

W. I. HOLLINGSWORTH BLDG.  
COR. 6TH & HILL ST.

# W. I. HOLLINGSWORTH & Co.

REAL ESTATE AND INSURANCE

ESTABLISHED 1890

LOS ANGELES

CABLE ADDRESS  
"HOLWORTH"

TELEPHONE  
679-651

April 8, 1924.

Col. Ed. Fletcher,  
San Diego, Calif.

My dear Sir:

I herewith hand you a marked map of the Pauma Ranch, as per our conversation of yesterday.

You will remember that my Mr. Kauffman stated that we had put a price of \$130,000.00 on the unsold portion of the property. We will be very glad to have you look over the ranch and give us your opinion as to the possible value of the same.

We would be glad to sell it all in one piece, or in parcels, as the opportunity might offer.

Trusting you will find a favorable opportunity of doing something with the ranch, I remain

Sincerely and cordially yours,

WIH:MH



31

32

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6

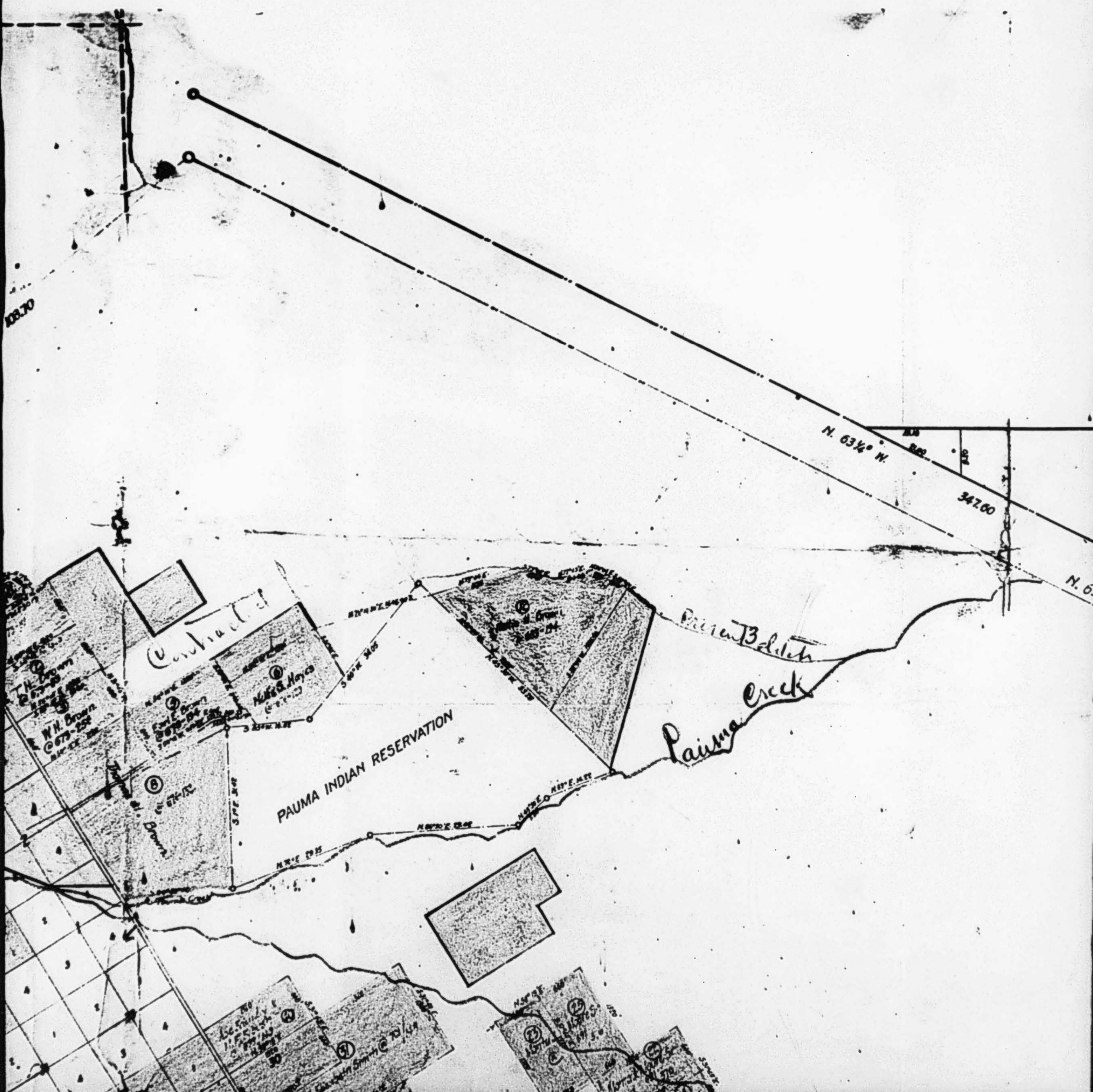
172.00  
S. 32° W

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1451

W.H. Brown  
© 1875-25  
RICE





108.70

N. 63 1/2° W.

347.00

N. 63 1/2° W.

Contracted

PAUMA INDIAN RESERVATION

Pauma Creek  
Pauma Creek

W.H. Brown  
© 679-252

W.H. Brown  
© 679-252

N.H. & S. Hayes  
© 679-252

W.H. Brown  
© 679-252

W.H. Brown  
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U

T. 9 S., R. 1 W.

T. 10 S., R. 1 W.

T. 10 S., R. 1 E.

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435.50

T. 9 S.

M. 52

M. 15

M. 12

S. 63° 43 E.

M. 5

12





7

No. 1451

RIVER TRAIL

5

20.40

100.00

18

17

No. 1452

No. 1453

