

Print No. 19

Order No. 38507

KODAK FINISHING FROM THE

THE

Sensor

STUDIO

935 E STREET
SAN DIEGO CAL.
P. O. BX. 510

NEGATIVE

Messrs. Frederic W. Stearns,
John F. Forward, Jr.,
E. P. Sample,
San Diego, California.

Gentlemen:

In our conversations we were agreed that the best interest of the City of San Diego and of San Diego County demanded the development of its natural sources of water and that it was highly desirable that an uncompleted water system owned by me and known as the Volcan Water System should be developed and put to use. Further, we were agreed that the most feasible way of accomplishing this was by the formation of a water district to include the City of San Diego and adjacent territory which would acquire by purchase the Volcan System. In the course of these conversations, you gentlemen expressed willingness to devote your time and energy to the accomplishment of this result upon terms of fair remuneration.

Willing to secure your services to the accomplishment of the indicated end, I submit for your approval and acceptance the following proposition:

(1) Upon the organization of the district and the sale by me of my water properties to it and the receipt by me of the purchase price, I will pay to you or to your joint order the sum of \$150,000.00, less such sum or sums as may have been theretofore paid to you in advance for expenses of the proposed work. If it shall result that the payment for the property sold to the water district shall take the form of bonds, in that event the \$150,000.00 shall be paid to you out of these bonds and upon the same basis of valuation as that upon which I receive them.

(2) If a due legal and sufficient petition for the formation of the proposed water district be not presented to the Board of Supervisors within six months from the date of this letter, then our agreement shall be at an end and each and all of us shall be relieved from any obligations in the matter.

If, however, this water district shall be organized

within one year from the date of this letter and I shall elect to sell to said district at any time within eighteen (18) months from the date of this letter, you shall be entitled to receive the compensation above named.

(3) If at any time within the period of one year from the date of this letter the formation of this district shall be determined adversely at the election called for the purpose, in that event our agreement shall cease and each and all of the parties to it will be released from any further obligations in the matter.

(4) I do not agree to make advancements in any specific amount for expenses in connection with your work. Any advancements, however, which I may make shall be chargeable to the sum of \$150,000.00 to be paid to you and it is expressly understood that no sum is to be expended for any illegitimate or illegal purposes in connection herewith. It is further understood that while the sums so advanced shall be treated as a payment on account of the \$150,000.00, in the event that the sale is finally consummated, nevertheless if the sale shall not be consummated it is further understood and agreed that I shall have no right of recovery for any such advancement as I may have made.

I reserve the right to sell my properties or any part of them to any purchaser other than the proposed water district at any time during the life of this agreement and in the event that I shall so sell to a person other than the proposed district this agreement shall terminate and I shall not be under obligation to pay the said sum of \$150,000.00 or any part thereof.

It is understood that I am not under obligation to convey my water properties or any of them to the proposed district owing upon terms satisfactory to myself except upon the following contingency: If an agreement as to price cannot be had between the water district and myself, I agree to sell at a

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William G. Henshaw
Mills Building
San Francisco

San Francisco, Cal. April 19, 1911.

Colonel Ed Fletcher,
San Diego, Cal.

My dear Colonel:-

Replying to your favor of the 17th inst. just received I beg leave to acknowledge the receipt of the overcoat, and for your promptness in the matter, please accept my thanks.

I am very much pleased with the apparent situation of the Escondido matter, and it looks to me as if there would be no trouble in obtaining a satisfactory adjustment with them, and I am very much in hopes that you and Mr. Keller will have it all arranged this week.

I re-enclose the check that you sent me for \$5.00, for you certainly owe me nothing, and I still feel that I am in your debt. If, however, you think that part of your account got mixed up with mine at Tia Juana, I trust you will favor me by accepting the small souvenir.

Very sincerely yours,

W. G. Henshaw

WGH

May 11, 1911

Mr. W. G. Henshaw,

San Francisco, Calif.

Dear Sir:

Regarding the Riparian rights on the Benardo River: I believe that with the exception of the San Pasqual valley itself ~~xxx~~ that we can acquire all of the Riparian rights for from three to five thousand dollars. The San Pasqual is a defferent matter entirely and I believe that during the months of May, June and July you will have to furnish them with additional water from your system at least to the extent of the difference between the usual amount and whatever the diminished supply may be. I would say off hand that you might have to deliver in settlement one hundred inches during those three months from your system as a compromise. This is just a rough guess but it may be an easy way of solving the proposition on the San Louis Rey valley. I should say off hand from five to ten thousand dollars would clean up the whole situation.

There are a number of non resident owners however, on both streams that it might be advisable to simply forget and we will acquire a right in five years which is indisputable.

Personally I am of the opinion that the best way to operate in the San Pasqual valley is to acquire ^{all} the Riparian right that we can at from ten to two or three hundred dollars each

-2-

and let the rest of them slone if there are any who try to hold us up. I know now of quite a numberof Riparian rights on the Bernardo river which I shall be able to get for nothing.

Yours very truly yours,

RF.GL

H. W. KELLER
PRESIDENT

South Coast Land Company

(INCORPORATED)

MAIN OFFICE

221 KERCKHOFF BUILDING
LOS ANGELES, CAL.

PHONE MAIN 227

BRANCH OFFICES:

SAN DIEGO, CAL.
1548 D STREET
DEL MAR, CAL.

WM. G. KERCKHOFF
VICE-PRESIDENT

L. H. PETERS
SECRETARY

DIRECTORS

H. E. HUNTINGTON
C. A. CANFIELD
W. G. KERCKHOFF
E. FLETCHER
H. W. KELLER

Copy J G White & Co Letter

San Francisco, May 18th-1911.

Mr Wm G Henshaw
Mills Building
San Francisco

Dear Sir

Re: WARNER-PAMO PROJECT.

Referring to our preliminary estimate of May 8th covering conduit line for delivery of water from the proposed Pamo Reservoir to San Diego, and our telephone conversation this morning: please be advised that before we can make closer estimate on the cost of this conduit it will be necessary for us to have the field data which we understand has been prepared by your engineers.

We would request for this purpose a complete profile of the location as finally determined upon, with contour lines indicating the character of the slopes for reasonable distance on either side, from the reservoir to point of delivery; also a plan of the proposed route with such notations as may be necessary to intelligently classify the materials to be removed.

With this information in hand we will be able to more closely approximate the cost of the proposed pipe line and will endeavor to supply the information promptly after receipt of the necessary data.

Yours very truly

J G White & Co Inc
By C.F.Corn.

Note by Mr Keller to Mr Post:

Come to Los Angeles if necessary to do this but supply information soon as possible, original surveys not to leave the office however.

H.W.K.

Form 1861

THE WESTERN UNION TELEGRAPH COMPANY

INCORPORATED

25,000 OFFICES IN AMERICA. CABLE SERVICE TO ALL THE WORLD

This Company TRANSMITS and DELIVERS messages only on conditions limiting its liability, which have been assented to by the sender of the following message. Errors can be guarded against only by repeating a message back to the sending station for comparison, and the Company will not hold itself liable for errors or delays in transmission or delivery of Unrepeated Messages, beyond the amount of tolls paid thereon, nor in any case beyond the sum of Fifty Dollars, at which, unless otherwise stated below, this message has been valued by the sender thereof, nor in any case where the claim is not presented in writing within sixty days after the message is filed with the Company for transmission. This is an UNREPEATED MESSAGE, and is delivered by request of the sender, under the conditions named above.

THEO. N. VAIL, PRESIDENT

BELVIDERE BROOKS, GENERAL MANAGER

RECEIVED AT
46gs sa 18

San Francisco Cal Apl 1--11

Ed Flethceher

San Diego

At request of Keller-I have just wired first National Bank San-Diego to pay you thirty thousand dollars.

W M G Henshaw

1145am

assurance from them that they are friendly and not any will they give us what Riparian rights we need but they will be glad to buy water from us for their Moreno lands. I have done nothing as yet in regard to the Riparian rights through Bernardo as I am waiting to get an expression from Mr. Keller in the matter of sale of water to the owners of the Bernardo for their high lands.

Very truly yours,

June 3, 191

Mr. W. G. Henshaw,
San Francisco, Calif.

Dear Sir:

Under separate cover I am sending you map of the Riparian lands on the San Deguito as per your request.

I have made personal examination of all the lands from the Ocean to the Bernardo Ranch. With the exception of the Santa Fe who owns the San Deguito and N. Barnett, I anticipate no trouble to speak of from the Ocean to Thos Carroll in section 8. From Thos. Carroll to the San Deguito I believe there is no need of paying any attention to the Riparian rights as it is through a narrow gorge, a part of it on Government land and part of it belongs to Indians. From the west line of the San Deguito to the Ocean the property which we do not control is owned by friends who say to go ahead and build the dam and they will make no litigation in court. In this way we can get the Riparian rights by adverse possession. For a paltry sum of from ten to twenty five dollars they do not want to execute a deed as it may affect the sale of their property later on and show up in the certificate of title.

I shall go into the San Pasqual some day this coming week and find out the situation there and report to Mr. Keller.

I have seen the Spreckels Interests and I have the

William G. Henshaw
Tyler Henshaw
MILLS BUILDING
SAN FRANCISCO

San Francisco, Cal. June 27, 1911.

Col. Ed Fletcher,

San Diego, Cal.

Dear Sir:-

Mr. Groesbeck telephoned me to-day and in the course of the conversation said he had met you on the train and had ^{talked} to you in a general way about the matters there.

I told him that you had been instrumental in the purchase of the Pamo, but had nothing to do with the Warner end of it. He referred to this article in the San Diego newspaper referring to the power and the desire of getting it into San Diego, and although he assured me he knew that you were not responsible for it in any way, still he knew that you had a great deal of influence there, and at his request I am writing you to head off the matter as much as you can, because it is to no ones interest to have such matters stirred up.

You can easily read between the lines and I will talk to you more fully about it when I meet you. In the meantime you might drop me a line, saying that you would do your best in the matter to head it off, and my personal feeling is that it might be just as well to let the matter rest in abeyance until Mr. Groesbeck's company decide what they want to do, which decision will probably be arrived at by the middle of next month.

Shortly after the Fourth, I expect to see you for a general discussion of all the matters there, particularly with reference to the clearing up of the riparian rights.

Sincerely yours,

Wm. G. Henshaw

WGH

Mr. Henshaw personally dictated this letter but had to leave the office before it was ready for his signature.

