

OFFICE OF
MONTGOMERY M. MOULTON
COUNTY ASSESSOR
SAN DIEGO, CALIFORNIA

December 30th, 1918.

Col. Ed Fletcher,
920 - 8th Street,
San Diego, Calif.

My dear Colonel:

I have your favor of the 23rd inst. concerning your history of the early water development of San Diego County. I am looking up some data for you along this line and will let you have it in a very few days.

I want you to know that I appreciate much more than I can tell you your efforts in my behalf in the matter of the Railroad Commissionership. The fact that we have been unsuccessful up to date in nowise diminishes my gratitude to you. I am interested in your suggestion that there will be another appointment to be made a little later and am glad to know that you are still on the job.

I will have this proposed water development data for you within a very few days.

Yours sincerely,

Montgomery M. Moulton
County Assessor.

MM/TCS

DEC 31 1918

320-8
C O P Y

San Diego, California
September 2, 1922

Dolonel Ed Fletcher,
Fletcher Building,
San Diego, California.

My dear Col. Fletcher:

I am more than pleased to see the Lake Henshaw development started, and being county assessor, probably more than anyone else realize its value to San Diego County.

My understanding is there is a net safe yield of 20 to 30 million gallons of water daily from the system when completed. This means at least an increased valuation in the near future of \$50,000,000 to the assessed valuation of San Diego County, and in 20 years it should be a much larger sum.

Mr. Henshaw and yourself, as well as your associates are entitled to a great deal of credit and in the completion of Lake Henshaw Dam you will have accomplished, undoubtedly the best single development San Diego County will ever see.

Yours sincerely,

(Signed) CHARLES H. SWALLOW

County Assessor
San Diego County

May Nineteenth

1 9 3 0

Mr. R. B. Hunt
County Assessor's Office
Court House
San Diego, California.

My dear Mr. Hunt:

I was interested in your inquiry regarding water rights and the possibility of assessing them. That you may have a history of same which may be of assistance to you let us take the Santa Margarita Rancho, all riparian rights still go with the land. No rights have ever been sold. On the San Louis Rey River I acquired all the riparian rights from Henshaw Dam to the Ocean, giving consent to build Henshaw Dam and take the water out of the water shed. Over half of the water rights have already been sold to the San Diego County Water Company.

I bought and sold most of the ranches there and where I did not buy the ranch I bought the riparian right from the San Diego County Water Company the entire distance of the river from Henshaw Dam to the Ocean, so far as it affected the 205 square miles of water shed east of Henshaw Dam, so you see the riparian owners on the San Louis River below Henshaw Dam have already parted with a possibility of their water rights and only have an interest in that water which falls below Henshaw Dam.

The San Diego County Water Company have coralled all the water east of the Henshaw Dam in the 205 square miles and have acquired a perpetual interest in the Escondido Mutual Water System and can run any water they have from Henshaw Dam through the Escondido Mutual Water Company System. They have sold part of this water to the Vista Irrigation District. You can see just what revenue the San Diego County Water Company is getting each year from the Vista District, the amount increasing each year for the next three or four years, you can also find out what they will get from the Escondido Water Company. I think it is \$60,000.00 a year to say nothing of \$30,000.00 a year from Sawday, also the revenue from the Hot Springs and fishing and hunting from the lake and in addition to that the San Diego County Water Company have a large surplus of water from Henshaw Dam they have not yet sold. The San Diego Water

Company are going on the Bernardo Rancho of 6000 acres adjoining Lake Hodges on the South of the Kelly Ranch South of Carlsbad and 1500 acres on the Curry Ranch with a mile and a half of ocean frontage.

As far as Warner's Ranch is concerned with the San Diego County Water Company or its allied company, they have a large surplus of water rights actually in hand and will sell a perpetuity to the Vista District and the Escondido Mutual Water System that have water rights that are going to pay them, in the next three or four years, interest on \$5,000,000.00 to \$6,000,000.00 and when you make an assessed value on 47,000 acres of \$588,660.00 on Warner's Ranch and Hot Springs when they have already spent a quarter of a million on the springs and a million and a half on the Dam and Escondido Ditch and add to it the riparian rights for fifty-six miles on the river and Henshaw Dam to the Ocean which they have acquired with perpetual increase in the next four or five years from the water rights alone of \$350,000.00 to \$400,000.00 and eventually it certainly is a case where values should be increased very materially.

The Sweetwater Water Company is an identical case. They have riparian rights up and down the river with the exception of Joe Sefton's land and they are going to acquire that shortly.

In these two cases riparian rights and water rights should be assessed separately and made to pay a just proportion of taxes. In some cases it is ownership and collection of water and water rights independent of the land. Where it is undeveloped it is a different matter, but I feel it should be taken into consideration in determining the value of lands riparian to a stream. Take the San Pasqual for instance. I acquired all the riparian rights from Hodges to the ocean and the riparian rights below Henshaw Dam to the ocean are not of much value on that account.

Part of Hodges and Sutherland Dam on the Santa Isabel River have not been acquired and I see no reason why the riparian rights should not be taken into consideration in determining the value of those lands for the City. Of those lands which the City ought to acquire in the San Pasqual Valley it is an easy matter for you to go to the City Hall and find out what adjoining land is selling for to the City and this will give you something to go by in making your valuation for tax purposes. I would say it would be far to cut the values down twenty-five to thirty per cent below what they contract to sell for. It would be a reasonable appraised value if you are treating everyone else alike.

On the San Luis Rey River, with the riparian owners from Henshaw Dam to the Ocean have already given up the 205 square miles of water shed which is in the San Luis Rey drainage which has gone to the San Diego County Water Company and it would seem to me you should bear down. Give them roughly forty or fifty per cent lower appraised value in the San Pasqual who have not parted as yet with any of their water rights.

On the San Diego River the Supreme Court has decided that the paramount rights to the water belong to the City.

My advise would certainly be to assess the land only taking into consideration the riparian rights in making your valuations in the case of the two privately owned water companies, the San Diego County Water Company and the Sweetwater Water Company where their business is water and water rights. They should be assessed an independent value for water supply and any court, in my opinion, would sustain this.

I hope you have the information asked for and that it may be of benefit to you.

Yours very truly,

EF:EK



County of San Diego



CIVIC CENTER BUILDING

OFFICE OF ASSESSOR

CIVIC CENTER
SAN DIEGO 1, CALIFORNIA

CROWELL D. EDDY
ASSESSOR

MEMBER NATIONAL ASSOCIATION
OF ASSESSING OFFICERS

H. P. REQUA
CHIEF DEPUTY

October 25, 1950

Col. Ed Fletcher
1020 9th Avenue
San Diego 1, California

Dear Friend Ed:

The figures which you requested regarding the increase in assessment in 1915 - 1950, in the areas now occupied by San Dieguito and the Rancho Santa Fe School Districts are very interesting.

In 1915 the Aliso School District was assessed for a total value of \$15,970. In 1950 the same area is now assessed as Rancho Santa Fe School District and is assessed for \$2,554,290.

In 1915 the San Dieguito School District was assessed for \$69,160. In 1950 the same area is now assessed as Solano School District and is assessed for \$2,392,740.

With sincere personal regards, I am,

Very sincerely yours,

Crowell D. Eddy
County Assessor

E:a

Ed Fletcher Papers

1870-1955

MSS.81

Box: 24 Folder: 1

**General Correspondence - San
Diego County - Assessor's Office**



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