SANDY CREEK

19

20







YUIMA INDIAN RESERVATION

LAND RESERVED BY THE ROMAN CATHOLIC BISHOP

23

24

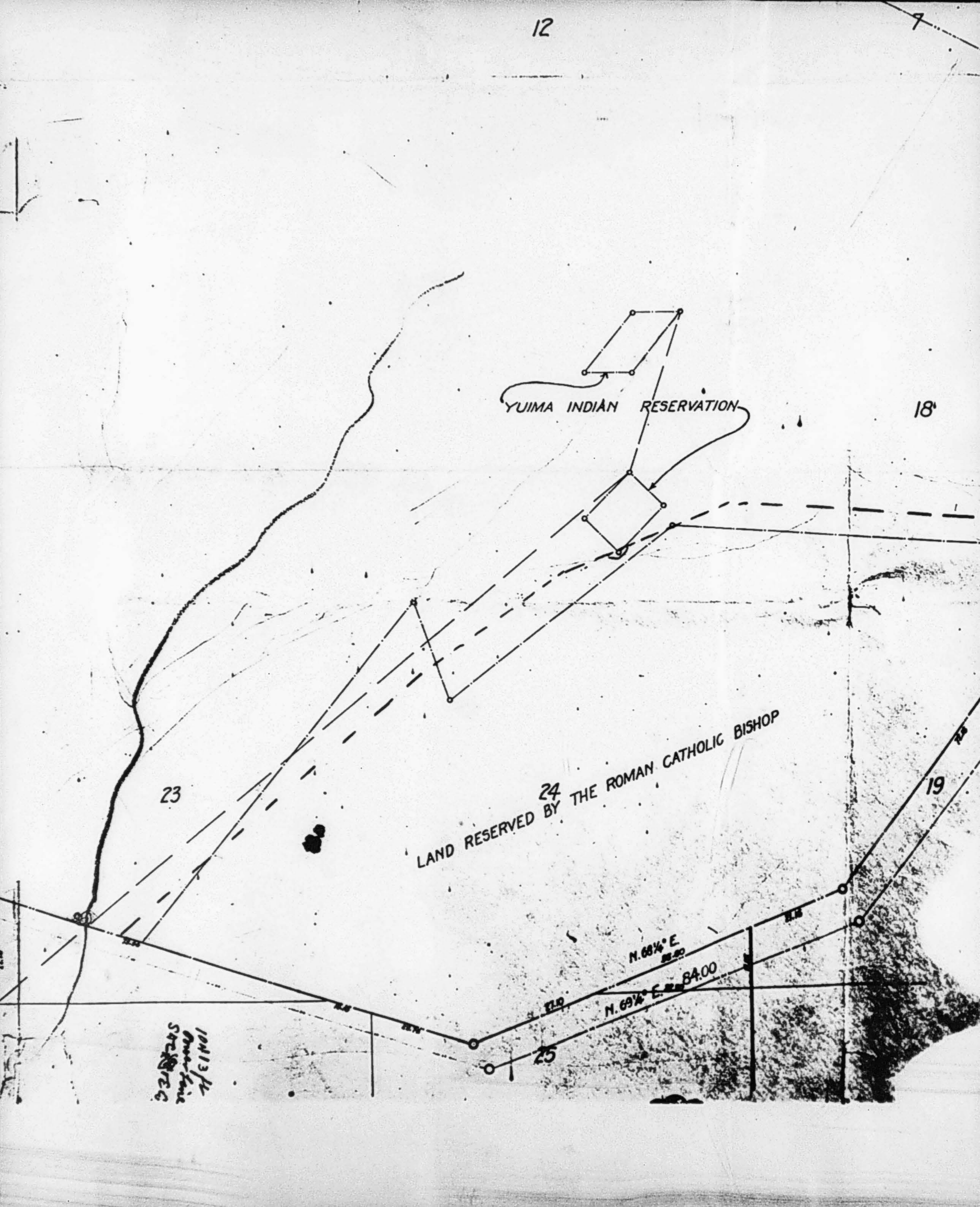
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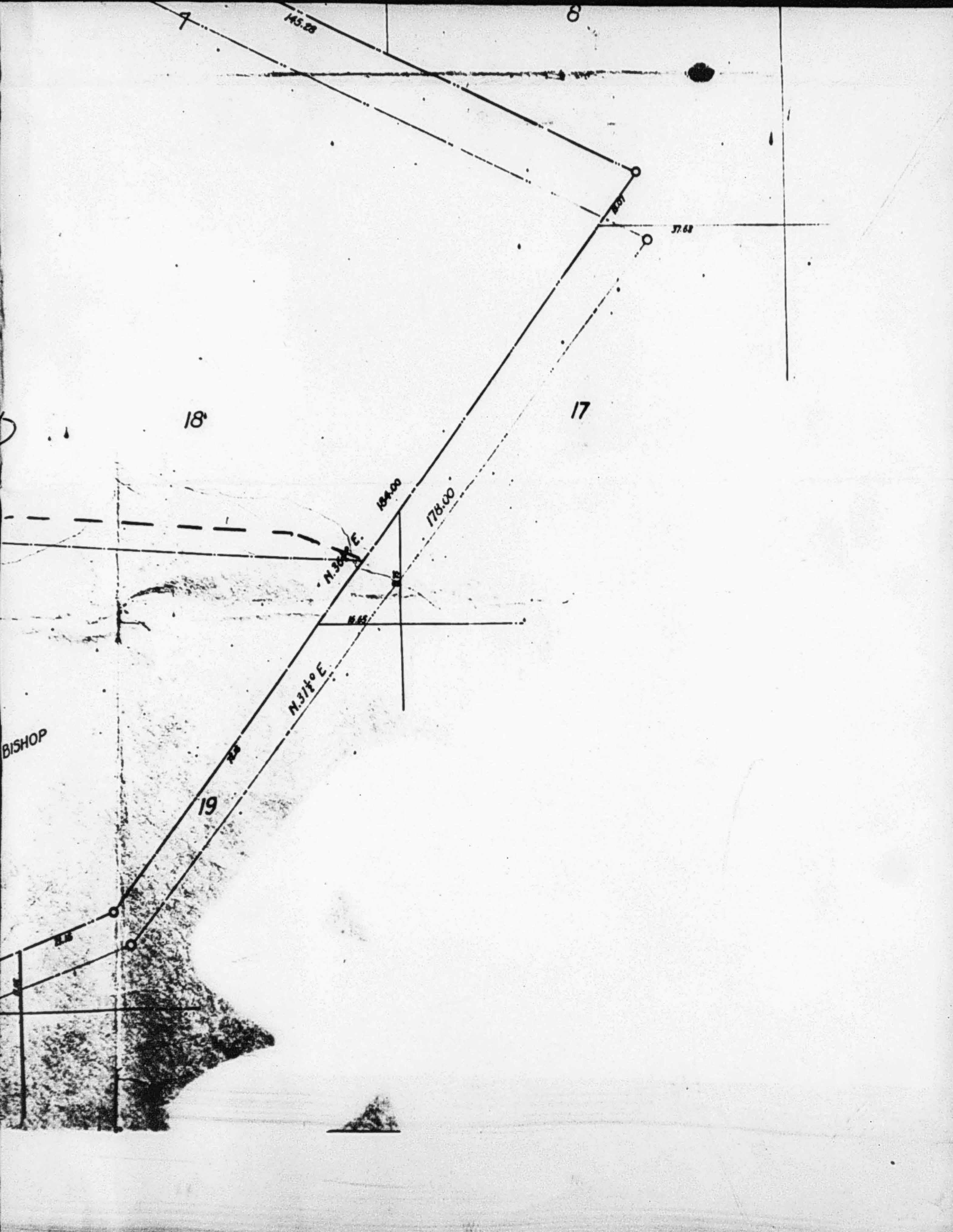
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W. J. HOLLINGSWORTH.

B. O. MILLER.

# W. I. HOLLINGSWORTH & Co.

REAL ESTATE AND INSURANCE

ESTABLISHED 1890

LOS ANGELES

TELEPHONE 879-051

CABLE ADDRESS "HOLWORTH"

April 22, 1924

Colonel Ed. Fletcher  
920 Eighth Street  
San Diego, California.

Dear Colonel:

Replying to yours of the 10th inst. re: the Pauma Ranch:

Kindly be advised that you may accept this as information that the owners have agreed on the price of One Hundred Thirty Thousand (\$130,000.) Dollars and that the Doane Valley Reservoir site with all the rights thereto are included in this price.

With reference to the outstanding indebtedness, this is at the present time not in the form of a Mortgage but in the form of a Trust indebtedness, and which would be covered through a sale by the Seller Trustee taking back a Trust Deed for the unpaid portion of the purchase price and the proceeds from which would go to liquidate the present outstanding indebtedness.

The terms desired are twenty-five per cent. (25%) cash and the balance in four or five years as may be arranged, deferred payments to bear interest at the rate of seven per cent. (7%) per annum.

With reference to a ninety (90) day option, it has been agreed the same could be granted upon the payment of One Thousand (\$1,000.) Dollars.