June 29, 1911

Mr. Wm. . Henshaw,

San Francisco, Calif.

Dear Sir:

I am in receipt of your letter of June 27th and contents noted in the matter of heading off any further agitation in the acquiring of your electrical energy by others. Both you and Mr. Groesbeck realize that it is impossible for me to shut up the gentlemen composing the committee that called on me, but as far as lies in my power, I will follow your instructions and and the desired of Mr. Groesbeck. I assured Mr. Jones, local manager of the Pillsby people of this when he called on my yesterday. Mr. Jones referred to a telegram which he had received from Mr. Groesbeck in relation to my giving an interview to the papers that the privies of electricity would be maintained. Is this your desire? I shall give no interview to the papers until I receive instructions from you as to what and how much I shall say.

Very truly yours,

BS/L

Aug. 5, 1911

Mr. W. S. Henshaw,

Hills Bldg.,

San Francisco, Calif.

My dear Mr. Henshaw;

Mr. Jones telephoned me today that he had a telegram from Mr. Grosbeck to the effect that Mr. Jones would inform me that undoubtedly arrangements would be made to have me represent the Gas Company in future negotiations and that a letter would be forwarded immediately with full instructions to Mr. Jones. Jones said I could expect something definite no later than this coming week. He said that Grosbeck is snowed under as every plant in the Willamette valley has been put out of business except one or two small plants and he is working twenty hours per day trying to get straightened out.

Yours very truly,

WF/L

William G. Henshaw
Hills Building
San Francisco

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San Francisco, Cal. Aug. 7, 1911.

Mr. Ed Fletcher,

San Diego, Cal.

Dear Sir:-

Your favors of the 4th and 5th inst. just received. As to the water front matter we can let that rest until I see you again which will be in about ten days when I can explain more fully my views.

If you are duly authorized to act for Byllesby & Company kindly notify me. I expect to go up to the Bohemian jinks on Wednesday, returning Monday, and hope to leave the following Wednesday for San Diego. As a suggestion it might not be ill-advised for you to show your energy in the matter by making a trip up here to see me, but you will know best what to do.

Mr. Maddock was in this morning and I explained to him that it would be at least a week, and probably ten days, before the dam site would be ready for his inspection, and in the meantime he is going up to the American River country to examine some work going on there, but will be in communication with his office, so that any notice sent by you or Mr. Keller will be promptly forwarded to him.

The clippings that you sent me certainly "point a moral and adorn a tale".

See what you can do with reference to my lots in Middleton by the time I get there.

Yours truly,

W. G. Henshaw

29

Aug 30, 1911

Mr. W. C. Henshaw,

Wells Building,

San Francisco, Calif.

Dear Sir:

Enclosed find statements from the San Diego banks which are self-explanatory. If you desire, I would be pleased to look into the matter further for you.

Regarding Purcell R. R. will say that possible twenty-five or thirty thousand dollars will buy a controlling interest in the railroad and one or two thousand dollars will probably tie it up under option for thirty days and possibly three or four thousand would tie it up for sixty or ninety days on the understanding that you reimburse them for any money put up by them from the time the option is taken to the time you exercise it. It is possible they would want an obligation on your part to see that the road was built from San Diego to El Cajon. The San Diego and Escondido R. R. Company now owns everything including the city franchise, the fifty year franchise in the town of Escondido and the rights of way, grading etc.

I reiterate my statement that I can raise a bonus of \$250,000.00 for a railroad between here and Warner's via El Cajon and Ramona. A good deal of that would be land bonus on the basis of today's valuation which would materially increase in value.

Form 2589 J.

DAY LETTER

THE WESTERN UNION TELEGRAPH COMPANY

25,000 OFFICES IN AMERICA INCORPORATED CABLE SERVICE TO ALL THE WORLD
THEO. N. VAIL, PRESIDENT BELVIDERE BROOKS, GENERAL MANAGER

RECEIVER'S No.	TIME FILED	CHECK
----------------	------------	-------

SEND the following DAY LETTER subject to the terms on back hereof, which are hereby agreed to } San Diego Sept. 18 1911

To W. C. Henshaw

Wells Bldg San Francisco, Calif.

Did you receive letter 15th of Escondido Mutual Company proposition. Joint usage. Important this be discussed in conference before Stearns leaves. Wire date arrival here.

Ed Fletcher.

Prompt action will be necessary
to tie up the Powell railroad which
is your pleasure in regard to the matter
Yours very truly

DAY LETTER

ALL DAY LETTERS TAKEN BY THIS COMPANY SHALL BE SUBJECT TO THE FOLLOWING TERMS WHICH ARE HEREBY AGREED TO

The Western Union Telegraph Company will receive **DAY LETTERS**, to be transmitted at rates lower than its standard day message rates, as follows: one and one-half times the standard night letter rate shall be charged for the transmission of fifty (50) words or less, and one-fifth of the initial rate for such fifty words shall be charged for each additional ten (10) words or less.

To guard against mistakes or delays, the sender of a message should order it **REPEATED**, that is, telegraphed back to the originating office for comparison. For this, one-half the unrepeated message rate is charged in addition. Unless otherwise indicated on its face, **THIS IS AN UNREPEATED MESSAGE AND PAID FOR AS SUCH**, in consideration whereof it is agreed between the sender of the message and this Company as follows:

1. The Company shall not be liable for mistakes or delays in the transmission or delivery, or for non-delivery, of any **UNREPEATED** message, beyond the amount received for sending the same; nor for mistakes or delays in the transmission or delivery, or for non-delivery of any **REPEATED** message, beyond fifty times the sum received for sending the same, unless specially valued; nor in any case for delays arising from unavoidable interruption in the working of its lines; nor for errors in obscure messages.

2. In any event the Company shall not be liable for damages for any mistakes or delay in the transmission or delivery, or for the non-delivery of this message, whether caused by the negligence of its servants or otherwise, beyond the sum of **FIFTY DOLLARS**, at which amount this message is hereby valued, unless a greater value is stated in writing hereon at the time the message is offered to the Company for transmission, and an additional sum paid or agreed to be paid based on such value equal to one-tenth of one per cent. thereof.

3. The Company is hereby made the agent of the sender, without liability, to forward this message over the lines of any other Company when necessary to reach its destination.

4. Messages will be delivered free within one-half mile of the Company's office in towns of 5,000 population or less, and within one mile of such office in other cities or towns. Beyond these limits the Company does not undertake to make delivery, but will, without liability, at the sender's request, as his agent and at his expense, endeavor to contract for him for such delivery at a reasonable price.

5. No responsibility attaches to this Company concerning messages until the same are accepted at one of its transmitting offices, and if a message is sent to such office by one of the Company's messengers, he acts for that purpose as the agent of the sender.

6. The Company will not be liable for damages or statutory penalties in any case where the claim is not presented in writing within sixty days after the message is filed with the Company for transmission.

In further consideration of the reduced rate for this special "**DAY LETTER**" service, the following special terms are hereby agreed to:

A. **DAY LETTERS** may be forwarded by the Telegraph Company as a deferred service and the transmission and delivery of such **DAY LETTERS** is, in all respects, subordinate to the priority of transmission and delivery of regular day messages.

B. **DAY LETTERS** shall be written in plain English. Code language is not permitted.

C. This **DAY LETTER** may be delivered by the Telegraph Company by telephoning the same to the addressee, and such delivery shall be a complete discharge of the obligation of the Telegraph Company to deliver.

D. This **DAY LETTER** is received subject to the express understanding and agreement that the Company does not undertake that a **DAY LETTER** shall be delivered on the day of its date absolutely and at all events; but that the Company's obligation in this respect is subject to the condition that there shall remain sufficient time for the transmission and delivery of such a message on the day of its date during regular office hours, subject to the priority of the transmission of regular day messages under the conditions named above.

No employee of the Company is authorized to vary the foregoing.

THEO. N. VAIL, PRESIDENT

BELVIDERE BROOKS, GENERAL MANAGER

MONEY TRANSFERRED BY TELEGRAPH AND CABLE TO ALL THE WORLD

25

Sept 27, 1911

Mr. Wm G. Henshaw,
Mills Building,
San Francisco, Calif

Dear Sir:

Last spring when we commenced to do business together, you informed me that all expenses pertaining to the office would be paid by you. I put in an extra man immediately to relieve me of part of my duties and to help me in the matter of acquiring the riparian rights and location of owners and it took nearly all of Mr. Batchelder's time for four months to make out statements and answer questions in the matter of the Linda Vista land deal as we had the assessment books here in the office and it was necessary for me to keep in touch with the situation. In addition, as you well know my office expense has been considerable owing to extra work as I have had to write hundreds of letters in answer to Linda Vista inquiries to say nothing of the correspondence between us. It is a small matter but I have rendered a bill for \$100.00 per month, charging fifty dollars per month to the Warner's Water Company and fifty dollars to Pamo Water Company as office expense. In addition I have charged \$62.50 for six week's work while Mr. Batchelder stayed at the desk here in the matter of Linda Vista while the 50¢ on the dollar payments were being made as well as riparian rights which he worked on for me.

William G. Henshaw
Tyler Henshaw
MILLS BUILDING
SAN FRANCISCO

San Francisco, Cal. Oct. 24, 1911.

Mr. Ed. Fletcher,
San Diego, Cal.

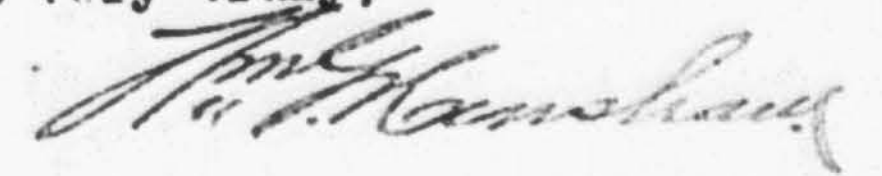
Dear Mr. Fletcher:-

As representing me and my interests in San Diego County it not only includes authority of action over the many details of my affairs there, but also the full right to shoot on Warner's ranch, whenever and as often as you wish, with or without your friends, and the authority to give any directions with reference to the ranch that you think would be for my interests.

I write you the above in order that you may understand more clearly that you have general authority as my representative in San Diego County.

As you know I am expending money in the protection and development of the game on the ranch, and although you have a perfect right to shoot, I do not wish you to give permits to any one else without my consent, and the fewer requests for this consent the better, because it is discouraging to try to build up the game on a place and then have it shot off as fast as I can put it there.

