conditions that were satisfactory to the City under the terms of the original option are satisfactory to the City today.

You say in your letter to the City Council, "It does not appear that the City would be permitted to take surface waters from the lands included in the offer." I call your attention to the fact that by outright purchase of the Yawkey property it gives you a continuous ownership of land by the City.

from Lake Hodges Dam to a point four miles above the easterly end of Lake Hodges Dam or to the so-called Roberts and Fenton property covering practically the entire valley with the best underground water bearing gravels. At different points on city property pumping plants can be installed and any amount of water available pumped for city use once the riparian rights have been acquired.

The City optioned the Prantice and White properties, now known as the Yawkey property, for \$150,000. This property today can be purchased for \$50,000.

Henry Kenton asked \$550,000 for his 383 acres at that time. It can be purchased today for \$120,000.

With the exception of Fenton and Yawkey, off hand, I would say that the riparian rights offer represents less than 50% of the asking price for the entire property today. I will have final information on this subject shortly.

The acquisition of the water rights of 4423 acres of land riparian to the stream as per our option, means that the City is only paying \$70 an acre on the average while the City of Los Angeles, in acquiring many thousands of acres of land in the Owens Valley, paid from \$100 to \$250 an acre to extinguish the water rights for Los Angeles water supply.

We hereby modify our original offer of \$300,000 for the riparian rights as mentioned in our letter of January 5th, 1935, and in lieu thereof we are authorized to give an outright deed to the LaPrade and Yawkey properties instead of furnishing only water rights.

We urge early and favorable action in relation thereto.

Very sincerely yours,
ED FLETCHER CO.

By President

EF:ASK
Copies to
Hervey Johnson
Pat O'Rourke
Each councilman
3 newspapers

March 9, 1935.

Mr. George Buck,
City Manager,
San Diego, California.

My dear George:

Have you submitted the offer to the City Council of \$50,000 for the Prentice and the White properties. These two properties the city agreed to buy for approximately \$150,000. They paid about \$30,000 down, leaving the balance of \$120,000 and I can deliver same for \$50,000 today, subject to the same reservations that were agreed to and made in the city contract with Prentice. Also let me know about the La Frade Story property. Their price was \$10,000 but I have cut down to \$5,750. I should have an early reply on this.

By the way, I am making a drive for lower prices on the water rights in the San Pasqual Valley since the last decision of the Supreme Court and hope to have some information on that later for you, if interested.

Very sincerely yours,

EF/RC

c.c. E. F. Jr.

Dear Ed:

I have a letter from Hervey Johnson that makes me believe there is a way out.

EF

March 13, 1935.

Mr. George L. Buck,
City Manager,
San Diego, California.

My dear George:

Thanks for your letter of the 5th. The information therein contained is appreciated.

I am sure you are going to settle the matter without litigation and congratulations on your splendid finesse.

I agree that the Lake Hodges land proposal as suggested by Marston and Davidson should be delayed a little while. In the meantime, what are you doing about the Yawkey, White, La Frade properties? Can't you do something on that immediately?

With kindest regards,

Sincerely yours,

EF/RC

San Pasqual

March 23, 1935.

Mr. George Buck,
City Manager,
San Diego, California.

My dear George:

Will you quietly feel around among the boys and see if they would consider paying \$200,000 instead of \$300,000 for the water rights in San Pasqual Valley? I wish you would contact Bradley, personally, and Bartlett, and get their reaction to buying the Yawkey and the La Prado properties. You don't have to take the La Prado property if you don't want to. Her attorneys are insisting that she ask \$10,000 for her property. I have got her down to \$5,000. All of her land is in the river, as I understand it.

I still think you had better carry out your suggestion as discussed with you and Mr. Pyle.

I am working hard for you people up here and for the love of Heaven, help me to get the San Pasqual matter straightened up.

Very sincerely yours,

EF/RC

copies to Miss May and Chris Marchus

March 30, 1935.

Mr. George Buck
City Manager
San Diego, California.

My dear George:

Have not heard from you. I wanted to have a talk with the City Council and yourself and see whether the old council wants to make history for itself and do the city the greatest good possible.

I have five or six letters from my constituents in the San Pasqual valley that they will be willing to stand their share in reducing the price of \$300,000 for the water rights as per our last offer, to \$200,000. I was coming down primarily for this purpose and asked for the meeting Friday. I don't want to spend \$50 or \$60 and lose a couple of days if it is useless. If the boys will seriously consider it I will come down and have a talk with them Friday of next week, April 5th, and Saturday get the boys signed up in the San Pasqual valley if possible.

Will you please wire me Monday without fail whether it is worth while for me to make the trip or not, as I must make my plans ahead. I would appreciate this.

Very sincerely yours,

EF:RC

Ed Fletcher Papers

1870-1955

MSS.81

Box: 3 Folder: 8

General Correspondence - Buck, George



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