Yours truly,

W. I. HOLLINGSWORTH

By *M. M. Keppiman*

M. M. Keppiman  
In Mr. Hollingsworth's absence.

MMK:L



W. I. HOLLINGSWORTH BLDG.  
COR. 6TH & HILL ST.

# DAILY TIME

ESCONDIDO

VOLUME EIGHT

NUMBER 166

SAT, MARCH 6, 1920

## INDIANS VOTE AGAINST AGENTS

RESOLUTION ADOPTED IN RIVERSIDE AT SOUTHERN CALIFORNIA CONVENTION OF MISSION TRIBE

Final action of the four-days' convention in Riverside of the Mission Indian federation was taken Thursday when a resolution denouncing the Indian agency system was adopted unanimously. The meeting also elected a new vice president and secretary, making a complete set of new officers, all of them from points farther north in southern California, and transacted other business. The body adopted the following slogan: "Human Rights and Home Rule." Following is the resolution as adopted:

"We, the Mission Indian federation, in convention assembled this fourth day of March, 1920, have unanimously passed the following resolution:

"We have spent much time in investigating the many charges made against the Indian agents and the Indian agents' police, and we are convinced that the whole of these charges has never been told, and if space would permit, we could produce facts that would make a stone image blush to hear of the wrongs, the injustices and the brutality of the agents and the agency system.

Therefore, be it resolved that we demand the abolition of the Indian agency system and the substitution of home rule."

A statement was issued condemning the arrest of Chief Joe Pete, of Torres station, giving an account of the

## WATER TALK AT OCEANSIDE

NEIGHBORING TOWN TAKES UP FAVORITE INDOOR SPORT OF ESCONDIDO—WILL SOMETHING BE DONE?

"More water" is now the subject of conversation at Oceanside public gatherings, just as it has been in Escondido the past few months. Of course, everything of a public nature has to start in talk, but the public is beginning to wonder and ask when something will be actually done in either or both of these communities. Here is an excerpt from the proceedings of the Oceanside chamber of commerce, as expressed this week in the Blade:

The remainder of the meeting was devoted to a discussion of the water question. The fact that the people of the Perris valley have taken definite steps toward acquiring a water supply from the San Luis Rey river at Warner dam was brought out and several speakers emphasized the point that if the people of this part of San Diego county did not at once get busy and proceed to complete their plans for the formation of the San Luis Rey irrigation district and the securing of this water, they would wake up at no very distant date and find the water gone, and with it their chances of ever becoming more than a two by four dry farming community. Immediate action was urged to cooperate

with the land owners of Vista and the surrounding country who have been at work securing signatures to the district petitions. It was voted to attend a meeting to be held at Vista Friday evening of next week, to arrange for a vigorous campaign. In the meantime the water committee of the chamber will start a drive to secure land within the proposed district and immediately surrounding Oceanside. It was brought out strongly that immediate and effective action is necessary and that the time for talk had gone by, and with that sentiment the meeting dispersed in the hope that next Wednesday will see something definite accomplished in the most important and vital proposition before Oceanside at the present time.

## THE SEASON'S BEST PICTURE!

"LUCK OF THE IRISH" WILL PRESENTED AT THE PRINCE SUNDAY AND MONDAY—POPULAR IN L. A.

What is declared to be the most popular picture of the season at the man's theater in Los Angeles is coming to the Prince in Escondido for Sunday and Monday. From a moving picture picture is the history of Grath's widely read story of the Irish. While on a trip around



Up The San Luis Rey

Up the San Luis Rey in summer is a delightful ride <sup>which</sup> the writer had the pleasure of making in July 1910. It included an automobile run in San Diego County, California, over good roads for more than <sup>one hundred</sup> miles up the beautiful San Luis Rey Valley, through which flows the winding San Luis Rey River, then a climb of a mile high over a wonderful mountain grade for 13 miles until we rested in a forest of Pine and Oak among ferns and roses, rugged canyons and running brooks, all a marvelous change from the dusty brown of Southern California Coast in summer. In all my automobile trips, not one of the same length holds so many and varied things of interest. There were twelve of us in the party which met at Oceanside in three Franklin machines one balmy and delightful morning, the last of July 1910.

Sister Bess and Uncle Myron each acted the part of chauffeur, driving their own 1910 cars. Leaving Oceanside at 9:30 a run of two miles over the Mesa brought us suddenly to the edge of the Valley. Words are inadequate to describe the picture before us. At our feet the valley itself spreading several miles in width contains prosperous farms of Alfalfa, Lima Beans, Corn etc. Here and there the graceful Eucalyptus trees singly and in clumps darken the landscape. The San Luis Rey Mission two miles away stands out in the picture, while as a back ground, range after range of mountains complete the scene. One need not be an artist to thoroughly enjoy the view of the San Luis Rey, but Ye Gods what a picture to be put on canvas. The green of the Valley with the gray and brown of the grain fields, and the pastures on the slopes, the slumbering farm houses, with stately Eucalyptus trees rising like sentinels to guard it, all denote life. The white and brown of the Old Mission adds reverence as the sun strikes its dome and crumbling walls, while beyond the Van Dyke purple of the Mountain tops seem to reach far into the sky, giving one a sense of peace. Although loath to leave, we soon found ourselves down a good grade and speeding across the floor of the Valley through the San Luis Rey Mission. The Mission itself is the best preserved of any in the State. Father O'Keefe in charge is a good old soul and beloved by all, and through the efforts of the Land Mark Club and others, the Mission will soon

be rebuilt and in its original condition. A portion of the outside adobe wall (a former means of defense against unfriendly Indians) is still in place. The top of the wall was covered with broken glass and thick hedges of cactus grows at its base. The chapel itself is well preserved and regularly used for religious services. The Mission is certainly a wonderful piece of work for the 17th century and the Franciscan fathers must be given credit for the Spanish architecture.

*built by the Franciscan fathers of Spanish architecture*

We were soon on our way again after a half hours stop. The road up the Valley continued good, and shaded frequently by willows, live oak and sycamore. The most attractive thing to the writer (a Yankee) was the clinging wild grape vine, reaching high into the top of the trees, then dropping into graceful festoons. In winter all of California is beautiful, but in summer how delightful to leave the gray fields and brown hills of the coast for the interior where mountain streams and forests ~~are~~ of Pine and Oak are found. The writer wishes to correct the wrong impression that many have that San Diego County and interior is more or less a desert, for the fact is the reverse, as the U. S. Government charts show that ~~San Diego County is at an altitude 5,000 to 6,000 feet~~, 60 miles from Oceanside we have 50 to 60 inches of rain annually and next to the heaviest rainfall on any point of the Pacific Coast. The San Luis Rey River for the first 20 miles in summer is below the surface in the sands.

*with on the mountains*

*yet in winter sometimes a half mile wide*  
Now we enter the foot ~~of the~~ hills, the river above ~~the~~ ground, ~~the~~ running water, ~~an~~ abundance of flowers, and the road lined with mustard in blossom <sup>which</sup> makes us feel glad ~~that~~ we are alive and able to enjoy nature's handiwork. By 2:15 we arrived at Pala, the Indian Reservation 26 miles distance from Oceanside. To the writer who has for 15 years visited there frequently, the word Pala means much that is mysterious and interesting. The Pala Mission and Reservation is completely surrounded by mountains with the river at its feet. A small valley with 350 Indians and a dozen whites, living in peace with each other and the world lends charm to it all. The very hills round Pala contains many ~~mysteries~~. The largest Lithia Mines in the U. S. are found here, while Ambigimate and other valuable deposits will some day make that section famous.

*Pala*

*interesting*



Here Kunzite was discovered while Tourmaline of all shades as well as Rubylite being found in paying quantities. Mr. Robt. Benton a noted Diamond expert from South Africa says it is only a question of time when diamonds will be found at or about Pala, as every indication including blue clay is found there. Many of the Indians are industrious farming people and the U. S. Government has done much to improve their condition, although the houses furnished by the Government are a farce. With lumber so cheap in California it does seem ridiculous that the Indian Department should have shipped ready made houses one or two room affairs from New York at a cost of \$600.00 or \$700.00 each. For the same money a neat 3 or 4 room house in every way more serviceable and appropriate could have been built from our native lumber. The Indians have well named them "Coughing Houses" and on personal investigation no further explanation would be necessary.