Yours very truly,



WGH

Mr. Keller has referred me to you in the matter and I would like a decision. Enclosed find letter from Mr. Keller and my answer in reply. In making charge for my machine, I have never charged over from one half to two thirds the customary price as charged by people renting cars. I feel the charge I have made is right and fair. If you do not we will consider the incident closed.

Very truly yours,

EF/L

Form 1894

THE WESTERN UNION TELEGRAPH COMPANY

INCORPORATED

25,000 OFFICES IN AMERICA. CABLE SERVICE TO ALL THE WORLD.

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THEO. N. VAIL, PRESIDENT

BELVIDERE BROOKS, GENERAL MANAGER

RECEIVED AT

140-GS RN

31 X

San Francisco Cal, Nov. 13, 1911

Ed. Fletcher,

San Diego, Cal.

Will Mr. Belcher join in the incorporation of the Water Companies with the incorporators being myself, Mr. Metcalf Wilson of this city and you and Mr. Belcher of San Diego, answer quick.

Wm. G. Hensaw.

4 34p.

Nov 14, 1911

Wm. William G. Henshaw,

Mills Bldg.,

San Francisco, Calif

Dear Sir:

Answering your letter of the tenth. Enclosed find copy of report which I secured through Mr. Alverson. As Mr. Alverson was the Engineer for the Pano Ware company I feel that the next time you are in San Diego you should discuss this matter with him. He is doing lots of good for us at the present time and his charge is nominal in the matter of getting riparian rights in the San Pasqual valley.

Yours very truly,

EF/L

William G. Henshaw
Mills Building
San Francisco

San Francisco, Cal. Nov. 15, 1911.

Mr. Ed. Fletcher,

San Diego, Cal.

Dear Sir:-

In re Water Contract.

I enclose you a copy of proposed water contract with the purchaser of the water for your consideration and advice. This contract is purely tentative and subject to any further considerations or changes that may seem desirable. Kindly examine the same and let me have your opinion as I consider that your judgment on any such contract will be more valuable to me than that of any one else.

Yours truly,

Wm. G. Henshaw

WGH

Mr. Henshaw personally dictated this letter but had to leave the office before it was ready for his signature.

Nov 17, 1911

Mr. William. G. Henshaw,

Mills Bldg.,

San Francisco, Calif

Dear Sir:

Answering your letter of the 15th. I think I wrote you a day or two ago that I had seen Woulford and I believe he will agree to take any deficiency in water via the Pano. He is now making a map of the Escondido situation as regards elevations to find out what portions of the Escondido system can be irrigated from the Pano line.

Regarding water for the Santa Maria valley. There is a dam site known as the Hatfield dam site at the junction of the Mesa Grande and Sant Ysabel roads, three miles from Ramona toward Santa Ysabel. It is a little proposition but I consider it a good one and will be developed for the Santa Maria valley some day. The water runs there the year around.

Since we did not exercise the Booth option I have been told that the Santa Ysabel people are negotiating with Mr. Booth for his dam site to bring water on the Santa Maria valley. I believe the same as you, that it would be utterly impossible for them to divert water out of there with out our consent even if they wanted to and the expense is prohibitory. I do feel though that we should take no chances but keep at least three or four men on at the Pano

dam site all the time so that it can be generally known that we are working on the dam and in that way it will kill off any attempts. It is true that if any of them tried to do anything we could kill them eventually in court but as long as three or four men can work there to advantage, it is simply a precautionary measure against causing this trouble later on.

Very truly yours,

EF/L

May 17, 1911

Mr. William G. Menahaw,

Hills Bldg.,

San Francisco, Calif

Dear Sir:

As I wrote you some time ago there are three separate accounts being handled by the First National Bank today which has an effect on your bank balance. Mr. Jackson who is Treasurer for the Linda Vista irrigation district will x render you a complete statement through Mr. Belcher and Mr. Belcher in addition will send you a financial statement of the Live Oak Corporation and Mr Peters, the Secretary will send you a statement showing all receipts and disbursements as Collector for the x district. It is quite an undertaking to get out these statements and the official statements have not been forwarded by Mr. Belcher for the reason that he could not get the statement of the Linda Vista irrigation district until Mr. Jackson's return. He will return tonight, however, and if you will have a little more patience the official statement will be rendered you shortly.

In this connection will say, it would have cost you \$150.00 per month to have hired the work done that the First Nat. Bank has done. I would suggest that you see Mr. Belcher and offer to reimburse for the overwork as for several months he had one man on the job all the time. I do not think he will accept anything but

-2-

actually \$500.00 would ^{not} have paid the labor of bookkeeping alone on the three different accounts carried by the First National Bank.

Very truly yours,

EF/L

Dec. 11, 1911

Mr. William G. Henshaw,
Hills Bldg.,
San Francisco, Calif

Dear Sir:

I saw the city Council today and the following is the situation; there is only one fund from which to draw the money to pay the assessment until July of next year when the money is available from the tax levy. The only money from which this can possibly be drawn is the Pueblo lands and that money according to the decision of the city attorney can only be spent on improvements on said lands. An agreement to put water on that land the city attorney has decided, is a proper use and expenditure of money. In order to get the city to pay, there are three courses open for us. I am satisfied I can get them to agree to pay a definite amount of water, delivery to be made within a definite time to be agreed on, after the district is dissolved, the question of price to be the lowest price at which we sell to others. You, on your part to agree to deliver the water within a limited time. This contract to be binding on both parties to this agreement. You are to put up a bond for the amount of the assessment, agree to fulfill your part of the contract. The assessment is about \$6800.00. They want to put the \$6800.00 in escrow but I am satisfied I can get them to pay it now and accept your personal bond.

Perhaps they would accept a bond from some bonding company but I hardly think so.

The amount of water I suppose they would be willing to contract for at the present time would be about two or three million gallons daily although they might be willing to take four or five million gallons daily as a starter from date of delivery by you. You will not be obligated until the district is dissolved. This they will accept.

The second proposition; the passing of a resolution, taking the money from this fund and placing same in escrow with some bank where you will get your money and interest. - You might have it placed in the Oakland Savings Bank, or the First National Bank of San Diego- said money to be turned over to you whenever you shall complete your system and put water on the Linda Vista mesa.

The third proposition is, simply to wait until next July. There are enough out altogether with the city of San Diego to make it an interesting fight against us. I am crazy to have the city of San Diego settle as it will have a tremendous influence over the others in this town who have not already paid.

I would appreciate a telegram from you at an early date as possible if you care to commit yourself. It is unfortunate that the city has no other funds from which to draw this amount of money and they will not have until next July. An early reply would be appreciated.

Very truly yours,

William G. Henshaw
Mills Building
San Francisco

25

San Francisco, Cal. Dec. 12, 1911.

Mr. Ed. Fletcher,
San Diego, Cal.
Dear Sir:-

Replying to yours of the 9th inst., I beg leave to say that our application to the government fully covers the question of power. The company applying is not authorized to develop or utilize power or electricity, and no application is made along those lines, but it is fully explained to the government that power can be created. That it would be folly to run the water so that it could not be created, but that the conservation of said water for power purposes is so fully covered by our state laws, that the government need have no anxiety that it will ever be used without power conditions. I think this covers the point that you made, and you can see from the way that it is being handled, that there is no desire or intention in any way to mislead or deceive.

I will, of course, be in Los Angeles and probably in San Diego before going east, and if I cannot go to San Diego, I will have you meet me in Los Angeles, so that we can discuss any and all matters to date.

Yours truly,

Wm. G. Henshaw

Mr. Henshaw personally dictated this letter but had to leave the office before it was ready for his signature.

William G. Henshaw
Mills Building
San Francisco

23
San Francisco, Cal. Dec. 14, 1911.

Mr. Ed. Fletcher,

San Diego, Cal.

Dear Sir:-

Replying to yours of the 11th in which you ask when I think I will be in a position to agree to sell the water and give a binding contract for delivery, I beg leave to say that I am surprised that you should ask such a question for you, yourself, can see difficulties ahead and unsettled questions if riparian rights, rights of way, etc., that would have to be settled before any such contract could be made.

If I get the necessary rights of way, riparian rights, etc., I anticipate no trouble in constructing the works. But if the people of San Diego county are going to throw every possible obstacle in my way, I will naturally abandon the proposition and let the county wait another twenty-five years for the proper development of its back country as they have done in the past. I certainly will own rights and property sufficient to prevent any any one else from doing it.

Yours truly,

Wm. G. Henshaw

Mr. Henshaw personally dictated this letter but had to leave the office before it was ready for his signature

William G. Henshaw
Mills Building
San Francisco

San Francisco, Cal. Dec. 20, 1911.

Mr. Ed. Fletcher,

San Diego, Cal.

Dear Sir:-

Replying to yours of the 18th I do not wish you to think that I am complaining of the smallness by which the riparian rights are being obtained, and have no objection to obtaining them gradually and thus saving unreasonable cost. Furthermore, I am very much pleased with the promptness with which you have attended to any of the matters that I have turned over to you.

When I meet you Friday I will talk over the situation of the city assessment, and would like you to bring with you a memorandum showing the total amount of unpaid assessments, as well as the entire total assessment, in order that I may know what proportion is still unpaid.


I want to do everything that is reasonable with the city, and everything that is tactful, but I can see no reason why the payment of the assessment, which is essential to the dissolution of the district, and which dissolution has to be accomplished before the Linda Vista Mesa can receive any water- should be tied up and made conditional and only payable when said water is brought down on the Mesa. No one else has asked this, and if anybody thought that there was the slightest chance of it being a reasonable condition, it certainly would have been considered in other cases. However, we will talk this over when we meet.

The Volcan Land & Water Company is already incorporated and bonds issued and a contract entered into for the construction of the works.

The incorporation papers of the Volcan Water Company, which is the company designed to sue for condemnation, I expect to order filed when I am in Los Angeles, and the suits can then be entered at once. In both of these companies I have expected to make you and Mr. Belcher directors and this may be arranged while I am in Los Angeles on this trip.

When we meet I will also try to give you final instructions on the Escondido matter, because I naturally am anxious that that should be cleared up as soon as possible.

Yours truly,



WGH

Mr. Henshaw personally dictated this letter but had to leave the office before it was ready for his signature.

copy

Los Angeles, Cal. Jan. 18, 1912.

Mr. Wm. G. Henshaw,
Mills Building,
San Francisco, Cal.

