

CONEJOS RESERVOIR

From the papers of Ed Fletcher, the following letters were removed to the alphabetized correspondence files

BRITTON AND GREY to Fletcher, 11/14/19  
 COMMISSIONER OF LAND(?), DEPT OF INTERIOR to Britton & Grey  
 11/12/19  
 HARRITT, C. to Fletcher, 6/16/19

166

AREA AND CAPACITY TABLE ----- FLETCHER LAKE

*March Site*

*March Site*

Depth	Contour	Capacity	
		Area Flooded Acres	Acre Feet Million Gallons
0	840	0.51	0.0
10	850	6.01	32.71
20	860	19.03	157.78
30	870	28.78	396.81
40	880	37.75	729.44
50	890	56.32	1199.68
60	900	76.11	1861.85
70	910	95.57	2720.26
80	920	117.44	3785.41
90	930	136.86	5238.51
100	940	153.72	6691.21
110	950	174.23	8530.90
120	960	197.23	10188.22
130	970	218.87	12263.74
140	980	240.53	14565.86
150	990	267.54	17106.09
† 160	1000	300.00	19940.00

† - By extension of curves.



STORAGE CAPACITY OF THE CUYAMACA SYSTEM

Cuyamaca Lake	11,595 ac.ft.
X Diverting Dam	69 "
Eucalyptus	26 "
Grossmont	127 "
Murray	6,750 "
X Fletcher Lake	17,106 "

X = Fletcher Lake will take place of  
Diverting Dam

#264

Data for letter to Mr. Hoffman regarding value of reservoir  
lands.

The State Engineer of California who has jurisdiction over all irrigation districts in his report to the La Mesa - Spring Valley and Lemon Grove Irrigation District on August the 12th 1919 made the following valuation per acre for the different reservoirs.

Cuyamaca Reservoir	1074 acres	at \$100.00 per ac.	\$107,400.00
Miles Reservoir #1	3.42 "	" 200.00 "	684.00
Miles Reservoir #2	.42 "	" 400.00 "	168.00
Grossmont "	15.7 "	" 100.00 "	1,570.00
Eucalyptus "	4.71 "	" 150.00 "	706.00
Eucalyptus lands condemned 2 "	" "	688.00 "	1,376.00
Murray Reservoir lands owned 119.71 Ac.	200.00 "	" "	23,942.00
Conejos Reservoir rights			4,000.00

The following statement is made in the report:

"In valuing lands occupied by reservoirs or other structures I have not been unmindful of the principle that lands peculiarly valuable for reservoir purposes or some other special purpose must be valued for that particular purpose not necessarily for some other less important use. This principle was established as early as 1879 by a decision of the United States Supreme Court in the case of Beem Company vs. Patterson (98 U.S. 403). This was a case in eminent domain for the condemnation of certain small islands in the Mississippi river peculiarly adapted for the construction of a boom. The jury rendered a general verdict assessing the value of the land at \$9,358.33 but accompanied



it with a special verdict assessing its value aside from of its value for any consideration/boom purposes at \$300.00, and, in view of its adaptability for this purpose a further and additional value of \$9058.33. The Court reduced the verdict to \$5,500. The Plaintiff brought the case on writ of error to the Supreme Court of the United States where the judgement was affirmed. The following is quoted from the decision of the United States Supreme Court.

'In determining the value of land appropriated for public purposes, the same considerations are to be regarded as in a sale of property between private parties. The inquiry in such cases must be what is the property worth in the market, viewed not merely with reference to the uses to which it is at the time applied but with reference to the uses to which it is plainly adapted; that is to say, what is it worth from its availability for valuable uses? Property is not to be deemed worthless because the owner allows it to go to waste, or to be regarded as valueless because he is unable to put it to any use. Others may be able to use it, and make it subserve the necessities or conveniences of life. Its capability of being made thus available gives it a market value which can be readily estimated.