Mr. Lonergan the Indian Superintendent is a conscientious worker and deserves credit for his tact and management. Any article pertaining to Pala would be incomplete without reference to the Missionary work and nearly 20 years of sacrifice given for the uplift of the Indians by that noble woman Miss Ora Salmons, who has been the government teacher to the children, a mother to the girls and a comfort and adviser to the Indian women. Pala Mission until early in the 18th Century is in fairly good condition, thanks to the Land Marks Club. The Chapel is regularly used for services and the Mission bells cast in Spain in the 17th Century still add their charm to the place.

My party enjoyed a good lunch served by one of the Indian ladies, "Ambrosia" by name. Even Uncle Myron, although over 50 years of age took notice and boldly asserted in the presence of his better half that Ambrosia was one of the most beautiful girls he had ever seen. After a short visit at the trading store, where beautiful Indian baskets can be secured, we left Pala at 3:30 P. M. bound for Palomar, 20 miles away. The run from here was glorious, the rugged canyons, flowing streams and green foliage with miles of good roads, shaded by beautiful trees all help make it a ride to be remembered. Seven miles from Pala we left the valley and had before us a mountain grade 13 miles in length, the like of which only good machines had better tackle. The Southern slope of the mountain at the base presented a bare surface while near the top it was wild and rugged to the extreme

with deep canyons and sheer precipice which to a common layman seems a barrier for any possible road building, yet 18 times the road is in sight running apparently in opposite directions. Altogether we counted 96 turns. The grade in places is from 15 to 20%; 4 water cool cars within the last 30 days had been left on the grade. Sister Bess and Uncle Myron were new at the business, and a little bit nervous, but game. A climb of more than 5000 feet in 13 miles takes a nervy driver and a dandy machine. In our three air cooled Franklins we made a perfect score and were at the top with ease in one hour and fifteen minutes. Sister Bess has the distinction of being the first woman who has ever driven up the mountain. We reached the timber line at 5 P. M. elevation about 5500 feet and without doubt the most beautiful ride in Southern California is from this point to our destination. Our road extended for a while along the top of a divide with a vista of 100 miles into Mexico to the south, the Pacific on the West and the San Bernardino Range on the North while from the highest point on Palomar to the East is plainly seen the Saltean Sea and the mountains of Arizona. Again we plunged into a dense forest of Pine and Fir, only to soon find ourselves over another canyon and to hear the rushing water of Parma Creek as it found its way to the Ocean. Acres of ferns waist high, the running brooks and wild Azaleas made the Yankee feel very much at home. Tired but happy our party arrived in good season at Baileys Camp Comfort and thus ended one of the most delightful days the writer has ever spent in California.



# 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
<b>Total .....</b>	<b>\$5,294,529.00</b>

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.



**SAN LUIS REY IRRIGATION DISTRICT POSSIBLE.  
ENTHUSIASTIC MEETING AT VISTA YESTERDAY.**

State Engineer, W. F. McClure, and Col. Ed Fletcher representing Wm. G. Henshaw, yesterday held at Vista a meeting with the interested property owners between Oceanside and Escondido to discuss the question of forming a large irrigation district and putting water from the San Luis Rey River onto the lands between Oceanside and Escondido.

M. W. Spencer of Oceanside, Chairman of the meeting, stated, "We have for forty years been waiting for water for this section of the country, and the first definite opportunity to secure this water is at hand. The city of Oceanside has for years and at the expense of many thousand dollars been in litigation with the Henshaw-Fletcher interests to keep them from diverting the water at Warners Dam out of the watershed and towards San Diego."

"We have secured the State Engineer's approval of the formation of this district, and his report states that it is feasible and practicable. The time has come for the property owners between Oceanside and Escondido to definitely decide one way or the other whether they want water or not for these practically frostless lands between Oceanside and Escondido. If they turn this water proposition down, my private opinion is that the city of Oceanside will not continue this expensive litigation but will feel that they have done all they are morally obligated to do to assist in developing Oceanside's back country."



"There is being shipped from less than 300 acres under irrigation at Carlsbad, daily, \$1000. to \$1200. worth of winter vegetables. They are netting \$350. to \$300. per acre for peas, summer squash, string beans and other vegetables. Without water the lands are hardly worth \$30. per acre as a dry farming proposition."

State Engineer McClure covered the entire irrigation district plan, answering many questions in relation thereto, and as to the method of procedure in forming an irrigation district. Mr. McClure stated that unless the power generated by the Warner's development was included in the sale to the District it would be rather expensive for the first few years, and recommended that the power be included in order to get revenue from the beginning to take care of the interest on the bonds: the idea being to issue 40-year bonds with interest only payable in twenty years.

It was suggested by someone, and Mr. Spencer expressed the opinion that probably Oceanside would be willing to enter into a contract to buy its entire water supply from the district for the first five or ten years in order to help the district out during the lean years.

Colonel Fletcher stated that unquestionably some satisfactory arrangement could be made for the district to acquire the power as well as the water.

a large  
It was an enthusiastic meeting, and with only three negative votes, it was the sense of the meeting that petitions be immediately circulated calling an election to form an irrigation



1-3-

district. After the district is legally organized a proposition for the acquisition of the Warner's project will be considered.



REPORT ON THE WATER-SHED OF THE

SAN LUIS REY RIVER, SAN DIEGO COUNTY, CALIFORNIA.

By Burr Bassell,  
Civil and Hydraulic Engineer.

To Capt. J. L. Sharp,

President Oceanside Colonization  
and Development Company.

Dear Sir:-

The interest which you, and those associated with you, have manifested in the development and utilization of the waters of the San Luis Rey River, is creditable to your good judgement. A great deal of litigation and financial failure have attended many irrigation enterprises in this State, but it is susceptible of demonstration that the development of a water supply in connection with land of proper quality, affords a profitable field for the investment of capital. With proper engineering and legal guidance, the pit-falls into which others have fallen may be avoided, and gratifying returns ~~be~~ may be legitimately realized for capital invested.

The proper development and utilization of the water supply of the San Luis Rey river is a problem of no easy solution. One of the principal factors of this problem is the precipitation and available run-off of the water shed. Reliable data relating to this subject are very meagre, and after collating all that was available, I supplemented it, in compliance with your request, by a personal inspection of the character and extent of said water-shed. This examination was made from August 30th to September 6th inclusive, of the present year, 1897 at a time when our water sources have a minimum yield.

The San Luis Rey river is the natural drainage-way of practically all the rain-fall on Palomar or Smith's Mountain, the largest mountain mass in San Diego County. This mountain is peculiarly situated, extending in a Northwesterly and South easterly direction for about 20 miles, with an average elevation between five and six thousand feet. It stands out far to the West, and nearer the coast than the chain of mountains running



south from San Jacinto Mt., and skirting the desert. Being thus favorably situated, it is the greatest rain gatherer of the Southwest Coast. While only a few peaks exceed 6000 feet elevation, its general elevation and timbered summits are well adapted to condense the moisture-laden clouds from the South and South West.