Dear Sir:-

The party engaged in locating the Pamo Conduit was disbanded January 16th., The result secured is a continuous line from Pamo Reservoir to San Clemente Reservoir, with complete cross sections from which precise estimates can be made.

The maps covering the entire survey will be complete within ten days. In the course of our work we were able to tie on to the original survey by Alverson which identifies and makes useful a considerable part of his notes.

The salient points are that the Poway Survey still appears to be the proper solution with the use of San Clemente Reservoir and second, that the only important shortening of the line is a possible tunnel through Winn's Pass about 3600' long, effecting a saving of 5.5 miles. This last cannot be fully studied until the maps are complete.

This has been a thorough tryout of the accepted general route of the project. I should add that I personally question the accepted general route, and will submit as soon as possible what has recently occurred to me as an alternative and less costly solution.

Very sincerely yours,

William G. Henshaw
Mills Building
San Francisco

Post

San Francisco, Cal. Jan. 20, 1912.

Mr. Ed. Fletcher,

San Diego, Cal.

Dear Sir:-

Yours of the 18th enclosing deed from Martin to Fletcher covering the rights and foreway above Pamo at hand. I re-enclose the deed and would suggest that you see Mr. Sweet and ask him if it would not be better to have a more definite description. Post, of course, can give you a description ample and accurate for the purposes. The only fear that I have is that it is not definite enough to cover what we want, but of course in this I may be mistaken.

In this case as in every other when you forward me deeds that have been taken in your name, or in the name of any one else, kindly at the same time forward me a deed from you (or from whoever has taken the title) to me in order that in case of death there will be no complications as to troubles.

I note what you say with reference to Mr. Keller intending to draw upon me for the money due on the 26th, and will only say that I am surprised that he would take that method of obtaining the money. I doubt whether I would pay any such draft, because it is needless to say that I will not and should not pay, unless I get a proper receipt, and such a draft would be no receipt. However, you need give yourself no anxiety about the matter, because I will be ready to pay the money when due, and will very gladly pay you the full amount and not ask you to postpone the payment of half which you so kindly offered to do.

Yours truly,

Wm. G. Henshaw

Mr. Henshaw personally dictated this letter but had
to leave the office before it was ready for his signature.

Feb. 2, 1912.

Mr. Wm. G. Henshaw,
Mills Building,
Los Angeles, Calif.

Dear Sir:

I got hold of Isabel and Crowell, the two members of the Highway Commission, who said that they would be willing to set aside about \$50,000. to build nearly fifteen miles of road from the La Jolla Reservation to the Santa Isabel-Warners road, providing you would donate \$5000, for the good of the cause. They agreed to commence work within two weeks from date.

In addition, I can get them to agree to build immediately afterwards the piece of road from Santa Isabel to Warners Hot Springs. They did not ask me if I had seen Mr. Scripps, but they did tell me that Scripps has opposed the building of this road all the time, and advised me to say nothing to Mr. Scripps about this work, but they would stand together and vote Scripps down if he opposed it.

There is hard feeling between Scripps and Isabel and Crowell, and Isabel and Crowell are in the saddle, and the Board of Supervisors will now throw out either Crowell or Isabel, even if Scripps wants it. They are tired of Scripps' dictatorial ways and will throw

him out if it comes to a fight.

I think they would accept \$3000. or \$4000. if it came to a show down. But even if it cost you \$5000., you can afford to do it for there are five miles of rock ~~road~~ up the canyon that will cost nearly \$5000. a mile. In addition, there are a number of bridges, as well as a bridge across the San Luis Rey River.

I would suggest that you authorize me to make the best deal possible by wire, and get this work started within two weeks. I will do the best that I can for you, and feel that I have been very successful in getting the thing in the shape that it is today.

Please wire on receipt of this.

Very truly yours,

EF/K

25-

William G. Henshaw
Mills Building
San Francisco

San Francisco, Cal. Feb. 15, 1912.

Mr. Ed. Fletcher,

San Diego, Cal.

Dear Sir:-

I was much pleased to receive your wire of last night announcing that the City Council have passed the resolution paying assessment over Mayor's veto. You certainly deserve great credit for the way you have handled this matter.

I am quite disgusted with Kerckhoff in holding open the matter of riparian rights, and he will hear some plain words from me when the proper time arrives. I agree with you that the riparian agreements should be rushed and hope that you will be able to clean them all up before long. I am waiting to receive the corrected agreement that I wrote you about yesterday.

I cannot get away from here until the first of the month so that I will be on hand to settle any matters that you may require.

Yours truly,



WGH

Feb. 15, 1912.

Mr. Wm. G. Henshaw,
Mills Building,
San Francisco, Cal.

Dear Sir:

I find that Waite of Riverside and Helm of Hemet, with one or two others, are supposed to be back of the Pursell railroad project and are interested in buying big blocks of land. They have made the assertions also that they will get water from the Warner-Pamo Water system.

I have known for a week or two of the sales of big tracts of land south of Escondido, particularly the Seth Hartley piece and the Oakes piece. This has been gobbled up by Los Angeles people.

Have you given these people or any of their connections any assurance of water?

Very truly yours,

EF/K

4 C/o Ed. Fletcher Co.
San Diego, Cal,
Feb. 17, 1912.

Mr. Wm. G. Henshaw,
Mills Bldg.
San Francisco, Cal.

Dear Sir:

Mr. Fletcher draws my attention to the fact that in my report on the San Clemente lower reservoir site, I failed to give the corresponding data on the upper site.

The following is the data for the upper site on the N.E. 1/4 of section 810 for a 110-ft. dam.

Hydraulic fill, partly put in with steam shovel 1,373,000 cu. yds. @ 20¢	\$274,600
Gates, etc.	20,000
	<hr/>
	\$294,600

On a separate sheet I give the capacities showing a Maximum of 14,110 acre-feet. This would entirely flood the Tower property.

The corresponding estimate for the lower site with 100 ft. height of dam and slightly less storage capacity was ~~\$340,000~~ \$340,000. The upper site therefore costs \$45,600 less.

Against the upper site is the decrease in power ^{which is 60 ft} drop or 430 H.P. This is worth \$50 to \$100 per H.P. as a bare

hydraulic proposition, or from \$20,000 to \$43,000, capitalised value., if 4,000 inches were flowing. In fact it would reduce the power drop behind it to 40 feet, or some 300 H.P. in total,- a rather small power station. There is ground for saying that ^{loss of} this power drop is more apparent than real. For if the upper reservoir is actually too high for distribution, the power drop still exists below instead of above it.

In favor of the upper site is the increased pressure on future water mains to San Diego, giving less diameter and cost, and bringing in a zone of lands for irrigation between elevations 550 and 600 feet. This last is difficult to put in figures.

In favor of the upper site is its lower first cost, and that in an increase of height say 20 or 30 feet higher, the increase will cost less in the upper than in the lower site. The upper has a shorter top length.

On the whole I recommend the upper site, principally influenced by the following grounds: The first cost is less than the lower, and it gives the higher pressure on a distributing system, the conditions of which have not been studied and may not be entirely foreseen. There would be regret in going too low,-below the economical distributing point, but at the worst ~~the~~ going too high would necessitate two power houses instead of one.

Very sincerely yours,

4 C/o Ed. Fletcher Co.

San Diego, Cal.

Feb. 17, 1912.

Mr. Wm. G. Henshaw,

Mills Bldg.

San Francisco, Cal.

Dear Sirs

Mr. Fletcher draws my attention to the fact that in my report on the San Clemente lower reservoir site, I failed to give the corresponding data on the upper site.

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1,373,000 cu. yds. @ 20¢	
Gates, etc.	20,000
	<hr/>
	\$294,600

On a separate sheet I give the capacities showing a Maximum of 14,110 acre-feet. This would entirely flood the Tower property.

The corresponding estimate for the lower site with 100 ft. height of dam and slightly less storage capacity was ~~\$52~~ \$340,000. The upper site therefore costs \$45,600 less.

Against the upper site is the decrease in power ^{which is 60 ft} drop or 430 H.P. This is worth \$50 to \$100 per H.P. as a bare

hydraulic proposition, or from \$20,000 to \$45,000, capitalised value., if 4,000 inches were flowing. In fact it would reduce the power drop behind it to 40 feet, or some 300 H.P. in total, - a rather small power station. There is ground for saying that ^{loss of} this power drop is more apparent than real. For if the upper reservoir is actually too high for distribution, the power drop still exists below instead of above it.

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In favor of the upper site is its lower first cost, and that in an increase of height say 20 or 30 feet higher, the increase will cost less in the upper than in the lower site. The upper has a shorter top length.

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Very sincerely yours,

Capacity of Upper San Clemente Site in
N.E. 1/4 of Section 10.

Contour	Depth	Area in Acres	Capacity Acre Feet.
600	0	8	0
610	10	23	15
620	20	60	481
630	30	79	1085
640	40	93	1243
650	50	129	3054
660	60	166	4530
670	70	201	6370
680	80	238	8570
690	90	277	11,110
700	100	317	14,110

Capacity of Upper San Clemente Site in
NE $\frac{1}{4}$ of Section Ten (10).

Contour	Depth	Area in Acres.	Capacity in Acres feet.
600	0	8	
610	10	23	15
620	20	60	481
630	30	79	1085
640	40	93	1943
650	50	129	3054
660	60	166	4530
670	70	201	6370
680	80	238	8570
690	90	277	11,140
700	100	317	14,110

Capacity of Upper San Clemente Site in
NE $\frac{1}{4}$ of Section Ten (10).

Contour	Depth	Area in Acres.	Capacity in Acres feet.
600	0	8	
610	10	23	15
620	20	60	481
630	30	79	1085
640	40	93	1943
650	50	129	3054
660	60	166	4530
670	70	201	6370
680	80	238	8570
690	90	277	11,140
700	100	317	14,110

O/o Ed. Fletcher Co. San Diego, Cal.

Ramona, Cal. Feb. 22, 1912,

Mr. Wm. G. Henshaw,

Mills Bldg,

San Francisco, Cal.

Dear Sir:

The field party has completed the final location of Warner Canal, from the long tunnel to the Forebay and pipe line. The field notes will be platted within ten days, and right of way descriptions prepared.

I am now at the line between the Black Canyon and Ramona. The dam site at the junction of Black Canyon and Santa Ysabel is very good up to about 50 ft. height.

