

*for 147 + 172 Copy + packet in Los Angeles
attended to*

DEPARTMENT OF THE INTERIOR,
OFFICE OF U. S. SURVEYOR-GENERAL,

San Francisco, California.

April 15, 1911.

J. M. W.

William S. Post,
Civil Engineer,
1218 Union Trust Building,
Los Angeles, Cal.

Sir:

Replying to your communication of the 13th inst., relative to the recent surveys in townships 14 and 15 S. Rs. 2 and 3 E., and T. 11 S. R. 2 E., S.B.M., California, you are advised that surveys and resurveys in townships 14 and 15 S. Rs. 2 and 3 E., S.B.M. were executed by U.S. Examiner of Surveys, W. Morris Chubb, in 1910, and the returns were filed in this office December 30, 1910, and the same were examined and returned to the examiner for correction.

All corners established or re-established by said examiner, will become official corners whenever accepted by the Commissioner of the General Land Office.

Resurveys in T. 11 S. R. 2 E., S.B.M. were executed by U.S. Examiner of Surveys, Arthur D. Kidder, in 1908, and accepted by the Commissioner of the General Land Office on March 29, 1911, and triplicate copies of the plats of said resurvey were transmitted to the Register and Receiver of the Los Angeles Land Office on April 13, 1911, and are now on file in said office.

In case you wish a copy of the plat of T. 11 S. R. 2 E., the same will be prepared by this office for Four (\$4.00) Dollars.

Very respectfully,

E. H. Archer
U. S. Surveyor General
for California.

N.M.W.

San Diego, Calif.
March 23rd, 1925

Mr. Ford G. Carpenter,
U.S. Weather Bureau,
Los Angeles, Calif.

My dear Mr. Carpenter:-

Answering your letter of January 25th, which has just come to my attention since my return from Washington:

I thank you kindly for the film. If you will keep it in mind and write me next summer, I will send you a half dozen slides of our three new conduit dams, constructed, and about three of the discharge of the San Diego, San Luis Rey and Santa Ysabel Rivers.

With kind personal regards, and assuring you I am glad at all times to co-operate with you, I am

Yours very truly,

EF/bm



U. S. Department of Agriculture
Weather Bureau
San Francisco, Cal.

SEP 14 1925

Sir:-

I regret to inform you that your weather report, Form 1009, for *July + August* has not yet been received. It is important that these reports (in duplicate) be forwarded to us on the 1st day of the month following the record, in order that they may reach us in time for publication in our monthly climatological bulletins. You are perhaps aware that incomplete and broken records are of little value.

If you have not mailed the missing report within the past few days, will you kindly forward it at once?

Respectfully,

Leysmaea.

Ed. Bowring
Meteorologist in Charge

UNITED STATES FUEL ADMINISTRATION

OIL DIVISION.
San Francisco, California.

American National Bank Bldg.
July 9, 1918.

D. M. Folsom,
Director for Pacific Coast

To The War Finance Corporation:

Gentlemen:

Colonel Ed. Fletcher, Manager of the Volcan Land and Water Company, of San Diego, has recently submitted for the consideration of this office, and for such endorsement as the Fuel Administration feels justified in making, the so-called Warner-Pamo Project on the San Luis Rey and Santa Ysabel watershed, in the vicinity of the City of San Diego.

The project contemplates a storage reservoir of 200,000 acre-feet in Warner Valley on the San Luis Rey watershed. From this reservoir, water will be diverted into the drainage of the Santa Ysabel River, where there is a power site affording a 1500 feet fall. There is also a good reservoir site on the upper Santa Ysabel River, which will permit storage of the water of that stream, and below this reservoir there is a power site with approximately 900 feet drop. The two power drops are so located that it will probably be possible to utilize them by installing but a single power house.

Water discharged from this power house, and the natural flow of the stream, can be regulated by a reservoir at a lower point on the watershed, and diverted thence through a conduit leading in a southwesterly direction, to a distribution reservoir on the upper edge of the Linda Vista Mesa, where it can be utilized as a supply for Camp Kearny, the City of San Diego, or both.