The San Luis Rey river drains not only the Western and Southern Slopes of Palomar Mt., but in an unusual and remarkable manner extends around its Southern extremity and drains almost the whole Easterly slope as well. A second and lower ridge lies East of the main ridge, forming a high mountain valley, which drains into what is known as the Warner basin. This so-called basin is a large mountain valley, having an average elevation of over 3000 feet, and 68 square miles in area. This basin is surrounded by high mountains, furnishing a number of living springs, which drain into it. This great mountain valley is the real source of the San Luis Rey river, its only drainage outlet. Beginning at the Southwesterly rim of this valley, in Township II South, Range 2 East, the river flows Westerly through a rocky gorge for a distance of about 8 miles; thence in a Northwesterly direction skirting the flattened base of Palomar Mountain for a distance of about 15 miles to Pala; thence turning, flows Southwesterly in a direct course for about 23 miles and enters the sea at Oceanside.

It was my intention to prepare a water-shed map to accompany this report, but other business engagements have prevented its completion. I would therefore respectfully submit the following figures:-

The total water-shed of the San Luis Rey river, above the point of diversion so-called, about 13 miles from Oceanside, at ~~the~~ the Easterly boundary of Monserratte Rancho, I estimate at 333 square miles, of which 31 square miles is less than 1000 feet elevation; 158 square miles between 1000 and 3000; and 194 square miles between 3000 and 6000.

The amount of precipitation upon these areas is of prime importance in the correct solution of the problem before us.



There is no record of direct observation covering a period of years, therefore the minimum rain-fall can not be definitely stated. I am of the opinion, however, from all the evidence at hand, that it does not average less than 21 inches over the entire shed, and that the distribution over the three divisions named would approximate 15" on the lower, 18" on the middle, and 24" on the higher.

As a check upon these figures we will make the estimate in a different manner. Knowing the character of the water-shed and the yield per square mile of many similiar catchment areas, with their respective run-offs, we may make the following assumption with some assurance:-

Let us assume the precipitation to be 1.25 second feet per square mile on the lower portion; 1.50 second feet per square mile on the middle portion; 1.75 second feet per square mile on the higher portion; from which we obtain 614.1 second feet, or 30,705 miners inches. Allowing 20% for flood run-off, 25% for evaporation and plant growth, there still remains 5% for the normal flow and seepage, which is the real yield for water supply purposes, amounting to 1535 miners inches. This is surely a conservative estimate. There being no surface flow for 18 miles from the mouth of the river, at this season and only 150 to 200 inches visible at Pala, some might hastily think our estimate too high.

The water shed of the San Luis Rey river, taken as a whole, is comparatively nude or void of timber. While there is considerable timber above 4000 feet elevation, enough to cause precipitation, there is not sufficient on the lower portion to conserve the down-pour of the rainy season. This is done, however, in a remarkable manner by the sandy basin of Warners Ranch and the boulder mesa already described. Not only does this protion conserve the flood waters, but it also prevents loss by evaporation and escapes the demands of vegetation.

The diminution of a water supply caused by evaporation and the inexorable demands plant growth is very great. I know of only three streams in Southern California where the conditions favorable to a ground water supply are equal to this, they being



the San Gabriel, Santa Ana and Los Angeles rivers,

The Los Angeles river furnishes one of the most notable examples of ground-water supplies to be found anywhere. It has a water-shed of about 480 square miles, with an average annual rain-fall of only 21 inches, and yields not less than 3000% miners inches of water. More than 2000 inches of this amount is surface flow at a point 10 miles North of the City, while at the same distance above or below, there is little or no visible flow. For purposes of comparison, will state, that about 170 square miles of the above shed is less than 1200 feet elevation, 150 square miles between 1200 and 2000, and 180 square miles between 2000 and 3000 feet.

It is not my intention in this report to go at length into the subject of either storage or ground water supply.

I believe that there are at least two storage basins tributary to the San Luis Rey river, worthy of investigation, in addition to the large one at Warner's Ranch.

The following tabulated data regarding the basin was compiled by E. M. Capps, City Engineer of San Diego.

San Luis Rey Water-Shed above Warner's Dam-site  
2 10 sq. miles. Elevation of Dam-site 2613.

Contour	Miners inches	Million Gallons	Acres flooded.
10	14.50	68	42
20	107.	510	228
30	441	2090	739
40	1108.50	5258	1200
50	2049.50	9720	1531
60	3278	15547	2036
70	4907.50	23275	2695
80	7114	33741	3237
90	9806.50	46510	4437
100	13273	62950	5335

As already stated, the conditions are very favorable for a ground water yield. While I have herein dealt somewhat in percentages, I consider the usual method of computing stream-flow a percent of the rain-fall, unscientific and incorrect.



In a study of stream-flow the following should be determined:-

1. Amount of rain-fall.
2. Laws of evaporation and the amount of water thus lost.
3. Amount of water required by vegetation.
4. The absorption or seepage.
5. The delivery of ground-waters.

The following comments upon each of these heads may be of value in determining the corrections of the conclusions reached.

(1) In the absence of direct observations and record of the rain-fall, the only possible way of making an estimate is by first determining the character and extent of the water-shed at hand, and compare it with others of similar conditions.

(2) There is no close connections between rain-fall and evaporation, and the actual amount of water evaporated from many different kinds of soil, in a given time, is nearly the same. There is a wide difference of discharge for given rain falls, due to increase of evaporation, owing to increased or decreased annual temperatures. The capacity of atmospheric air to absorb moisture is about doubled for each 20 degrees increase in temperature. Evaporation from water surfaces is greatly in excess of evaporation from earth, and clearly proves that the latter is never equal to atmospheric demands. After the surface waters have once percolated a considerable depth there can be little or no evaporation.

(3) It is difficult to separate the demands of evaporation from that of plant growth. While rain-fall and surface-flow are important factors, their difference by no means measures the amount of water lost by evaporation and plant-growth, because it entirely neglects the water stored in the ground beneath the surface.

(4) We now come to the second most important division of the whole subject, that of ground waters. There are popular fallacies and extravagant opinions upon the subject of under-flow or subterranean waters. It is, however, the source of all artesian wells, and in this semi-arid West, a subject demanding



careful and thoughtful attention.

It will be observed that the San Luis Rey river has a very slight fall in the last 25 miles of its course. That the vegetation along much of this portion is luxurious and extensive requiring an enormous amount of water to sustain it.

The water birch, or alder, which requires constant living water, shows no sign of blight even at this season of a series of "dry years."

The detritus of silt of this section of the river is very fine, absorbing considerable water, but transmitting it reluctantly, while the portion above Pala consists of exceedingly coarse sand, gravel and boulders. The seepage or absorptive quality of this part of the water-shed is very great.

There is a limit of course to the rapidity with which any formation will absorb water, but the absorptive power of the Agua Tibia Washes and the whole Palma Mesa is something marvelous. The fact should never be forgotten that it is the character of country drained by a stream which determines its peculiarities of flow. This was the real object of my tour of investigation.

At the time <sup>of</sup> our trip <sup>over</sup> the water-shed, it was our intention to visit all or nearly all of the living springs and streams. While actual measurements were not taken careful estimates were made and we found an aggregate flow of about 400 inches over and above that in the river channel itself below the Warner Dam Site. The river waters between the Dam-site and point of diversion below Pala, are not included in the above estimate, for the reason that an undeterminable portion of this flow must be seep ge waters from the two Agua Tibia Creeks, Palma Creek and other tributaries on the North.

The great sloping mesa at the base of Palomar Mountain, in places several hundred feet thick and composed of coarse sand, gravel and boulders, is Nature's filter and reservoir, doing the rain-fall out to the valley below.

The amount of water which a given formation or soil will give up is a more important factor in water-supply problems than that of the amount actually held by the soil in saturation.