A new County road, headed for Mesa Grande is built out of Ramona to within a mile of this site. It is equally convenient for the Sunderland site.

The U.S. Hydrographic service have placed a gaging station on the Santa Ysabel Creek at the Pamo Dam site. This is under the same arrangement as at Warner's, that we provide gage and gage reader, and they the measuring instruments, cables etc. This Pamo station is better situated than the one at the head of San Pasqual valley, and more accurate. However the two should be maintained for a year or so to get a comparison.

Very sincerely yours,

Mar. 2, 1912.

Mr. W. G. Henshaw,

San Francisco, Cal.

Dear Sir:

In the matter of salary, etc. I wish to say that when I took on your business I had to add another employe to my force. The \$150. a month that you have been paying me actually has not paid my office expens, as I have made no charge for a good deal of the work that both my brother-in-law and Mr. Nelson have done in the past two months, as it is one, two or three hours a day. It is results I am after, and I feel that I have given you results.

From now on I desire a salary of \$200. a month and \$100. a month office expense. I feel that this is the least that you should allow me, independent of our contract.

An early reply will be appreciated.

very truly yours,

EE/K

Los Angeles, Cal. March 4, 1912.

Mr. W m. G. Henshaw,

San Francisco, Cal.

Dear Sir:-

I have your favor of the 2nd inst. in regard to using the Alverson Survey. There are very cogent engineering reasons against the use of this survey. If it be used, the estimates of the Pamo-San Clemente conduit can be approximations only. Among other reasons of a more general nature, it is to be noted that the Alverson location was designed for the materials and methods in vogue a quarter of a century ago, and however well it might have fitted the conditions of that date, it cannot fit the conditions of to-day, and could not be adopted without a revision involving a re-survey. It is also worthy of consideration that the introduction into twenty to thirty miles of otherwise completely new work of three or four miles of a survey made twenty-five years ago would have a very ⁱⁿsubstantial appearance.

I deplore having to be insistent in this matter, for it is undoubtedly displeasing to you, but I am requesting only that which is essential to the work and without which I cannot make the proper showing.

Yours very truly,

H. Hawgood.

C O P Y

Ramona, Cal. March 4, 1912.

Mr. Wm. G. Henshaw,

762 Mills Building,

San Francisco, Cal.,

Dear Sir:-

The party has completed the survey of Black Canyon diversion of Santa Ysabel. The distance is approximately five miles and even on a good grade clears the pass into Ramona some 20 feet.

The "Ramona" Reservoir with a 50ft. dam will store about 6000 acre feet. The maps will be platted as soon as possible and the exact figures given in my report.

We are now on the Hatfield Reservoir 4 miles east of Ramona.

Very sincerely yours,

Ramona, Cal. March 7, 1912.

Mr. Wm. G. Henshaw,
Mills Building,
San Francisco, Cal.

Dear Sir:-

I received your special delivery letter regarding the various alternative plans, the day after our meeting in San Diego. As instructed I am working on the report setting out a complete statement of estimates based on recent surveys and discussing the relation of proposed changes to the original plan.

The survey of Hatfield Reservoir is nearly completed and the camp is now moved to the Santa Maria Site where they will also make the resurvey of the of the two miles of Alverson's line, required by Mr. Hawgood. I shall plan to leave the party Saturday March 9th and go to Los Angeles to complete the report.

Very sincerely yours,

March 9, 1912

Mr. Wm. G. Henshaw,
Mills Building,
San Francisco, Calif.

Dear Sir:

Under separate cover I am sending you case-ment for the right of way through Warner's Ranch; also a copy, together with a map showing alignment. This is the only easement on the entire right of way up the river that has not been signed.

Enclosed find clipping from this morning's paper which is explanatory, wherein Scripps has been kicked out, and a friend of mine by the name of Goodbody put in. Scripps refused to serve unless Isbel was fired. Isbel worked for me for years and I know him to be a conscientious fellow and a d--- sight better than Scripps, so when Scripps ordered Isbel fired, I quietly got the Chamber of Commerce of Oceanside, also El Cajon and Escondido to endorse him.

Enclosed find letter from the President of the Bank of Oceanside who did the trick for me by tele-graph. The result is that Scripps' resignation was accepted yesterday and Isbel stays in, and Goodbody is in.

I suppose this property still stands in the

name of Forman and Vail, but as this property will eventually come to you, will you kindly sign this easement and send it back by return mail.

The right of way has been located above the high water line along the south line of the ranch, and satisfactory to Mr. Post as far as the water proposition is concerned. You will notice that I have changed the width to 40 feet; they demanded 50 feet but I am sure they will accept 40 feet.

I have gone over all the right of way and am satisfied that it is laid out with the least possible damage to your property.

Enclosed find clipping from this morning's paper relative to the new railroad, which is explanatory. I am satisfied the Southern Pacific are behind it, as they lately reorganized, and in their incorporation papers stated that they would complete an electric line both to San Diego and Santa Barbara from Los Angeles.

very truly yours,

EF/K

Enc

William G. Henshaw
Mills Building
San Francisco

25
San Francisco, Cal. March 12, 1912.

Mr. Ed. Fletcher,

San Diego, Cal.

Dear Sir:-

I have just received yours of the 9th inst., enclosing deed to the right of way desired by the Highway Commission, and expect to forward it tomorrow or next day.

I am glad that the Highway Commission are now harmonious and trust that Goodbody will prove more fair-minded in our matters than Mr. Scripps appeared to be.

I think you deserve congratulations for your handling this matter.

I would like to have Post have his draughtsman make a good size map of the ranch that I can put in my rack of maps, showing not only the entire ranch according to the survey, but also the Sailor tract, or any immediately adjoining lands that we have, and showing the road in use lightly sketched, but showing the road which I am about to deed clearly on the map.

I would like also to have sent me at once just a slight pencil sketch, showing in a general way the rough outlines of the ranch, and where this proposed Highway will run, as I am very vague as to its course across the ranch. Possibly you could do this instead of Post, but in either case, I would like very much to see it, if possible, before we

-2-

make the delivery of the deed. I am very glad that you have cut it down to 40' width instead of 50'.

Yours very truly,

Wm. G. Henshaw

WGH

Mr. Henshaw personally dictated this letter but had to leave the office before it was ready for his signature.

San Francisco, Cal. March 15, 1912.

Mr. Ed. Fletcher,

San Diego, Cal.

Dear Sir:-

I have had one or two interviews with Mr. Hancock and Mr. Pattiani. Mr. Hancock's man from London arrives at Riverside, where he has some interests, to-day or to-morrow. Hancock is quite excited over the matter, and is very anxious to be able to make him some kind of a proposition. I have told him that I could do nothing in the matter at the present time, because as yet not only were my estimates of cost unfinished, but the permit from the Government had not yet been obtained, nor had all of the riparian rights been obtained, and that I was in no position to do anything along the lines of the sale of the water at this time. The only thing that I could entertain at all would be selling out the entire proposition, and even that I was not prepared to quote any price on.

I explained to Pattiani again that I looked upon you as my first consideration in doing any business down there; that you had been fair and loyal, and that I was in return anxious to see that the connection had been a desirable and profitable one to you.

I told them and I have sent word to this man that if he wished, that I would meet him Tuesday evening in San Diego and take him over the property, so that he would understand what it meant, and that we could then have a general discussion. That I was going away on a vacation and did not expect to be back until May first, and that if it was sufficiently attractive for him to

wait until then that he could do so. I said that I wanted you to go along on the trip, and Hancock if he wished. I desire that you should be thoroughly in touch with everything that is doing in these matters, so that all the profits that can come to you will be obtained. I do not doubt that this man has money behind him, but how quick he is on the trigger and how promptly action could be obtained, I do not know.

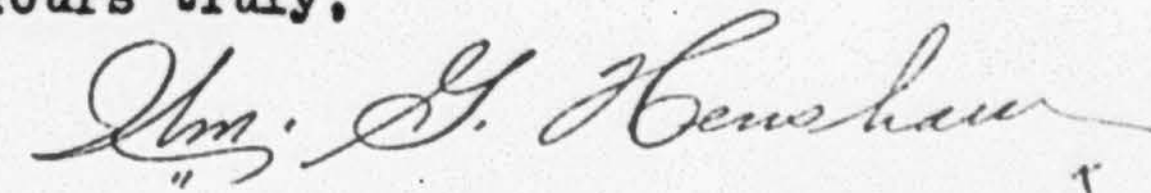
I am planning to leave here on the 28th for my trip to New York, Panama, etc., returning probably not later than May first. I will visit San Diego before I go in order that we can go over the last things together to enable you to keep everything moving during my absence.

If the appointment is made in San Diego for Tuesday night, which means leaving early Wednesday morning, I will be there either on the afternoon train or the Owl, but I will probably wire you when to expect me, but in any case I would suggest that you hold open Wednesday, so that we can either make the trip to Warners or discuss our matters.

If not needed sooner, I will bring the rights of way for the Highway Commission with me, but in the meantime I will like you to be sure that Post has checked it over and knows that there are no errors in the description.

Yours truly,

WGH



William G. Henshaw
Tyler Henshaw
MILLS BUILDING
SAN FRANCISCO

San Francisco, Cal. March 15, 1912.

Mr. Ed. Fletcher,

San Diego, Cal.

Dear Sir:-

I enclose copy of letter I received ^{from} Keller in answer to my inquiry as to why he was acting in the matter of Oceanside as stated in the newspapers. You see that he denies it and is very formal in his answer.

I received to-day a wire from him as follows:

"Responsible parties from Omaha are in market for hundred thousand acres of land in Southern California. They have examined Warner Ranch desire to know whether you will consider sale. You to reserve water rights and flooded area. Wire reply."

I would like you to wire me upon receipt of this what you would suggest that I should ask, and I will insist if I do anything that it be handled in connection with you.

I will wire him as follows:-

"Answering yours fourteenth. I will consider sale of Warners Ranch but would like to know what price they are willing to give. Unless the price is very attractive I would prefer to hold the property. I expect to leave for the east in about ten days consequently if anything is to be done it must be done at once."

From what you have always said of the ranch I have felt as if even wholesaling it I am willing to wait, that I ought to get forty or fifty an acre. What do you think?

Yours truly,

Wm. G. Henshaw

WGH

Copy for Mr. F.

Mar. 18, 1912.

Mr. Wm. G. Henshaw,

San Francisco, Cal.