The Fuel Administration is, of course, primarily interested in the proposed system as a means of conserving fuel oil. Reputable engineers have estimated that the stream flow available with storage will develop 6,750 horse power continuously, which would mean a saving of approximately 220,000 barrels of fuel oil per annum.

In addition to the generation of power, however, I have been much interested in the fact that the system, as outlined, would supply approximately 30,000,000 gallons of water per day, which could be used as a supply for San Diego or Camp Kearny, or could be used by an irrigation district on the Linda Vista Mesa. As you are doubtless aware, the soil of this section is excellent, and the climate probably as mild and favorable for agricultural production as any in the country. It is my belief, however, that

-2-

the value of the water as a supply for Camp Kearny far exceeds its value for any other purpose. In fact, the system forms the only adequate supply for the camp which is free from complications of one sort or another.

I wish to commend this project highly for the favorable consideration of your board.

Very truly yours,

(S) D. M. Folsom.

Federal Oil Director
for the Pacific Coast.

AWY

United States Post Office

SAN DIEGO, CALIFORNIA

Sept. 19, 1929.

FIRST CLASS

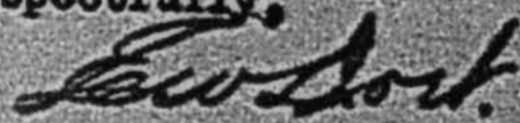
Mr. Ed. Fletcher,
1020 9th St.,
San Diego, Calif.

My dear Sir:-

Receipt is acknowledged of your communication
of Sept. 16th, together with a letter to you, written in Russian.

I am returning herewith the letter in question
with the information that the clerk at this office who is of
Russian descent, is unable to translate it. No doubt, it is of
a different dialect.

Respectfully,



Postmaster.



GP-14

November 25th, 1929.

U. S. Customs and Immigration Service
San Diego, California.

Gentlemen:

This will serve to introduce Mr. Angel Flores, whom I
have known personally for over ten years. He has worked
for us off and on during this entire period and I can see
no reason why he should not be entitled to a passport
to go back and forth across the border to Tijuana as
he has a position offered him at that place. Anything
you can do for him will be appreciated.

Sincerely yours,

EF, Jr. (MIF)

June 19, 1935.

Federal Housing Administration,
943 Sixth Ave.,
San Diego, California.

Attention Mr. E. A. Walsh

Gentlemen:

We herewith make application for certain lands as shown on the attached map, within the Mt. Helix Subdivision, to be approved as proper security for insured loans under Title II of the National Housing Act.

I. Dr. Lewis C. Covington, 6416 San Vicente Blvd., Los Angeles, California, has already made application for an insured loan under Title II on his property, which is a portion of the property for which we are herewith asking your approval.

II. We acknowledge the fact that the opinion of the Administration is entirely informal and in no event shall be construed to bind the Administration to make a commitment for the insuring of, or to insure, a mortgage covering the property located in this subdivision.

III. We are herewith submitting in proper form the information necessary at this time.

- (1) (a) There are 72 acres included in this application
- (b) The entire 72 acres have been subdivided into lots of various sizes and the map recorded as Mt. Helix Subdivision, Map No. 1516, filed in the office of the County Recorder of San Diego County.
- (c) Two of the lots are of such size that there will be a re-subdivision of them by metes and bounds as sold, the boundaries to be mutually agreed upon at the time of sale as best fitted to the topography, desirability, etc.
- (d) There are approximately 30 residential lots yet to be sold of approximately 1 acre each.

(e) There are 12 homes already constructed within this area, all of which are occupied and have been for some time.

(2) The evidence of the demand for the particular type of property proposed in this application is the fact that two sales have been made since the 1st of June this year, 9 homes have been built within the last two years and the inquiry for this particular property is on the increase.