I shall not discuss the last division of my subject - the delivery of ground waters - but conclude by saying that I fully concur in the opinion expressed by Mr. Wm. Ham Hall, State Engineer of California in his report on Irrigation in Southern California, that, "the San Luis Rey river is the largest and most reliable water-supply in San Diego County. The leading characteristics of this stream differ from all others of the county. Its extreme source is in the region east of and beyond the higher ridges which it drains, and on a plateau overlooking the desert. From this region it plunges rapidly downward through a rocky canyon to an open valley, receiving many feeders as large as its main source on the way, and again receives other tributaries from the lower plateau region, all along its lower valley, a feature not to be found on the other streams.

Respectfully submitted,

Burr Bassell.

Engineer.



SAN DIEGO, CALIFORNIA, June 30, 1914.

To Whom it May Concern:

The following, to the best of my knowledge and belief, is a history of the acquisition of riparian rights of diversion on the San Luis Rey River, San Diego County, California:

This project was started in May, 1905 by the Pacific Light and Power Company, Charles Foreman, Trustee, and I have been associated with the project from the beginning.

In the resale of the following-described properties, Mr. Henshaw or the Volcan Land & Water Company has never made any profit whatsoever, directly or indirectly. Any profit on any sales was made by Charles Foreman, Trustee, or his successors in interest.

Referring to riparian map of the San Luis Rey River, herewith attached, as compiled by Mr. W. S. Post, Engineer, commencing at the reservoir site at Warners Ranch line, thence down stream, we come to the following property:

Parcels 2-6-1 and 2-6-2

These parcels of 240 acres of land were acquired by George Puterbaugh, U. S. Grant and F. M. McCrae about 1890. They also acquired certain floodage rights in the Warners Reservoir Site in connection with Messrs. Vail and Gates who controlled Warners Ranch, the intention being to develop the project now under construction by the Volcan Land & Water Company. Surveys were made, partial construction of the dam on this land above described was commenced and \$47,000 was spent in the project. After two years of negotiations, this property together with all rights, surveys, etc. was acquired on March 15, 1912 for the sum of \$7,500, with interest, taxes,



etc. amounting to approximately \$3,000 more. The expenses, attorneys' fees, etc. in compromising three or four difficult problems, makes, in my opinion, a valuation that should be considered not less than \$25,000 as a basis of determining the question of value of rights of diversion. Mr. Henshaw still owns this property. If these legal difficulties had not been adjusted, it would have been impossible without extensive litigation to have acquired any rights in the matter of floodage and diversion of the San Luis Rey River water. The intention was to complete the Warners Ranch Dam on this property instead of its present location.

---

#### Parcel 2-6-3

This land is within a Government forest reservation, and a complete report as to the cost of this and other rights of diversion through the Government will be forwarded under separate report from the San Francisco office. Any subsequent rights of way through Government land will simply be referred to as "Government Land".

---

#### Parcel 2-6-4

Purchased in August, 1905  
320 acres; cost originally \$2400; including interest, taxes and improvements approximately \$2500; sold two years ago with other property for approximately \$5,000.  
Worth today with county road \$8,500.

---

#### Parcels 2-6-5 and 2-6-7

970 acres; purchased December 29, 1911; cost \$8,000; interest, taxes, improvements, etc. approximately \$11,000. This property is still unsold, and I estimate its value at \$15 or \$20 an acre.

Mention should be made that when this property was purchased there was no road or trail up and down the San Luis Rey River. Within the last year, the county at an expense of \$300,000 completed a magnificent road from one end of the San Luis Rey Valley to the other, and this road alone has increased the values of real estate from 50 to 100%.

---



Parcel 2-6-6

Government land.

---

Parcel 2-6-8

The riparian rights of diversion were purchased eight or nine years ago. Our records fail to show the consideration, but a deed to the rights was secured and there was a considerable money consideration. This amount will have to be estimated.

---

Parcel 2-5-10

This property was purchased in 1905, but there is no record in the books. My recollection of the purchase price is \$3600, to which should be added interest and taxes for nine years or approximately \$7000 or \$8000 as the valuation today. This property is still unsold. A conservative estimate of its value would probably be \$10,000 to \$12,000.

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Parcel 2-5-14

Government land, within Indian Reservation.

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Parcel 2-6-9

Enclosed herewith find copy of agreement with the Escondido Mutual Water Company. All our engineers are of the opinion that there is enough water-shed below Warners Ranch Dam site to provide all the requirements of the Escondido system. We consider that we have made a very advantageous agreement with the Escondido Mutual Water Company, and the rights of diversion acquired under this agreement are invaluable, and for the reason that the Escondido Ditch has a priority water right by appropriation and use since 1889.

The cost of same will be furnished by the San Francisco office.

---



Parcel 2-5-15

160 acres purchased March 7, 1912; purchase price \$2200; interest, taxes and improvements \$500; total \$2700. Property unsold. Conservative value \$4000.

---

Parcel 2-5-16

These water rights cost \$500; purchased June 9, 1911; interest and expenses to date \$200; total \$700. Mr. Golch who formerly owned this property is a personal friend of the writer, and I secured this property at a very special price. It was his desire to encourage the developments of the company, and in many ways he assisted me in securing other rights. I feel that we should be allowed the average value on this property.

---

Parcels 2-5-17 and 2-5-18

Total cost including expenses approximately \$400. The owners of these two properties were Indians. We should be allowed the average value on these properties.

---

Parcel 2-5-19

13,000 acres; purchased March 24, 1905; price \$77,500. We sold this in 1911 for \$140,000. It has since resold within the last two years for \$285,000. Rights reserved.

---

Parcels 2-4-13, 2-4-12, 2-4-11, 2-4-10 and 2-4-9

394 acres; purchased June 20, 1905; cost \$30,000. interest, taxes and cost of maintenance up to date of sale approximately \$15,000. My understanding is the property recently sold for \$50,000 in connection with other property.

---

Parcel 2-4-14

Government land.



Parcel 2-4-7

Government land.

---

Parcels 2-4-6 and 2-4-5

166.78 acres purchased July 5, 1905; price \$15,000. This property included a valid power right and grist mill being operated by water power. The cost of this property to date of sale was approximately \$25,000. Is still unsold, and worth not to exceed \$5000 today for farming purposes.

---

Parcel 2-4-3

138 acres purchased in June, 1905. My understanding is that the purchase price of same was approximately \$8000, but I have no record of it, neither do I know for what it sold. Worth today approximately \$12,000

---

Parcel 2-4-2

120 acres. There are only five acres of good land, the rest of it being mountainous. We have not purchased this property. It can be purchased for \$3500, possibly \$3000 cash, but the land is practically valueless.

---

*2-4-15*  
Parcel 2-4-15

Government land.

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Parcels 2-3-21, 2-3-20, 2-3-18 and 2-3-14

405 acres purchased May 1, 1905; cost \$20,000; interest, taxes, improvements, etc. approximately \$12,000. Sold within the last two years for approximately \$45,000 in trade with other property.

---

*2-3-19*  
Parcel 2-3-19

160 acres owned by Mrs. Moreno. Was offered three years ago for \$15,000; asking today \$35,000. We will have to condemn rights. Value of ranch as a farming proposition today not to exceed \$15,000 to \$20,000.



Parcel 2-3-17

35 acres; purchased September 13, 1911 for \$1200; interest and taxes, improvements, etc. approximately \$400. Still unsold. Estimated value \$3000.

---

Parcel 2-3-15

Can get Warners Ranch rights of diversion for \$750. Will buy.