Dear Sir:

Answering yours of March 15th will say

that this is the first time I have heard of Mr. Keller's parties from Omaha desiring to buy land in Southern California. If I ever had any doubt as to your desire to

play the game fair with me, it is entirely eliminated from my mind. If you don't know it now, you will know

later on that when I work for a man, I give him the best that's in me, and all I want is a square deal.

I thoroughly believe that you will give it to me.

I have wired you what I thought was the value of your property today.

Mr. Clayton has practically acknowledged that the Southern Pacific own this new railroad which has absorbed both the Cuyamaca and the San Diego Southern to The Juana. This new railroad in its new charter which was filed three or four weeks ago stated its intention to build the road to Ramona and Santa Ysabel.

I see by the dispatches that Spreckels and Ripley of the Santa Fe are together at Santa Barbara and talking business. This railroad situation here is

too deep for me, but I am satisfied that the Southern Pacific are behind the Purcell proposition to Escondido and Temecula as well, and this means the Southern Pacific and Santa Fe control everything, and Spreckels is only a tool for both of them.

However, the building of any road to Santa Ysabel will double the value of your property, and everything depends upon whether you want to clean up now and take a good profit on it or double your profits in three or four years..

I wish you would let me spend a thousand or fifteen dollars boring for artesian water on the Warners if you hold it.

I cannot thank you enough for your friendly letter of March 15th regarding protecting me in commissions. Your letter has been a source of great pleasure to me, showing that I have your confidence.

I will be here Tuesday, Wednesday and Thursday.

Very truly yours,

EF/K

William G. Henshaw
 Tyler Henshaw
 HILLS BUILDING
 SAN FRANCISCO

San Francisco, Cal. April 13, 1912.

Mr. Ed. Fletcher,

San Diego, Cal.

Dear Sir:-

Yesterday I received Mr. Henshaw's statement from the First National Bank of San Diego. I wish to thank you for your promptness in attending to this for me.

The Bank shows a balance to Mr. Henshaw's credit of \$4557.32. This is \$2867.32 less than the amount which we show on our books. On Feb. 26th we made an entry in our books showing that \$1500 had been deposited to Mr. Henshaw's account with the First National Bank, but the bank does not show this credit. You wrote to Mr. Henshaw on Feb. 20th saying that you had ordered \$1500 deposited to Mr. Henshaw's account. Evidently the Bank has neglected to make this transfer. Again on Feb. 29th we show an amount of \$8367.32 deposited to Mr. Henshaw's credit, but this amount does not show on the bank's statement at all. We derived at this amount from a memorandum which Mr. Henshaw gave me, and I am enclosing you a copy of the same.

Again on March 13th or March 15th, I can't make out the date the bank shows a deposit of \$7000 of which I have no record. If you add together the two amounts that we show as deposited and which the bank does not, namely, \$8367.32 and \$1500 you will get an amount of \$9867.32. Deduct from this the \$7000

credit which the bank shows and which we do not and you will get the discrepancy of our account with the Bank.

Will you kindly take this up with the Bank at your earliest convenience, so that we can reconcile our account. You can readily see Mr. Fletcher that unless we receive a monthly statement it is absolutely impossible to check with the Bank. Mr. Henshaw has cautioned me to be extremely careful in not allowing our account to be overdrawn, and naturally as I am held responsible, I want to be extremely cautious. If the bank will mail me a duplicate deposit tag every time a deposit is made, and then render a monthly statement it will greatly facilitate matters. As it is now we show \$2867.32 more on deposit than the bank shows to our credit, so I have telegraphed you to-day in which I have asked you to make a deposit to the account in case there is an overdraft.

Yours truly,

Wm. G. Henshaw

WHM

Apr. 19, 1912

Mr. Wm. G. Henshaw,
Mills Building,
San Francisco, Cal.

} sent to New York

Dear Sir:

I am pleased to inform you that the San Francisco office has approved your application for rights of way for reservoirs and conduits. I knew that you were in a hurry, and I have signed the application in the name of the Volcan Land & Water Co., by myself as Secretary, after having Mr. Sweet pass on the papers to see that they were regular and satisfactory before they were signed. I will have a certified copy for you later on.

Hoping that this meets with your approval, and believing that you would want me to handle it in this way, I am

Very truly yours,

WHM/K

May 18, 1912

Mr. Wm. G. Henshaw,
Mills Building,
San Francisco, Cal.

Dear Sir:

Enclosed find copy of application which has been approved by the San Francisco office, and forwarded to Washington. This was handled by myself while you were in Panama to facilitate matters.

Also enclosed find the right of way for the telephone line which is the first step toward a road to the top of Hot Springs Mountain. This is being asked for by the Forestry Service as a fire protection. They are going to build a telephone line at their own expense. I have told them that there would be no question but what you would be glad to give them right of way for a telephone line under these conditions.

Mr. Wheeler and Mr. Dubois of San Francisco have charge of this work and are doing a great deal in re-foresting that section around Warners Hot Springs.

Very truly yours,

HF.K
MTC

Form 2589 K.
DAY LETTER
THE WESTERN UNION TELEGRAPH COMPANY

INCORPORATED
25,000 OFFICES IN AMERICA CABLE SERVICE TO ALL THE WORLD

This Company TRANSMITS and DELIVERS messages only on conditions limiting its liability, which have been assented to by the sender of the following Day Letter. Errors can be guarded against only by repeating a message back to the sending station for comparison, and the Company will not hold itself liable for errors or delays in transmission or delivery of Unrepeated Day Letters, sent at reduced rates, beyond a sum equal to the amount paid for transmission; nor in any case beyond the sum of Fifty Dollars, at which, unless otherwise stated below, this message has been valued by the sender thereof, nor in any case where the claim is not presented in writing within sixty days after the message is filed with the Company for transmission.
This is an UNREPEATED DAY LETTER, and is delivered by request of the sender, under the conditions named above.

THEO. N. VAIL, PRESIDENT

BELVIDERE BROOKS, GENERAL MANAGER

RECEIVED AT

55 GS B 31 BLUE

55

SAN FRANCISCO, CALIF. JUNE 17-1912.

WM G HENSHAW,

CARE ED FLETCHER, SANDIEGO, CALIF.

STOCKTON WRITES QUOTE JUST RECEIVED TELEGRAM FROM OSTHOFF IN WHICH HE SAYS HE HAS BEEN UNABLE TO SEE LOVELL RE REPORT WARNERS SITUATION. OSTHOFF EXPECTS TO BE HERE ABOUT JULY TENTH.

WM. H. METCALF.

1030A

25

DAY LETTER

Form 2589 J

THE WESTERN UNION TELEGRAPH COMPANY

25,000 OFFICES IN AMERICA

INCORPORATED
CABLE SERVICE TO ALL THE WORLD

THEO. N. VAIL, PRESIDENT

BELVIDERE BROOKS, GENERAL MANAGER

RECEIVER'S No.

TIME FILED

CHECK

SEND the following DAY LETTER subject to the terms on back hereof, which are hereby agreed to } July 2nd. 1912. 191

To Wm. G. Henshaw,
Mills Building, San Francisco, Cal.

Letter Warners Ranch matter received. Hundred to one shot

Keller will do nothing. See my letter to him again.

Will convince you your interest fully protected. Have

written today.

Ed. Fletcher.

THE WESTERN UNION TELEGRAPH COMPANY

Form 2

25,000 OFFICES IN AMERICA

INCORPORATED
CABLE SERVICE TO ALL THE WORLD

THEO. N. VAIL, PRESIDENT

BELVIDERE BROOKS, GENERAL MANAGER

RECEIVER'S No.

TIME FILED

CHECK

SEND the following message subject to the terms on back hereof, which are hereby agreed to } July 20, 1912

To Wm. G. Henshaw,
Mills Bldg., San Francisco, Cal.

~~Cothoff, Link, Greenback, Maddox and Attorney Stearns arrive here Tuesday for meeting.~~

d. Fletcher.

William G. Henshaw
Tyler Henshaw
MILLS BUILDING
SAN FRANCISCO

San Francisco, Cal. Aug. 1, 1912.

Mr. Ed. Fletcher,

San Diego, Cal.

Dear Sir:-

I was very sorry to hear from you by 'phone to-day that Wells was in no position to make any guarantees of division of the freight rate with my railroad.

Mr. Shoup has not called as yet, although he undoubtedly will be in very soon.

If Mr. Wells had agreed to protect me on the rates, I would not have sold at this time, but as the matter stands I am free to say that I am in doubt as to what I will do.

What you said about the Warner's Ranch, was, of course, very interesting, but leaves me in material doubt as to what Mr. Wells may really do. Couldn't you get him to make a tentative proposition, stating that he would build into the Warner's Ranch, providing we gave him rights of way and so much land at such and such a price. If he will do any such thing, or if it is quite evident that he will do it, it certainly would have a strong influence upon Mr. Stearns and his associates in the method of dealing with the matters which we have had under discussion. Try to crystalize this matter if you possibly can and as soon as possible.

Yours truly,

WGH

Wm. G. Henshaw

Aug. 5, 1912.

25

Form 2

THE WESTERN UNION TELEGRAPH COMPANY

INCORPORATED

25,000 OFFICES IN AMERICA. CABLE SERVICE TO ALL THE WORLD

THEO N VAIL, PRESIDENT

BELVIDERE BROOKS, GENERAL MANAGER

RECEIVER'S No.

TIME FILED

CHECK

SEND the following message subject to the terms }
on back hereof, which are hereby agreed to

August 3d, 1912. 191

To Wm. G. Henshaw,

Mills Building, San Francisco, California.

August 1st letter received. You seized wrong impression
my telephone. Wells and Chambers more than anxious to
recognize your railroad on pro rata basis. Only awaiting
Ripleys reply.

Ed. Fletcher.

Mr. Wm. G. Henshaw,

San Francisco, Cal.

Dear Sir:

C. A. Canfield, Keller and McEdden are going right ahead with their land purchases, and I have taken over today for them the Gird ranch at ninety thousand dollars, about eleven hundred and fifty acres.

By the way, I understood that you acquired all of the Pacific Light & Power Company water rights. I now find out that they only gave you the right to divert at Warners, while as a matter of fact, they have all the pumping rights, etc., free, which is going to be valuable.

Very truly yours,

F/K

William G. Henshaw
Mills Building
San Francisco

San Francisco, Cal. Aug. 12, 1912.

Mr. Ed. Fletcher,
San Diego, Cal.

Dear Sir:-

Puterbaugh-McRae matter.