'So many and varied are the circumstances to be taken into account in determining the value of property condemned for public purposes, that it is, perhaps, impossible to formulate a rule to govern its appraisal in all cases. Exceptional circumstances will modify the most carefully guarded rule; but, as a general thing, we should say that the compensation to the owner is to be estimated by reference to the existing business and wants of the community or such as may be reasonably expected in the immediate future.'

"There are numerous later decisions of the Courts which uphold all the principles of law stated in this leading case (Minnesota rate case 232 U.S. 352 etc.)".

The State Engineer of California on September the 3d, 1918 made the following valuation for lands for reservoir purposes in his report to the Cardiff Irrigation District.

Lake Hodges:

Ownership 1197 acres at \$250 per acre -----	\$299,250
Floodage rights 120 acres at \$65 -----	7,800

San Elijo Reservoir:

Ownership 262 acres at \$200 per acre -----	52,400
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San Dieguito Dam:

Ownership 75 acres at \$100 per acre -----	7,500
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State Engineer of California in his report of November the 4th, 1918 to the San Luis Rey Irrigation District made the following valuation per acre on reservoir sites.

Warner Reservoir Site:

6050 acres at \$150 per acre -----	907,500
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Merriam Reservoir Site:

200 acres at \$100 per acre -----	20,000
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FLETCHER DAM

( Diverting Dam, C. W. Co. )

In the case of the Sweetwater Company or rather the San Diego Land and Town Company vs. George Neale and others, case 1189, docketed March 4, 1891, there was a verdict rendered by the jury of \$350 per acre amounting to \$122,657.50 plus cost.

Mr. John E. Boal, Vice-president and general manager of the Sweetwater Company in a letter, December 31, 1917, stated that this case was later settled out of Court for \$84,000 plus attorney's fees, their cost amounting to about \$7500 making an aggregate of \$91,500.

Note: The suit of the San Diego Flume Company vs. Waterman was brought in 1888 but the records of the County Clerk appear to show no judgment rendered and the case was dismissed, it being settled out of court and there is no record in the County Clerk's office of the amount per acre paid.

Depth	Contour	Area	Acres Feet Capacity	Million Gallons
0	781.4	1.98	0	0
10	791.4	9.61	58	18.9
20	801.4	13.93	176	57.35
30	811.4	18.79	339	110.46
40	821.4	31.04	588	191.60
50	831.4	49.03	989	322.27
60	841.4	63.75	1,553	506.05
70	851.4	88.45	2,314	754.02
80	861.4	106.64	3,289	1,071.73
90	871.4	130.02	4,472	1,457.21
100	881.4	154.41	5,894	1,920.57
110	891.4	187.70	7,605	2,478.10
120	901.4	220.83	9,648	3,143.81
130	911.4	252.43	12,014	3,914.78
140	921.4	288.82	14,720	4,796.53
150	931.4	332.65	17,827	5,808.95
****				

Note:- Elevation of Flume 802.34  
Planimeter 1 - 0.010498687

8/1/17.



AREA and CAPACITY TABLE.

DIVERSION DAM - MARKS SITE.

Depth	Contour	Area Flooded: Acres.	Capacity.	
			Acres Feet	Million Gallons.
0	840	0.51	00.0	00.00
10	850	6.01	32.71	10.66
20	860	19.03	157.78	51.41
30	870	28.78	396.81	129.30
40	880	37.75	729.44	237.69
50	890	56.32	1199.68	390.92
60	900	76.11	1861.85	606.69
70	910	95.57	2720.26	886.40
80	920	117.44	3785.41	1233.48
90	930	136.86	5238.31	1706.91
100	940	153.72	6691.21	2180.34
110	950	174.23	8330.90	2714.64
120	960	197.23	10188.22	3319.85
130	970	218.87	12263.74	3996.16
140	980	240.53	14565.86	4746.31
150	990	267.54	17106.09	5574.04

Offer to City by Cuyamaca

Schedules issued = to Mr. Fletcher

No. 1-2-3 - (Aug 12)

No 5-<sup>1</sup>6-7-<sup>Aug 13</sup>8-9-10-11-12

~~13-14 - (Aug 14)~~ 16-17 (Aug 14)

Office Copy is No 4 - in files Aug 12

No 15 - is also held in reserve  
in files: (Aug 14)

One copy out some where <sup>not numbered -</sup> (before Aug 12)  
but not correct - of 1<sup>st</sup> Edition of six.