---

Parcels 2-3-13 and 2-3-8

Purchased May 17, 1905; 245 acres; cost \$4000; interest, taxes, improvements, etc. to date of sale \$3000. In conjunction with other property, this property sold at approximately \$12,000 a year or so ago.

---

Parcels 2-3-12, 2-3-11, 2-3-10 and 2-3-9

Purchased September 1, 1905; approximately 300 acres; purchase price \$5000. Interest, taxes, improvements, etc. to date of sale approximately \$4000. Sold recently for approximately \$15,000 in conjunction with other property.

---

Parcel 2-3-7

Riparian rights purchased July 29, 1912; cash price \$2500. Expenses eight or nine trips there, attorneys' fees, interest, etc. \$1100. Total purchase price \$3600.

---

Parcels 2-3-4, 2-3-3 and 2-3-2

5100 acres; purchase price \$92,500. Purchased July 29, 1905. Interest, taxes, improvements on property to recent date, etc. \$85,000. This property has recently sold in excess of \$220,000 in conjunction with other property.



Parcel 2-2-36

Rights of diversion purchased in June, 1905; original cost \$1000; interest, expenses, etc. approximately \$1000; total cost \$2000. The owner, Mr. Gird, did not farm his ranch at all, and had no conception of the value of what he was deeding away. The adjoining portion of the Monserate Ranch is a fair sample of what he should have recieved, and we would have purchased Mr. Gird's ranch at that time if it had become necessary. Consider we should be allowed the average value.

---

Parcel 2-2-35

40 acres; original cost \$1000; interest, improvements, etc. \$1800; sale price several years ago, I believe, was \$2800.

---

Parcel 2-2-34

Purchased September 26, 1905; 375 acres; cost \$6,500; interest, taxes, insurance, improvements, etc. approximately \$6,000; total \$12,500. Property sold recently for \$18,000.

---

Parcel 2-2-33

52 acres purchased October 10, 1905; cost \$1100; interest, taxes, insurance, improvements, etc. \$800. Estimated value of property \$3000 two years ago.

---

Parcel 2-2-32

300 acres; purchased September 20, 1905; cost \$6,000; interest, improvements, taxes, etc. approximately \$4,500. Sold two years ago for approximately \$18,000.

---



Parcel 2-3-21

250 acres; purchased October 24, 1912; cost \$22,437; interest, taxes, insurance and improvements approximately \$4,500; total cost to date \$27,000. This property today cannot be sold for \$65 an acre, Warners Ranch diversion excluded, unless the railroad is extended up the valley. We still own.

---

Parcel 2-2-30

80 acres; purchased December 11, 1912; purchase price \$7,200; interest, taxes, insurance, improvements, etc. to date \$1800; total cost to date \$9,000. This property cannot be sold today for \$65 an acre, with Warners Ranch diversion excluded, unless railroad is constructed up the valley. We still own.

---

Parcel 2-2-28

50 acres. Riparian rights purchased several years ago; cost of same including interest to date, expenses, etc. \$1100.

---

Parcels 2-2-27- and 2-2-26

495.31 acres; purchased June 10, 1912 for \$26,000; taxes, interest, insurance and improvements approximately \$7,500; total \$33,500. We still own. Unless railroad is constructed up valley we cannot sell it for over \$20,000 to \$22,000 today, with rights excluded.

---

Parcel 2-2-25

115 acres; purchased September 30, 1905; purchase price \$2300; interest, taxes, improvements, etc. approximately \$1700; total purchase price \$4000. Property sold, but don't know price. Estimated value \$7000 today.

---



Parcel 2-2-24

160 acres; purchased September 14, 1905; purchase price estimated \$1600; interest, taxes, etc. approximately \$1400. Property sold within the last year or two for \$6000 in separate pieces.

---

Parcels 2-2-23 and 2-2-21

We do not own. Mr. Ronsse insists upon selling his entire ranch of 300 or 400 acres at \$200 an acre, which is entirely out of the question. He will not sell the riparian rights. At this rate the rights of diversion would cost at least \$6 or \$7 a foot.

---

Parcel 2-2-22

40 acres; we purchased these riparian rights in 1912. By deeding him fifteen acres of land the total cost including expenses, interest, etc. of these rights \$1400.

---

Parcel 2-2-19

40 acres; purchased September 1, 1906; price \$800; taxes, interest, etc. to date \$500; total \$1300. This property sold a year ago for approximately \$2900.

---

Parcel 2-2-17

Purchased October 8, 1905; 160 acres; cost \$493.50; taxes, interest, etc. \$300; total \$800. Property sold within the last two years for approximately \$4000.

---

Parcels 2-2-16, 2-2-13 and 2-2-7

220 acres; purchased in September 1905; cost approximately \$6800; taxes, interest, etc. \$4,400; total \$11,200. Sold two years ago for approximately \$16,000.

---



Parcel 2-2-15

5 acres;

Purchased October 28, 1912; cost \$625; interest, expenses, etc. approximately \$180; total \$805. We still own the property. Today's value \$500, without rights.

---

Parcel 2-2-14

15 acres;

Purchased in June 1905; cost \$1200; interest, taxes, etc. \$650; total \$1850. Value today approximately \$1750. House burned.

---

Parcel 2-2-13

25 acres;

Cost \$600; interest, taxes, insurance, etc. \$350. Value today \$1400. No riparian rights.

---

Parcels 2-2-11 and 2-2-10

220 acres; purchased December 9, 1912; price \$18,700; interest, insurance, taxes, expenses, etc. approximately \$4,200; total cost \$22,900 to date. Property would sell today not to exceed \$60 per acre with rights excluded.

---

Parcel 2-2-9

320 acres; purchased September 18, 1905; price \$6000; interest, taxes, expenses, etc. \$4,500; total \$10,500. Property sold three years ago for approximately \$12,000. Value today approximately \$60 an acre or \$18,000.

---

Parcel 2-2-8

120 acres; purchased October 4, 1912; cost \$12,500; interest, insurance, taxes, etc. \$2500; total purchase price \$15,000. Would advise Mr. Henshaw to sell property today for \$10,000, rights excluded.

---



Parcel 2-2-6

70 acres; purchased March 31, 1911; purchase price \$5,000; interest, taxes, insurance, etc. \$2,000; total \$7,000. Would advise Mr. Henshaw to sell same today for \$5,000, rights excluded.

---

Parcels 2-2-5 and 2-2-4

140 acres. We do not own. They want \$200 a acre for the property. These rights will cost in excess of \$4 a foot.

---

Parcels 2-2-3 and 2-2-1

Winston property. Have not purchased and they ask \$200 an acre for nearly 500 acres. It cannot be resold in excess of \$100 to \$125 an acre. Will not sell riparian rights. These rights will cost easily \$6 a foot.

---

Parcel 2-2-2

Purchased July 13, 1912; 233 acres, for \$33,785; expenses approximately \$1000; total cost \$34,785. Resold a few months later for cost. This on account of construction of railroad from Oceanside to San Luis Rey. Believe should get credit for at least \$3 a foot for these rights

---

Parcel 2-1-54

477 acres; purchased July 20, 1903; price \$7585.06; interest, taxes, improvements, etc. approximately \$5,400; total price approximately \$13,000. Sold about three years ago for \$18,600. Value today approximately \$35,000.

---

Parcels 2-1-53 and 2-1-24

Purchased September 23, 1905; 162 acres; cost \$6,198.88 taxes, expenses, interest, etc. \$4,200; total approximately \$10,400. Sold for approximately \$24,400 nearly two years ago. Value today approximately \$200 an acre.