If the contract of purchase is of record I do not see what complications can arise so far as the title of property is concerned in case they enter suit against Vail and Gates. I will take this matter up with you when I see you again, and although I do not doubt but what you are perfectly right, still I would like to get a little more information before authorizing you to pay the balance of the money.

At the same time we can discuss the question of the compensation for your obtaining of this property, and at the same time we will try to straighten out the Utt matter.

Yours truly,

Wm. G. Henshaw

WGH

Mr. Henshaw personally dictated this letter but had to leave the office before it was ready for his signature.

William G. Henshaw
Mills Building
San Francisco

15

San Francisco, Cal. Aug. 26, 1912.

Mr. Ed. Fletcher,
San Diego, Cal.

Dear Sir:-

I was much surprised to receive yours of the 23rd enclosing bill of the First National Bank for \$1200 against the Linda Vista Irrigation District for rent of a safe for 20 years @ \$50 a year, and a safe deposit box for 20 years @ \$10 a year. I don't know the size of the safe or the box, but it seems a high charge to make.

I fully agree with you and appreciate what the First National Bank, Mr. Belcher and the employees have done, but I would much rather have the \$1200 paid to them than for such a bill as they forwarded. However, I leave you free to do whatever is proper in the matter in order to straighten up the whole affair.

I certainly want to treat Mr. Belcher and his people as nicely as they have treated me. Whatever amount you pay, kindly pay it out of the funds in the Treasury, rather than drawing a draft upon me for the same.

I re-enclose your enclosures which you can return to me in due course.

Yours truly,

Wm. G. Henshaw

WGH

Mr. Henshaw personally dictated this letter but had to leave the office before it was ready for his signature.

Aug. 31, 1912

Mr. Wm. G. Henshaw,

San Francisco, Cal.

Dear Sir:

Answering yours of the 26th will say that Mr. Wells is after me to make out a report of all of the freight possibilities outside of Warner's Ranch in case a railroad is built up the San Luis Rey. It is important that this be acquired, and as much detail as possible. I am going into the matter just as fast as I can, but I want to do it right.

I have already sent you a copy of the telegram I sent Stearns; you have no doubt received it by this.

Very truly yours,

W/K

William G. Henshaw
Tyler Henshaw
MILLS BUILDING
SAN FRANCISCO

San Francisco, Cal.,

Sept. 10, 1912.

Mr. Ed Fletcher,

San Diego,

Cal.

Dear Sir:-

I have not yet heard from Mr. Osthoff but may hear from him any day. Whether he wishes to see me or not I will have to go East shortly on other matters. If he desires to seriously discuss the matters that he has been investigating, I would like you to join me in Chicago for such discussion. Therefore, try to have everything in shape and cleared up so that we both can get away without leaving any loose ends behind us.

Huber has made his analysis of the gas and I have just received a report from him in which he says "The sample of gas from the Warner Ranch has proven up marsh gas or menthane, which as I have previously told you I would consider as almost conclusive evidence of a large underlying body of water with perhaps artesian pressure." This report, together with Mr. Winterhalter's, shows me that the ranch as a real estate proposition is cheap at \$50.00 an acre and I wish you under no circumstances to quote any less price.

There is a friend of mine here, who among other specialists, is thoroughly interested in two or three sugar factories. When I spoke to him about the ranch he volunteered to send some of their experts down at once with an idea of making me a proposition to erect a factory there if their investigation upheld Mr. Winterhalter's opinion. I am convinced from my talk with him that they would pay

at least \$150. an acre and he confirms Mr. Winterhalter's view that twelve thousand acres would be sufficient for a factory. Consequently at any time I may wire you to meet their representative and send him properly credited to the ranch.

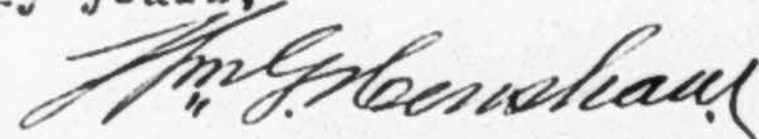
The value of the ranch is developing so rapidly that it would probably be very much to my interest if the Billsby people decided not to go ahead.

You know the liklihood of the Santa Fe building into the ranch. In addition I met Mr. Helm today and he assures me that as soon as the Commission have granted permission for the issuing of the bonds that he will have ample available money to push the completion of the railroad at once, including the building into Imperial Valley.

You can see how the plot thickens and certainly must agree with me that the suggestion made to the Billsby people was a very attractive one for them and a proposition that would absolutely protect them against any possibilities of a loss, irrespective of any value attached to the water rights.

I am going to try and go South on a flying trip before going East. If you think that it is desirable I will go on to San Diego but if there is nothing but what could be discussed I might ask you to meet me in Los Angeles for a conference.

Very truly yours,



WGH/LH

Sept. 10, 1912

Mr. Wm. G. Henshaw,

San Francisco, Cal.

Dear Sir:

Answering yours of Sept. 6th will say that I am making arrangements subject to your approval to change the management at the Hot Springs and I know it will be for your benefit. If the change is made, after I first get your approval, do you not consider three months notice sufficient?

I have been down to the Board of Supervisors the last two days working in your interests. There is less than \$40,000 in the Treasury of the Highway Commission and there are between sixty and seventy miles of road yet to be built. The Supervisors are fighting like cats and dogs among themselves as to where that last money shall be spent; each pulling for his own District. They almost came to blows Saturday. In the meantime our friend Foster is a candidate for re-election and has received his nomination. Through my friends, and particularly my Mexican Superintendent on the flume Company, I have been able to do him a great deal of good, so he is going the limit for us backed by J. P. Smith, the Del Mar Supervisor. There are

about four miles of rock work down the San Luis Rey from Warner's Dam which will cost \$25,000. In addition there are twelve miles of road from Santa Ysabel to the Hot Springs yet to be built, which will take up all the money that is left, with no more in sight until another bond issue, which will take two years to put through. No money can be taken out of the General Fund for this road work up the San Luis Rey canyon, as it is new road construction, and would be contrary to law; while if it was an old road, the money from the General Fund could be appropriated.

I have two of the Highway Commission out of three, and three of the Board of Supervisors out of five who are standing pat so far. It may take a little expense money to keep them good natured. I shall keep after them to the best of my ability for the money will be all gone within the next six or eight weeks, and it is now or never.

You will hear from me in connection with Mr. Wells in a day or two.

Very truly yours,

F/K

Sept. 11, 1912

Mr. Wm. G. Henshaw,
San Francisco, Calif.

Dear Sir:

Enclosed find letter from Mr. Moulton Lane, which is explanatory. I knew that Mr. Lippincott was very bitter against you, and I thought I might do something to allay that feeling, is the reason I "butted" in.

In this connection, when you are down here I would like to talk to you about your bank connections at Riverside. Mr. Frank Moulton, President of the First National Bank of Riverside is a personal friend; I sold hi, Del Mar property, and he and his wife were down here last Sunday. As you know, that is the largest bank in the City of Riverside, and I am satisfied that under ordinary conditions I could arrange to get you seventy-five to a hundred thousand dollars on your holdings there, possibly more, but I find that he is quite bitter on account of his having loaned you considerable money during the panic on the understanding that he was to have your

account, but he says Poole, and I believe a man by the name of Sandburn, who is a director in the National Bank of Riverside, are partners in a subdivision around the cement plant, with the result that Poole took the account over to the National Bank of Riverside. Moulton says that he wrote you concerning this account but could get no satisfaction, and feels that he has not been well treated.

As you know, I have no desire to "butt in" except to help play the game, and anything that I consider of interest to you, I put up to you just as I did the Lippincott matter. There are always two sides to a question, and I had in mind that if Jim Murray did not come through on your \$150,000 loan when he comes back, that I could fix everything up very nicely with Mr. Moulton.

The above is simply a suggestion.

Very truly yours,

F/K

enc

William G. Henshaw
Mills Building
San Francisco

San Francisco, Cal. Sept. 20, 1912.

Mr. Ed. Fletcher,

San Diego, Cal.

Dear Sir:-

Yours of the 18th received enclosing deed that you wish signed by Vail and Gates. I will send this down to Judge McKinley and have him get it executed and forwarded to you.

I had a talk with Judge McKinley on the question of suing, condemning the riparian rights, and he says that there is nothing to interfere in it, and he will join Mr. Sweet in the matter. I told him that I would write you so that you could give instructions to Sweet. Would you therefore, please instruct Mr. Sweet to commence suit against either Herman or Van Kilsdunk as you may see fit. The suit should be brought in the name of the Volcan Water Company. You have the records and papers there I believe. If there is anything that you need, write to me and Judge McKinley, as it will be either in his office or mine. Judge McKinley will meet Mr. Sweet at any time that Sweet desires to discuss the matter. Of course Mr. Sweet will arrange for the gathering of the testimony in the matter, but Mr. McKinley, will, of course, do his share and will be on hand when the case comes up.

I tried to see Dunn while I was there but he was out of town, but I found a letter awaiting me upon my return in which he stated he would present my proposition to them and

advise them to accept the same, although he seemed to think that they would refuse. I assume that since the death of Mrs. de Baker of Los Angeles, the aunt of Mrs. Winston, that as they will probably come into considerable property through Mrs. de Baker, that their demands will be much more unreasonable.

Yours truly,

Wm. G. Henshaw

WGH

Mr. Fletcher accidentally started this letter but had to leave the office before it was ready for his signature.

Form 2289 K

NIGHT LETTER

THE WESTERN UNION TELEGRAPH COMPANY

INCORPORATED

25,000 OFFICES IN AMERICA CABLE SERVICE TO ALL THE WORLD

This Company TRANSMITS and DELIVERS messages only on conditions limiting its liability, which have been assented to by the sender of the following Night Letter. Errors can be guarded against only by repeating a message back to the sending station for comparison, and the Company will not hold itself liable for errors or delays in transmission or delivery of Unrepeated Night Letters, sent at reduced rates, beyond a sum equal to ten times the amount paid for transmission; nor in any case beyond the sum of Fifty Dollars, at which, unless otherwise stated below, this message has been valued by the sender thereof, nor in any case where the claim is not presented in writing within sixty days after the message is filed with the Company for transmission. This is an UNREPEATED NIGHT LETTER, and is delivered by request of the sender, under the conditions named above.