(3) The property immediately adjacent to this tract on the west is subdivided into small suburban homesites, planted to avocados, in subdivision known as "Avocado Villas". To the North lies the Grossmont Subdivision, subdivided for suburban, residential requirements with a great many avocado and citrus orchards and with 40 or 50 nice homes already constructed. Some of the owners of the homes are Madame Schumann Heink, Carrie Jacob Bond, Havrah Hubbard, the music critic and many prominent citizens of San Diego, who have realized the advantages of living in a suburban community. To the East is the balance of the Mt. Helix Subdivision which property we will undoubtedly ask your approval on in the near future. To the South is El Tejado Subdivision of 40 acres, improved with good roads, avocado orchards and 10 or 12 new homes and more under construction. All of this property is primarily suburban residential.

(4) Enclosed herewith is map showing Grossmont, Mt. Helix Subdivisions, with notations as to where the Grossmont Union High School is located, distance to La Mesa churches and schools; also showing the relationship of the area in this application to the balance of the property; also relative position to Avocado Villas and El Tejado Subdivisions. The closest playground and park is 1/2 mile south of Lemon Ave. on Eucalyptus Canyon Road, being known as "Eucalyptus Canyon County Park". Places of employment for people living in this vicinity would be the surrounding avocado orchards, towns of La Mesa, El Cajon and City of San Diego. Means of transportation would be by paved road to San Diego in your own conveyance, San Diego Electric Railway Co.'s bus service, and San Diego & Arizona Railway System line with connections near the Grossmont High School or City of La Mesa. The property is located 13 miles East of San Diego and the bus fare is 35 cents one way or 50 cents round trip. School busses pick up the children, take them to both the grammar school and the high school along Eucalyptus Canyon Road, as indicated on the map. All roads marked in brown are gravel surfaced county roads and all those marked in blue are paved county roads.

(5) A plat of the property covered in this application is herewith enclosed on a scale of 100 ft. to the inch, and which indicates the layout of the streets. This area is entirely served by rural free delivery mail service, county roads, water, electricity telephone service. There are no shopping centers proposed as part of the development, but the existing homes are shown hatched in black. There are no paved roads, sidewalks or curbs within the area in this application. The soil is of a decomposed granite nature and is always usable, whether it be in summer or winter. There is no bonded indebtedness against the property for improvements other than that of the La Mesa, Lemon Grove & Spring Valley Irrigation District for water service. The property is not in any Mattoon Act District or special road improvement district.

(6) (a) There is no paving or utilities being installed other than those installed by the public utilities and irrigation district, hence no necessity for financing.

(b) There are approximately \$60,000 in building improvements covering the 12 homes already built, and an additional \$50,000 in roads, water and development work has been spent in this area. There will be approximately \$1000 or \$1500 to be spent in installation of water mains to complete the main lines installation to cover this area. This will be done during this summer. It is paid for by the subdivider.

(7) Photographs of typical existing structures will be furnished in the near future.

(8) Plans of proposed buildings are not available at this time but practically 100 percent are of Spanish stucco design.

(9) (a) i. There are 20 tracts within this area already deeded, comprising about 36 acres.

ii. There are two tracts sold on contract with an outstanding balance.

iii. There are remaining approximately 25 or 30 tracts in this area ranging from 1 acre to 1 1/4 acres each.

(b) On the two tracts sold on contract there is approximately \$2500 due but none delinquent.

(c) No lots have been previously sold and reverted to the seller by reason of default on their contracts.

(d) We herewith enclose map showing in yellow those lots sold on contract with outstanding balances, and in red those lots which have been deeded. The balance of the

lots in white remain unsold.

(e) We herewith enclose two extra sales maps showing lot layout.

(10) Enclosed find copy of standard form of deed used in this tract with standard restrictions and reservations.

(11) The balance of Mt. Helix Subdivision is to be developed along the same lines as the area embraced in this application. The only assurance we can give you that this is to be the case is that we realize our responsibility to purchasers, and also the fact that without careful planning and development we cannot hope to get the most out of our subdivision.