~~One perhaps sent to SE by Aug 7<sup>th</sup>~~

~~One more out~~



17-16-14-13-12

From the papers of Ed Fletcher, the following letters were removed to the alphabetized correspondence files:

"SWEET WATER SIPHON -- CUYAMACA"

Fletcher to HARRITT, January 9, 1920

MURRAY, J. A.:

Fletcher to Murray, December 17, 1919

Murray to Fletcher, December 13, 1919

CUYAMACA WATER CO.:

to RIVERSIDE PORTLAND CEMENT CO., December 9, 1919

from RIVERSIDE PORTLAND CEMENT CO., December 9, 1919

from RIVERSIDE PORTLAND CEMENT CO., December 10, 1919

WESTERN REINFORCED CONCRETE PIPE CO.:

from Cuyamaca Water Co., November 25, 1919

from Fletcher, December 17, 1919

to Fletcher, December 20, 1919

from Fletcher December 26, 1919

from Fletcher to BRIER, W. W. of WESTERN REINFORCED  
CONCRETE CO., December 30, 1919

to Cuyamaca Water Co., January 10, 1920

from Fletcher, January 16, 1920

(BRIER, W. W.) to Fletcher, November 25, 1919

(ngr. Western)

Sweetwater Siphon

Cuyamaca.

280-X  
1919-1920



RECEIVED  
NOV 22 1919

Office  
Nov. 20, 1919

Mathews:

File this letter for future reference.

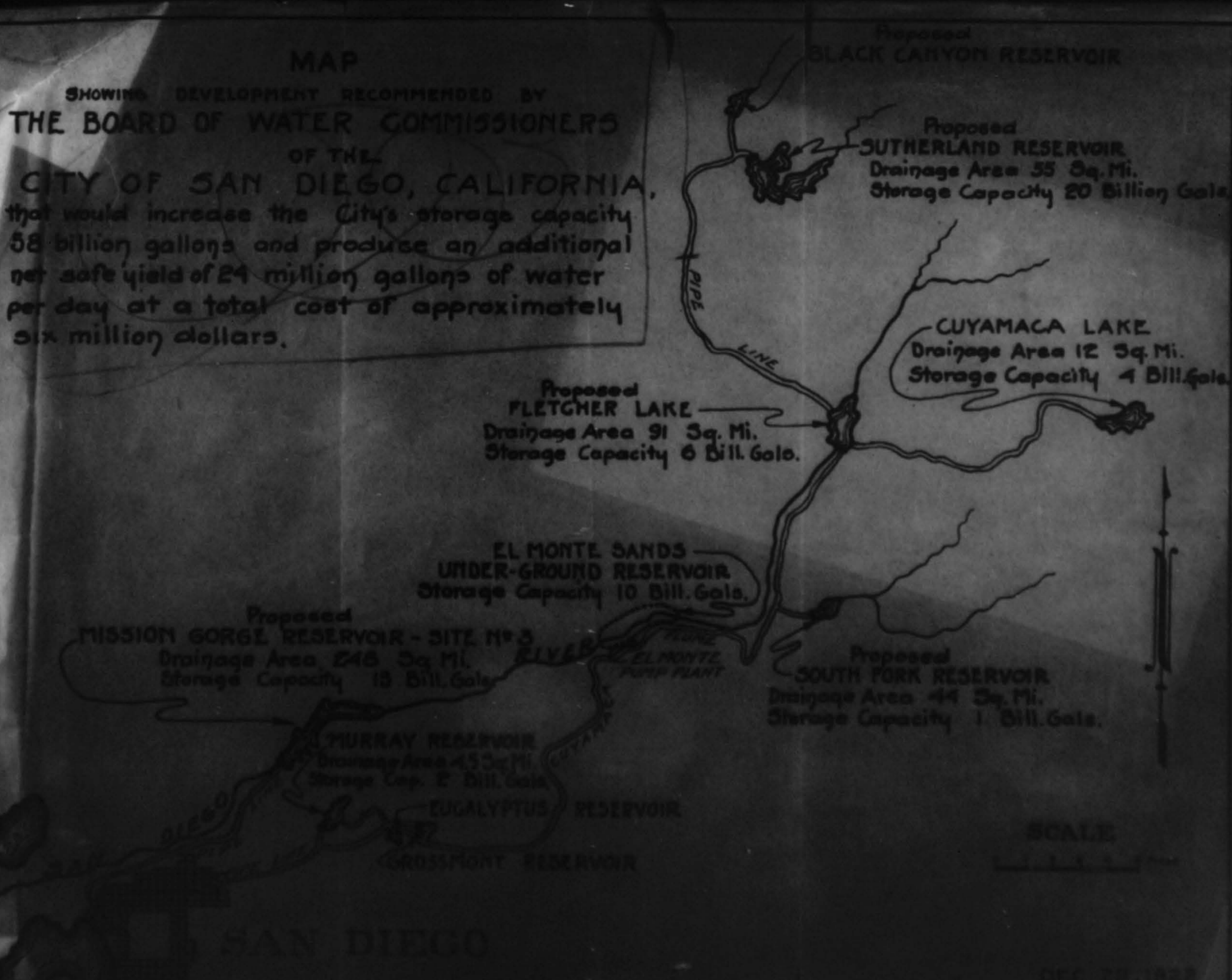
E. F.