ROBERT C. CLOWRY, PRESIDENT **BELVIDERE BROOKS, GENERAL MANAGER**

RECEIVED AT
169GS MA 25 NL

SAN FRANCISCO CAL NOV 16TH 1912 258

ED FLETCHER

SAN DIEGO CAL

DO NOT COME UNTIL WEDNESDAY I EXPECT TO BE IN
COURT ALL TUESDAY WHAT IS THE STATUS OF THE NEGOTIATIONS
WITH MURRAY ABOUT THAT LOAN

WM G HENSHAW

237PM

DEPARTMENT OF THE INTERIOR

WASHINGTON

November 22, 1912.

Mr. William Griffith Henshaw,
Mills Building,
San Francisco, California.

Sir:-

Upon my return to Washington the application of the Volcan Land and Water Company (Los Angeles 014518) for the approval under the Act of March 3, 1891, (26 Stat., 1101), of a map showing the location of a proposed right of way desired by the Company was called to my attention by First Assistant Secretary Adams, who informed me of your conferences with him and representatives of the Forest Service on October 21 and 22. I find that your project is considered by the Forest Service and the Geological Survey to be for the main purpose of irrigation and worthy of encouragement, and that the only point of difference is the nature of the right which the executive branch of the Government is authorized to give you for that portion of the Warner canal below the long tunnel and above the storage reservoir. It appears that your irrigation water is to be taken from the San Luis Rey River and carried by tunnel through the divide into the water shed of Santa Ysabel Creek; that it is to be again collected and stored by a reservoir to be constructed in the bed of this creek, the portion of the canal between the outlet of the tunnel and the said reservoir being the matter as to which a difference of opinion

3555 Joy Lane

has arisen; that the water, after leaving the tunnel, could be delivered into the creek in the upper part of its course and flow down in the natural creek bed to the storage reservoir, but that you propose instead a canal along the canyon side which will enable you to drop the water 1,200 feet to the creek bed a little distance above the said reservoir. This drop affords an opportunity for the development of valuable water power and the water, after passing through the wheels, will still be valuable for your main irrigation enterprise. The Forest Service engineers have suggested that a permit for this portion of your canal should be issued by that Department under the Act of February 15, 1901, (31 Stat., 790) which governs the authorization of rights of way over lands of the United States for water power purposes. I understand your contention to be that this power development is "subsidiary to the main purpose of irrigation" within the meaning of Section 2 of the Act of May 11, 1898 (30 Stat., 404), and that therefore your application as now submitted should be approved. Such approval would give your company an easement forfeitable for non-use instead of a permit revocable at the discretion of the Secretary of Agriculture, which is all that can be obtained under the said Act of February 15, 1901.

If one of two possible methods of constructing an irrigation project would result in the development of power, whereas the other would permanently prevent the use of the irrigation water for the development of power, I am of the opinion that the method which makes power development possible should be adopted, that such development

is "subsidiary to the main purpose of irrigation", and that an easement can be obtained under the said Act of 1898 and the Act of March 3, 1891 (26 Stat., 1101). If, however, the second method, though it does not now utilize the irrigation water for power development, leaves the way open for such utilization by the grantee or by another at any future time, I doubt whether the power development features of the first method could be deemed "subsidiary to the main purpose of irrigation." In this connection the report of the Forest Service engineer who examined your project says that your engineer, Mr. Post, frankly stated:

"That it was proposed to generate power by utilizing that part of the project between stations 174 and 191 and that if it were not for this possibility only a small conduit would be run toward Vineyard Mesa, all other water being allowed to flow into Pamo Reservoir by natural channels after leaving the portal of the tunnel which leads it from the San Luis Rey basin. The use of power thus generated is uncertain but any market will be sought."

It has been suggested, however, that the conveyance of your irrigation water from the tunnel mouth to the storage reservoir by way of the creek bed would be equally expensive with your plan of conveying it thither by canal along the canyon side to a single drop of 1200 feet. I suggest the propriety of your submitting a detailed showing to clear up the doubt upon this point.

I understand that you represented to Mr. Adams and to the Forest Service that the estimated profits from the proposed power development are essential to make your whole irrigation project feasible from the financial point of view; also that a requirement

by the government that this power development be undertaken, if at all, under the Act of February 15, 1901, with the handicap of a revocable permit would make the borrowing of the capital necessary for your enterprise practically impossible. I shall be glad to consider a detailed showing on these points if the company cares to submit one. In the absence of such showing as to the comparative cost of using the stream bed and the canal along the canyon side with 1220-foot drop, and as to the financial difficulties to which you have called attention, the Department would not be justified in holding your proposed power development to be "subsidiary to the main purpose of irrigation" and would therefore be compelled to withhold approval therefrom, leaving you the right to obtain a permit for the same from the Secretary of Agriculture under the said Act of February 15, 1901.

Very respectfully,

Walter L. Fisher,

Secretary

C O P Y

WILLIAM S. POST
 ASSOC. MEM. A.S.C.E.
 1217 HIBERNIAN BLDG.
 LOS ANGELES, CALIFORNIA

514 American National Bank Bldg.,
 San Diego, Cal. Nov. 27, 1912.

Mr. Wm. G. Henshaw,
 762 Mills Building,
 San Francisco, Cal.

Dear Sir:-

Final results of hydrography measurements for the past season are as follows:-

San Luis Rey River flow

July 1, 1911 to July 1, 1912.

At Warner's Dam -----	11,723	Acre feet.
At Pala U. S. Station -----	19,765	" "
At Bonsall -----	23,580	" "
At Oceanside, waste into Ocean -----	23,070	" "

San Luis Rey Ditch rights diverted the following during 1912 - (Jan.- Nov.)

<u>Name</u>	<u>Maximum Capacity in Miner's Inches.</u>	<u>Acre feet used in 1912.</u>
Escondido Ditch	1024	(2500)*
Rineen Ditch, Indian Service	250	600
Pala, Indian Ditch	325	992
Moreno Ditch	105	216
S. L. R. Irrig. Co.	125	210
Libbey Ditch	80	100
Goldbaum Ditch	50 †	60
	<u>1959 Inches.</u>	<u>4678 Acre feet.</u>

*(Amount of agreement with Escondido 1912 reports not available yet. 1910 was 2420 Acre feet and 1911 was 3900 Acre feet.)

Santa Ysabel River flow was as follows for 1911-12 (July to July)

At Pamo Dam Site -----	12,342	Acre feet.
At Bernardo Store, below ditches waste to lower San Dieguito River-	11,817	Acre feet.

Page 2.
 W.S.P. to Wm.G.H.
 Nov. 27, 1912.

Santa Ysabel Ditch rights made the following diversions.

<u>Name</u>	<u>Maximum Miner's Inches</u>	<u>Acre Feet.</u>
E. Side San Pasqual Ditch -----	600	826
W. Side San Pasqual Ditch -----	750	1646
	<u>1350</u>	<u>2472</u>

Very sincerely yours,

William S. Post.

WSP-WK

CC Ed.F.

INTERVIEW OF WILLIAM G. HENSHAW

There seems to be a confusion in the minds of many as to the terms and conditions suggested in the purchase of the Volcan Water system. Let me state in as few words as possible:

The Volcan Company has assumed from estimates made that it will cost \$1,500,000 to construct sufficient of the system to bring into the City 10,000,000 gallons a day, by way of a pipe line from the Carroll reservoir to the City. The Volcan Company has asked that the City at this time pay \$1,500,000 that will have to be expended upon this construction. The Mayor and the City, however, have refused to pay as much as that at this time and will not favor the payment of over \$1,000,000. Taking into consideration the \$1,000,000 payment and the \$1,500,000 to be expended, the proposition results as follows:

If the City exercises its right to purchase it will pay the Volcan Company for all its reservoir sites, riparian rights, water rights, rights of way, etc., \$2,500,000. Add to this the \$1,500,000 estimated to be expended makes \$4,000,000. The City is to enter into a contract giving it the right to purchase the contemplated works at \$4,000,000 and on this pay the above-mentioned \$1,000,000. The contract of the City to purchase is to run over an indefinite length of time from 25 to 40 years, if required. The city pays no interest on the \$3,000,000 that has to be paid eventually if they purchase, because they enter into a contract to purchase the water from the Company at a price to be agreed upon, but at less than the water is costing the City at this time. The purchase of this water will provide the Volcan Company a fund sufficient to take care of the operating expenses, interest on the bonds, etc. The proposed contract will give the City the right to take over the properties at any stated period during the time stated, of from 25 to 40 years. You understand that the \$3,000,000 will be

represented by bonds placed upon the property by the Volcan Company, and whenever the City desires to take over the property, they issue their own bonds and retire the bonds issued against the properties of the corporation.

Will the City have charge of the construction?

The Company will have to construct the proposed works, but the City will have the decision of the work to be done and the construction will have to be subject to the approval of the City. In this way the City will dictate and control the construction, but the Corporation will have to pay for the same.

What is the total amount of water that the City will control by this proposed purchase?

The total amount of water under the lowest estimates made, covering a twenty-year period, is 23,000,000 gallons per day delivered to the City. My belief and the judgment of the engineers who have investigated this matter is that the City will receive a great deal more than 23,000,000 gallons a day.

How would the next increase be provided?

The first construction from Carroll Dam will deliver more than an average of 10,000,000 gallons per day, but as the average from Warners Reservoir alone is 15,000,000 gallons daily, the supply could be increased five or ten million gallons daily by a gravity pipe line from Carroll Reservoir to the lower levels of the City, as recommended by Mr. Harroun. This pipe line would cost approximately \$1,000,000.

Eight or ten million gallons more per day can later be obtained by the building of the Pamo, Sutherland and San Clemente dams and the Pamo conduit. The total eventual cost of the

above-mentioned dams, conduit and pipe line is estimated at from \$3,000,000 to \$3,500,000. This is in addition to the present proposed contract, and in the final analysis, in order to deliver 23,000,000 daily into the City of San Diego, the cost will be between \$7,000,000 and \$7,500,000. The vitally important feature to the City of San Diego, at this time, however, is this:

For \$1,000,000 in bonds voted at this time, San Diego will forever control both of these valuable water sheds, and five, ten, fifteen or twenty years hence the City can, as more water is desired, ~~complete~~ ^{build} this system, unit by unit. ^{until when} fully completed enough water will be available to furnish a city in excess of 3,000,000 people from this system alone

Ed Fletcher Papers

1870-1955

MSS.81

Box: 11 Folder: 8

General Correspondence - Henshaw, William - 1911 - 1912



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