Parcel 2-1-52

Purchased September 15, 1905 for \$500; 28 acres; interest, taxes, insurance, etc. approximately \$400; total \$900. Resold a year or two ago for approximately \$3,000.

---

Parcels 2-1-49, 2-1-48 and 2-1-47

226 acres; purchased September 10, 1905, for \$7550; expenses, interest, taxes, etc. approximately \$3500; total \$11,000. Sold three years ago for approximately \$18,000. Value today \$22,500.

---

Parcel 2-1-46

128 acres; purchased September 25, 1905; cost \$3973.78; taxes, insurance, improvements, etc. approximately \$1800; total \$5775. Sold three years ago for approximately \$11,000. Value today \$18,000.

---

Parcel 2-1-44

35 acres. Do not own. Owned by McClung, who asks \$6,500 for his property. Will have to be condemned. Do not consider property worth to exceed \$4,000.

---

Parcels 2-1-42, 2-1-37, 2-1-36 and 2-1-18

Purchased riparian rights July, 1912; original price \$2500; expenses, interest, etc. \$700; total \$3200.

---

Parcel 2-1-41

64 acres; purchased September 23, 1905 for \$3972.70; expenses, interest, taxes, etc. approximately \$2300; total approximately \$6200. Held for about \$8000. Today's value \$13,000.

---



Parcel 2-1-40

Riparian rights cost three years ago \$250.

---

Parcel 2-1-39

171 acres; purchased August 1912; cost \$40,000; interest, taxes, insurance, improvements on place, etc. \$8,000. We still own. Would advise selling property at \$35,000 or \$40,000, and reserve rights of diversion.

---

Parcels 2-1-35 and 2-1-33

40 acres; purchased June 15, 1912; cost \$13,300; interest, expenses, etc. approximately \$1000. Sold this property at cost a few weeks afterwards on account of construction of railroad on which we had inside advice. Consider we should be credited at least \$3 a foot as the value of these rights.

---

Parcel 2-1-34

30 acres; purchased July 29, 1912; cost \$3000; interest, expenses, etc. approximately \$500; total \$3500. This property sold soon afterwards for cost, on account of the railroad construction. Believe we should be credited with at least \$3 a foot for the rights of diversion.

---

Parcel 2-1-32

69 acres; purchased September 12, 1905; price \$3415; interest, insurance, expenses, etc. \$2,900; total \$6,315. Sold for \$7400 two years ago. Now worth \$10,000.

---

Parcel 2-1-31

35 acres purchased December 24, 1912; cost \$8225; taxes, interest, improvements on land by clearing, etc. \$2700. Still on hand. Will advise Mr. Henshaw to sell for \$7000 or \$8000, and reserve rights of diversion.



Parcels 2-1-30, 2-1-29 and 2-1-26

120 acres; purchased September 14, 1905; purchase price \$2500; interest, insurance, taxes, improvements, etc. \$2500; total \$5,000. Sold three years ago for approximately \$11,000. Worth today \$24,000.

---

Parcel 2-1-28

40 acres; riparian rights purchased nearly three years ago; cost approximately \$2000.

---

Parcel 2-1-27

Purchased December 16, 1912; 65 acres; cost \$12,200. Still own. Interest, taxes, clearing of land, etc. \$3,400. Would advise Mr. Henshaw to sell for \$10,000 and reserve rights.

---

Parcels 2-1-25, 2-1-23 and 2-1-20

Purchased January 29, 1913; 423.86 acres; cost \$74,333; interest, taxes, improvements on property, etc. to date approximately \$12,000. Total \$86,333. Still own. Would advise selling today for \$70,000 and reserve rights.

---

Parcel 2-1-22

32 acres; purchased September, 1905; cost \$1800; expenses, insurance, taxes, etc. \$980. Sold three years ago for \$4800.

---

Parcel 2-1-21

40 acres; purchased November 21, 1905 for \$1600; taxes, interest, etc. \$1300; total \$2900. Sold three years ago for \$4500. Value today \$6,000.

---



Parcel 2-1-19

160 acres; purchased November 25, 1912, for \$31,800; interest, improvements, clearing land, etc. \$5800; total \$37,600. Still own. Would advise selling for \$26,000, and reserve rights.

---

Parcels 2-1-17 and 2-1-16

558.21 acres; purchased July 22, 1905; cost \$34,283.65; interest, taxes, insurance, etc. up to June 1, 1911 approximately \$18,000. Sold three years ago for approximately \$60,000. Value today \$80,000.

---

Parcels 2-1-15, 2-1-14 and 2-1-13

400 acres. These rights are in litigation, and we expect they will cost us fully \$15,000 or \$20,000 before we acquire them.

---

Parcel 2-1-12

40 acres. Property cost us \$4000 on September 26, 1912; interest, taxes, improvements, etc. \$700. Would advise selling for \$3000.

---

Parcels 2-1-11, 2-1-8, 2-1-7, 2-1-6 and 2-1-5

Purchased July 20, 1905; 869.81 acres; price \$26,094.30; interest, taxes, improvements, etc. \$10,000; total approximately \$36,100. Sold three years ago for approximately \$60,000. Property worth today \$80,000 to \$100,000.

---

Parcels 2-1-10 and 2-1-9

5 acres belonging to the City of Escanaba Oceanside. This is not included in our proposition to the city, but we have spent probably \$2000 to date, and still will have to spend as much more, in litigation, in all probability, before any arrangement is made with the city, in order to protect our interests.



Parcels 2-1-2 and 2-1-1

In order to acquire these rights, it will cost us approximately \$3000 or \$4000 for 100 acres. They have not yet been secured.

---

The following facts should be taken into consideration:

First, that several thousand dollars were spent in securing the construction of the railroad up the San Luis Rey Valley. Otherwise, we would have sustained much heavier losses in the matter of sales of property purchased recently.

Second, until this year, we have not received enough rentals to pay taxes on the properties up and down the river.

Third, in the resale of all the lands purchased eight or ten years ago, there had been a further handicap by reserving all riparian rights of diversion from the sale of all the properties between the ocean and Monserrate Narrows, as it is the intention of the owners of these riparian rights at some future time to put in a dam and impound all waters of the San Luis Rey River at Monserrate. These rights that have been reserved will some day be extremely valuable. The Volcan Company has no interest in these rights. A safe estimate of their value for twenty-odd miles up and down



the San Luis Rey today, in my opinion, is not less than \$400,000 or \$500,000. Property would have sold for a great deal more and the value of these lands would have been much greater if the rights had not been reserved.

In estimating the value of riparian rights today on lands purchased eight or ten years ago, my contention is that: If a piece of property was purchased ten years ago for \$1000 including all riparian rights, and an arbitrary value of say 20% was established, or \$200 as the value of the right of diversion at Warners on that particular piece of property ten years ago; and providing said property is now worth \$10,000, having increased in value ten times during the ten years, then the riparian rights have increased correspondingly, and the riparian rights today should be considered as valued at \$2000, an increase corresponding to that of the value of the land.

Referring to Parcels 2-2-11 and 2-2-10 and other recent purchases, will say while we purchased these properties as low as possible at farming values, yet in a resale we find it difficult to get anywhere near the value of our property. When we tell them we must reserve the Warners Ranch diversion, most of the ranchers say they don't want a dry ranch, and while the writer does not believe they will be damaged, yet it is almost impossible to convince the other fellow of it.

Yours very truly,



# Ed Fletcher Papers

1870-1955

MSS.81

Box: 49 Folder: 14

**Business Records - Water Companies - Volcan  
Land and Water Company - San Dieguito System  
- San Luis Rey Irrigation District - Miscellaneous  
articles, history (includes Pauma Ranch)**



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