Britton & Gray, re Conejos Reservoir

SOUTH COAST LAND COMPANY

FLETCHER-SAVINGS INVESTMENT COMPANY

MAP  
SHOWING DEVELOPMENT RECOMMENDED BY  
THE BOARD OF WATER COMMISSIONERS  
OF THE  
CITY OF SAN DIEGO, CALIFORNIA,  
that would increase the City's storage capacity  
58 billion gallons and produce an additional  
net safe yield of 24 million gallons of water  
per day at a total cost of approximately  
six million dollars.



SCALE

DEC 29 1919



RECEIVED  
NOV 22 1919

Office  
Nov. 20, 1919

Mathews:

File this letter for future reference.

E. F.

Britton & Gray, re Conejos Reservoir

SOUTH COAST LAND COMPANY

FLETCHER-GUYMONS INVESTMENT COMPANY

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Proposed  
BLACK CANYON RESERVOIR

Proposed  
SUTHERLAND RESERVOIR  
Drainage Area 35 Sq. Mi.  
Storage Capacity 20 Billion Gals.

CUYAMACA LAKE  
Drainage Area 12 Sq. Mi.  
Storage Capacity 4 Bill. Gals.

Proposed  
FLETCHER LAKE  
Drainage Area 91 Sq. Mi.  
Storage Capacity 6 Bill. Gals.

EL MONTE SANDS  
UNDER-GROUND RESERVOIR  
Storage Capacity 10 Bill. Gals.

Proposed  
MISSION GORGE RESERVOIR - SITE N° 3  
Drainage Area 248 Sq. Mi.  
Storage Capacity 15 Bill. Gals.

Proposed  
SOUTH FORK RESERVOIR  
Drainage Area 44 Sq. Mi.  
Storage Capacity 1 Bill. Gals.

MURRAY RESERVOIR  
Drainage Area 45 Sq. Mi.  
Storage Cap. 2 Bill. Gals.