(12) All roads that have been put in so far have been with the approval of the County Engineer and the County Planning Commission. Utilities are put in by the utility companies themselves. Sanitation is taken care of by the County Board of Health, which requires a permit be obtained and inspection made of all sewerage disposal systems before being used and the soil conditions are such that the standard form of septic tank and drain tile disposal on tracts of sufficient size have worked out satisfactorily. The County Farm Adviser has always recommended soil conditions in this area as being desirable for avocados, citrus, sub-tropical fruits, and all kinds of vegetables. Lawns and flowers do exceptionally well. Soil is a well drained, Fallbrook sandy loam.

(13) (a) The ownership of the unsold portion of this property is in the name of Grossmont Park Company, a corporation, as to an undivided one-half interest, and Frank Lynch and Georgia A. Lynch as to the other undivided one-half interest. Property has been sold both on contract and by deed subject to trust deed.

(b) This property is not in trust.

(c) The land is paid for in full.

Yours truly,

GROSSMONT PARK COMPANY

By

EFJR M

INSTRUCTIONS TO LAND DEVELOPERS WHO WISH TO MAKE THEIR TRACTS ELIGIBLE AS SUCH FOR THE LOCATION OF PROPERTIES WHICH CONSTITUTE PROPER SECURITY FOR INSURED LOANS UNDER TITLE II OF THE NATIONAL HOUSING ACT.

I. No opinion of this Administration concerning subdivisions will be rendered unless the submitted information is accompanied by an application for the insurance of a mortgage from an approved mortgagee or an individual mortgagor or unless such an application is on file with the Administration.

II. The opinion of this Administration, when rendered, will be entirely informal and in no event shall be construed to bind the Administration to make a commitment for the insuring of, or to insure, a mortgage covering a property located in such undeveloped subdivision.

III. In cases where a developer or operative builder wishes to ascertain whether a subdivision development will be deemed eligible or where actual applications are made for the insurance of mortgages upon properties in undeveloped subdivisions, a report must be submitted to this office containing the following information:

- (1) (a) State the number of acres in the tract. *35 Acres 72*
 - (b) State whether or not the entire tract has been subdivided into lots and placed of record, and if so, give tract numbers with the book and page and county where recorded. *Yes - Mt Helix Sub. Book # 100 Page #*
 - (c) If the entire tract has not been subdivided into lots and made a matter of public record on a subdivision plat, then state the number of acres not yet subdivided and recorded. *All Subdivided -*
 - (d) State the number of residential lots inside the area of land which you wish to make eligible. *30*
 - (e) State the number of dwellings located on lots in this same area, and also state the percentage of these now vacant. *12 None Vacant*
- (2) Evidence of a demand for the particular type of property proposed for the subdivision.
 - (3) A description of the area immediately adjoining the subdivision under consideration, giving the character and extent of the land use and population.
 - (4) A map upon which the subdivision is indicated, showing also the churches, schools, markets, parks and playgrounds serving the area; places of employment; means of transportation and travel time and expense to and from employment centers.
 - (5) A plat plan of the subdivision at a scale not smaller than one hundred feet to an inch, indicating the layout of streets and utilities, lots, contour lines (if required), parks, and playgrounds, shopping centers proposed as part of the development, and existing buildings, utilities, and pavements, if any.
 - (6) (a) A specification of the paving and utilities installed, or proposed to be installed, and method of financing.
 - (b) Also state total cost of improvements now installed and total cost of improvements yet to be installed.
 - (7) Photographs of typical existing structures.
 - (8) Plans, elevations and specifications of proposed dwellings.

(00601)

(9) A schedule of the status of ownership of all lots within the subdivision and of any encumbrances, including taxes and special assessments which exist in respect to them.