EUCALYPTUS RESERVOIR

GROSSMONT RESERVOIR

SCALE

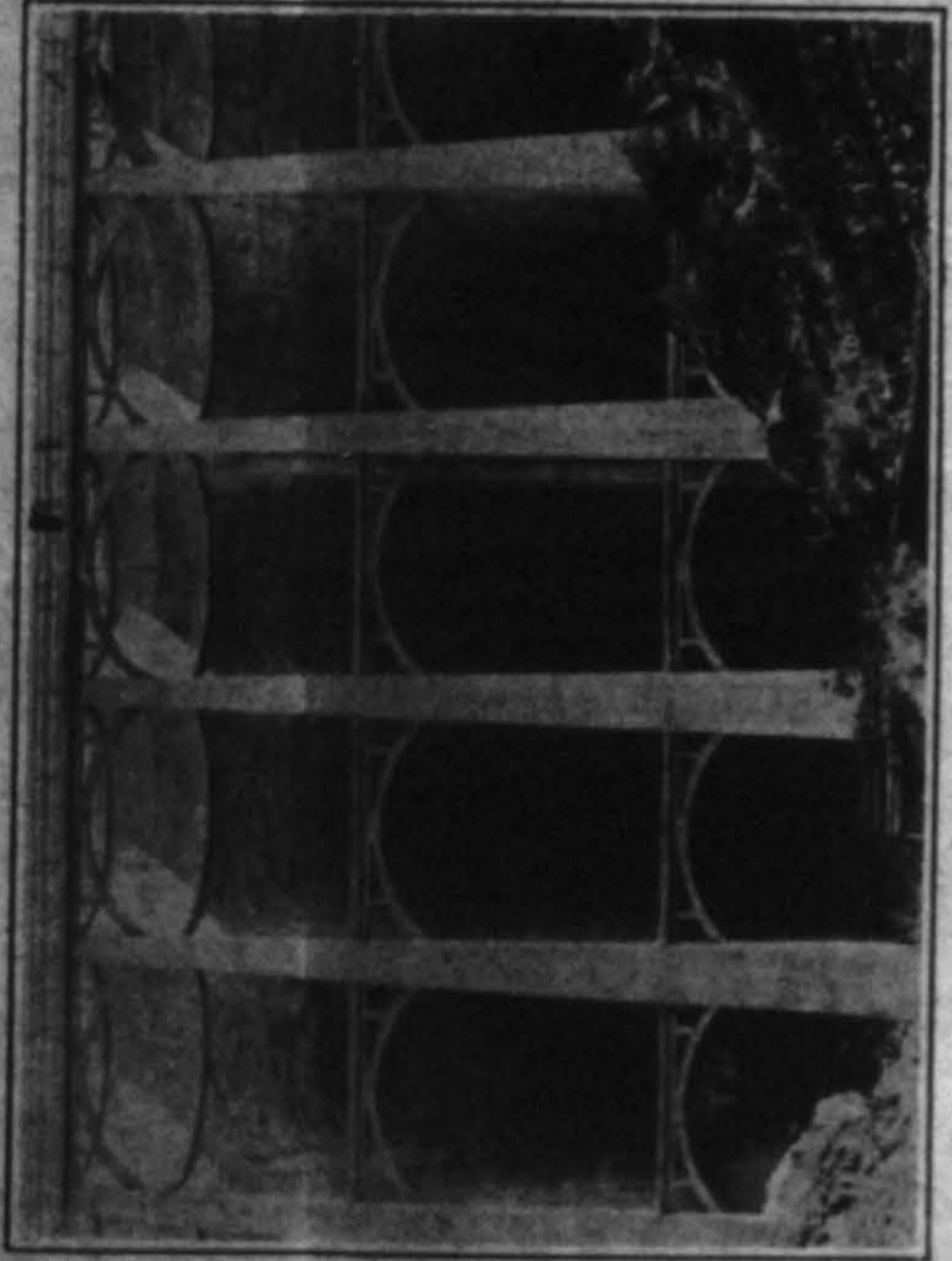
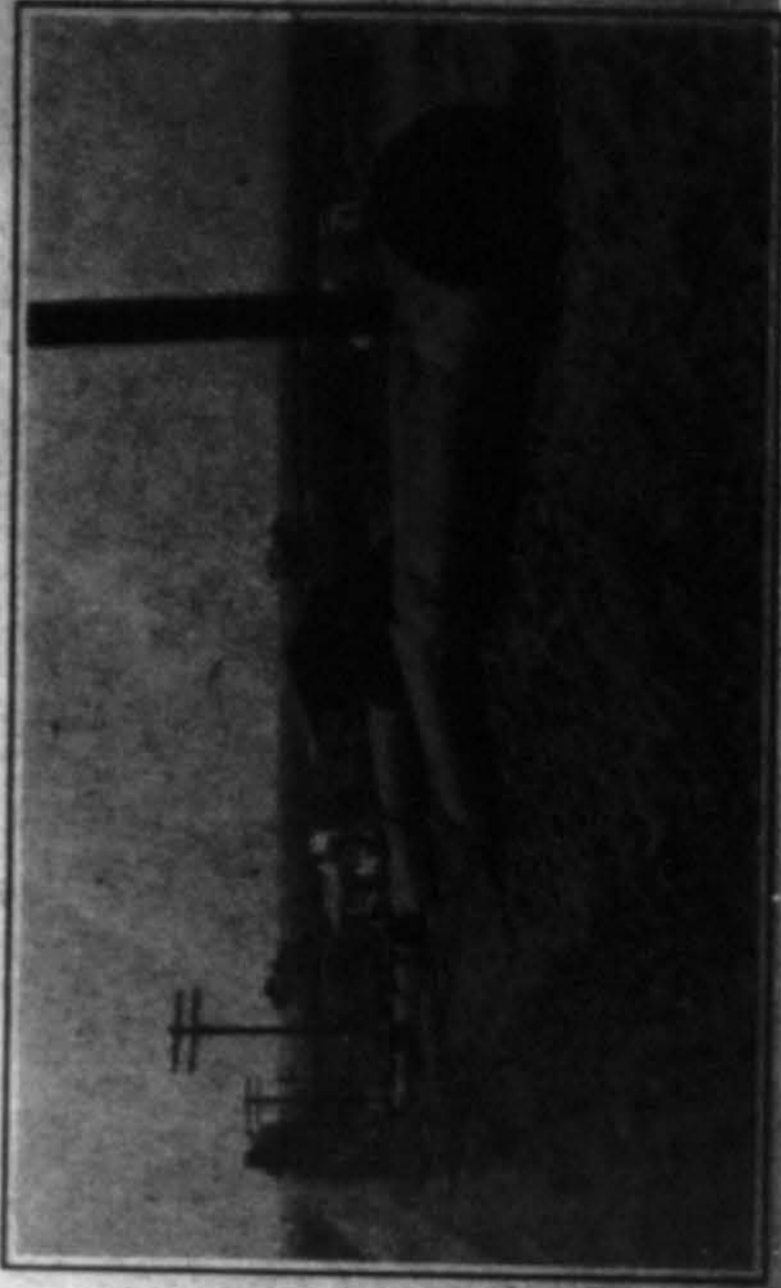
SAN DIEGO