- (a) Do not submit the names of lot owners. Please show:
 - i. number of lots deeded; *20*
 - ii. number of lots on contract or sold subject to an outstanding balance; and *2*
 - iii. number of lots remaining unsold. *30*
 - (b) Show on the schedule the amount of outstanding balance due the land developer on his sold lots and indicate the amount of balance due more than six months delinquent, more than twelve months delinquent, and more than two years delinquent as to principal and interest and taxes or assessments. *2500 None delinq.*
 - (c) State the number of vacant lots which were previously sold and have reverted to the seller by reason of default on previous contracts. *None*
 - (d) It is suggested that in addition to the schedule you kindly submit a map of the district, showing in red those lots which are deeded, in yellow those lots on contract or sold with outstanding balances, and it will be understood that the lots not shaded are unsold.
 - (e) Supply two extra sales maps showing lot layout. *2*
- (10) Copies of deed restrictions, dedications, reservations, specimen sales contracts, and evidence of the intended use of the lots, including zoning regulations.
 - (11) A description of the manner in which it is proposed to develop any portion of the subdivision not covered by the application, and satisfactory assurance that such completed development will be carried out. *Some*
 - (12) Certificates of public agencies, planners, engineers, and so forth, may be required as evidence that the physical situation with reference to design, utilities, safety, sanitation, soil, and so forth, is satisfactory.
 - (13) (a) State the ownership status of the tract (who owns it), and in general the method used for the conveyance of title, whether on contract or by deed subject to trust deeds, or mortgages.
 - (b) If the title to the property is in trust, state the name of the trust company, the trust number, and briefly indicate the terms of the distribution made of money collected from sales as to commission, improvement fund, acreage indebtedness (if any), special funds, and so forth.
 - (c) If the land developer still owes a balance on his purchase price, kindly state the amount unpaid.

Kindly submit your report under the headings given above, and mark the information with the same numbers and subheadings.

If the California State Real Estate Commissioner has issued a report on the subdivision in question, kindly submit a copy of such report.

F. W. MARLOW
District Director,
Southern California
FEDERAL HOUSING ADMINISTRATION

(00601)



UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF RECLAMATION

449 Customhouse,
Denver 2, Colorado.

September 20, 1946.

Senator Ed Fletcher,
1020 Ninth Avenue,
San Diego 1, California.

Dear Senator Fletcher:

I am in receipt of your letter of September 12, in which you request the area developments that may take place along U. S. Highway No. 80 during the next 25 years.

I regret to note that you have to fight to keep U. S. Highway No. 80 on the inter-regional map. Just why this should be so, I do not know, for I never could understand why Highway No. 80 had to be routed in a round-about way from Gila Bend to Tucson via Phoenix. Possibly in states with small populations the powers-that-be put all trunk lines through the Capital.

Your request creates quite a paradoxical condition. Here I find you fighting for land development along Highway No. 80. Last spring the California boys were back in Washington protesting against the reauthorization of the Gila Project to create a 75,000-acre development known as the Wellton-Mohawk Division of the Gila Project. The authorization of this division would not add any new area to the Gila Project. When Congressman Scrugham's committee visited the area, Congress had agreed to a 150,000-acre development, and at that time they had no objection to the development of 75,000 acres on Yuma Mesa and also 75,000 acres in the Wellton-Mohawk division.

It would be somewhat presumptuous on my part now to supply you officially with the letter you request for use of Mr. Tom MacDonald of the Bureau of Public Roads. You failed also to give me his address, so I will be unable to write him direct. I say the above in view of the fact that apparently you are not aware of the fact that I have left the Southern California area. I had an operation for goiter in July 1944, and then rested, or partially rested, for the next six months. In December 1944 I was transferred to the Chief Engineer's Office at Denver, Colorado. Consequently I have had no active participation in the lower area for some time.

May I suggest, therefore, that you write Mr. E. A. Moritz, Regional Director, at Boulder City, Nevada, or Mr. John K. Rohrer, District Engineer at Yuma, Arizona, for the immediate information you desire.

With kind regards and best wishes, I am

Sincerely yours,

L. J. Foster,
Consulting Engineer.

Ed Fletcher Papers

1870-1955

MSS.81

Box: 31 Folder: 24

**General Correspondence - United
States. Various federal agencies**



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