DEC 29, 1922

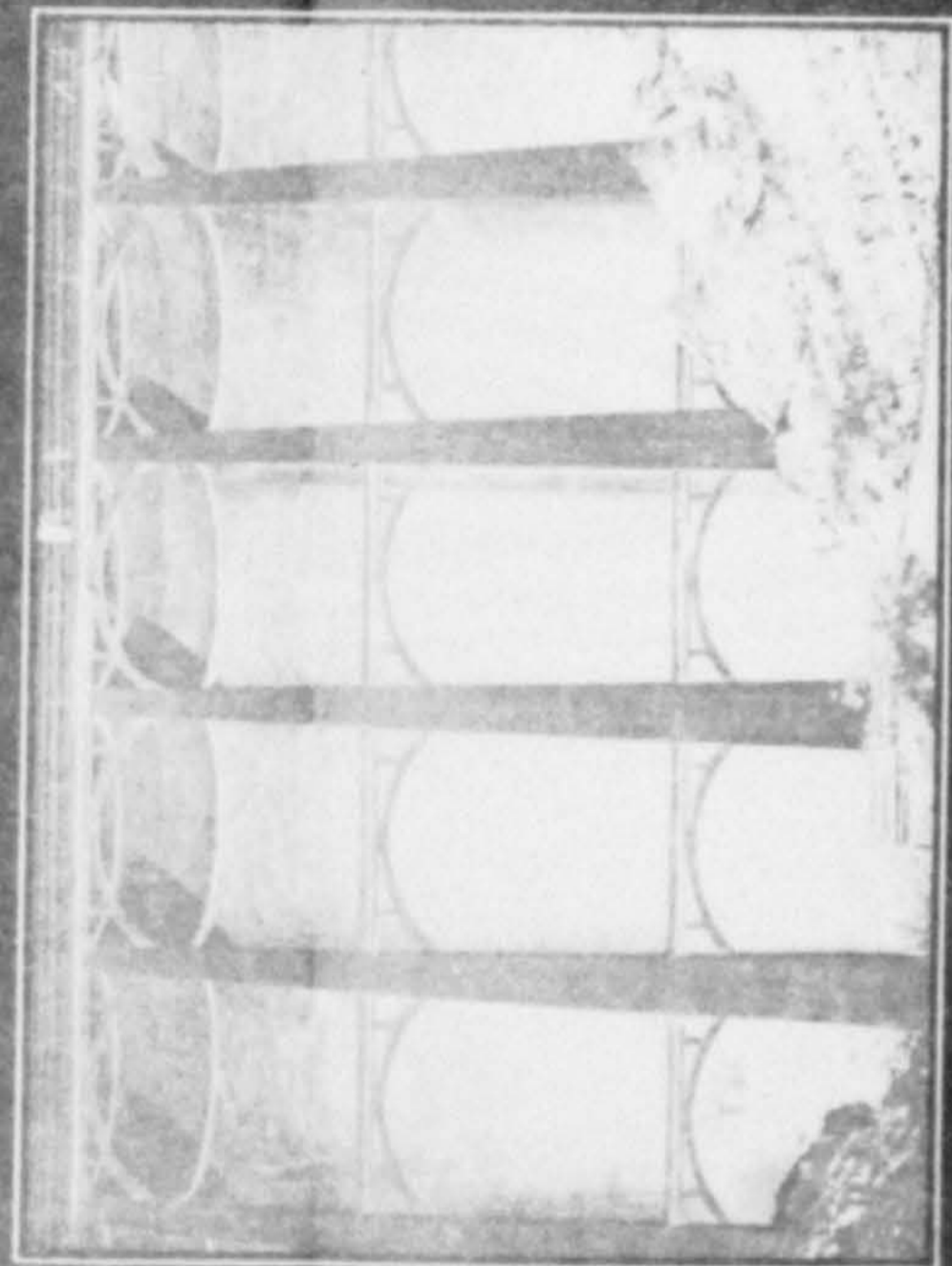
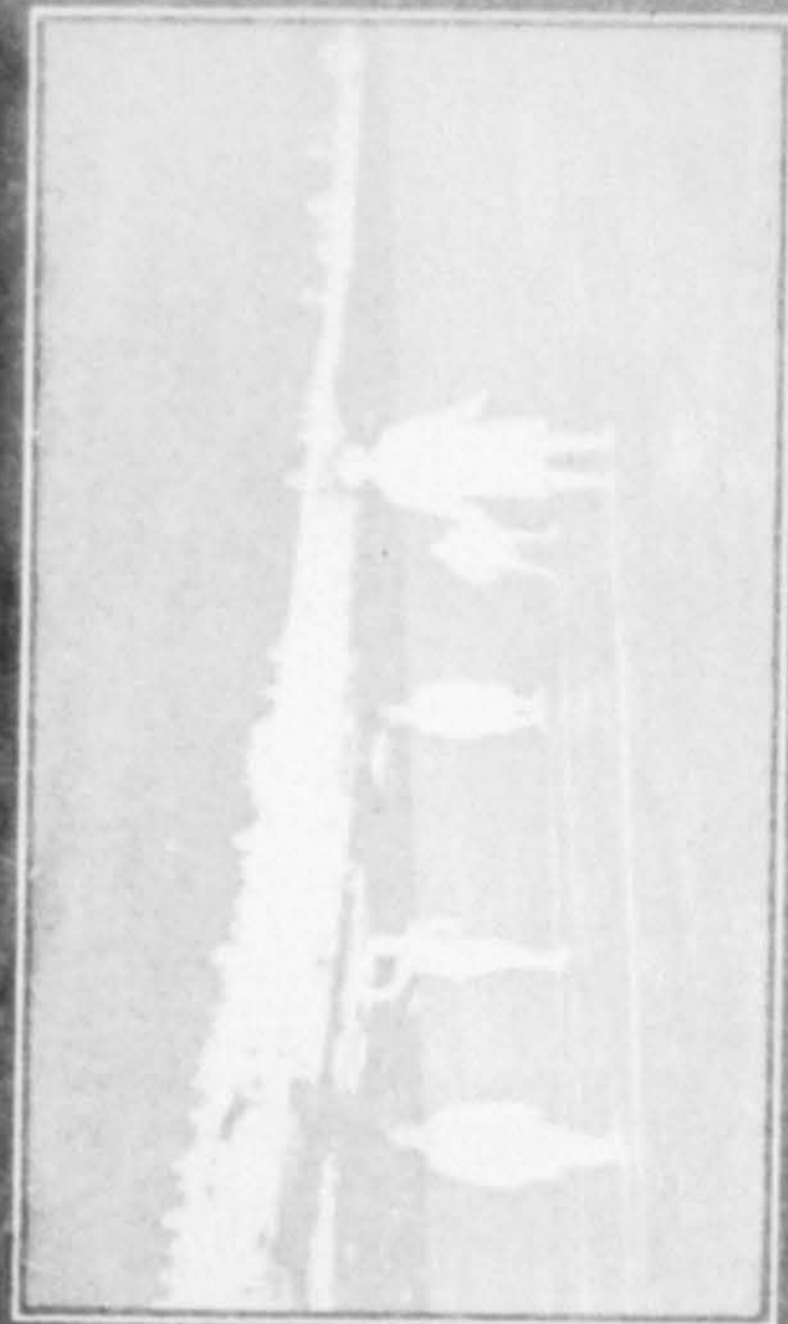














FREE SMITH  
 PRINTERS  
 1000 1/2  
 1000 1/2  
 1000 1/2

**MAP**

SHOWING DEVELOPMENT RECOMMENDED BY  
**THE BOARD OF WATER COMMISSIONERS**

OF THE

**CITY OF SAN DIEGO, CALIFORNIA,**

that would increase the City's storage capacity  
 58 billion gallons and produce an additional  
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FRYE & SMITH  
PRINTERS

ORDER NO.  
JOB NO.  
DATE

### MAP

SHOWING DEVELOPMENT RECOMMENDED BY  
THE BOARD OF WATER COMMISSIONERS

OF THE  
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that would increase the City's storage capacity  
58 billion gallons and produce an additional  
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SCALE



SAN DIEGO

DEC. 29, 1922



**Ed Fletcher Papers**

**1870-1955**

**MSS.81**

**Box: 56 Folder: 5**

**Business Records - Water Companies - Cuyamaca  
Water Company - Miscellaneous properties:  
Sweetwater Syphon, Conejos Reservoir, diversion  
dams, reservoir lands, small maps of system**



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