

Superior Court

County of San Diego, Cal.

Sec. Puterbaugh, Judge.

Will H. Holcomb, Clerk.
Ben. F. Moore, Deputy.San Diego, Cal. Jan 4th 1895

Mr. W. S. Grant Jr.

City

My Dear Sir.

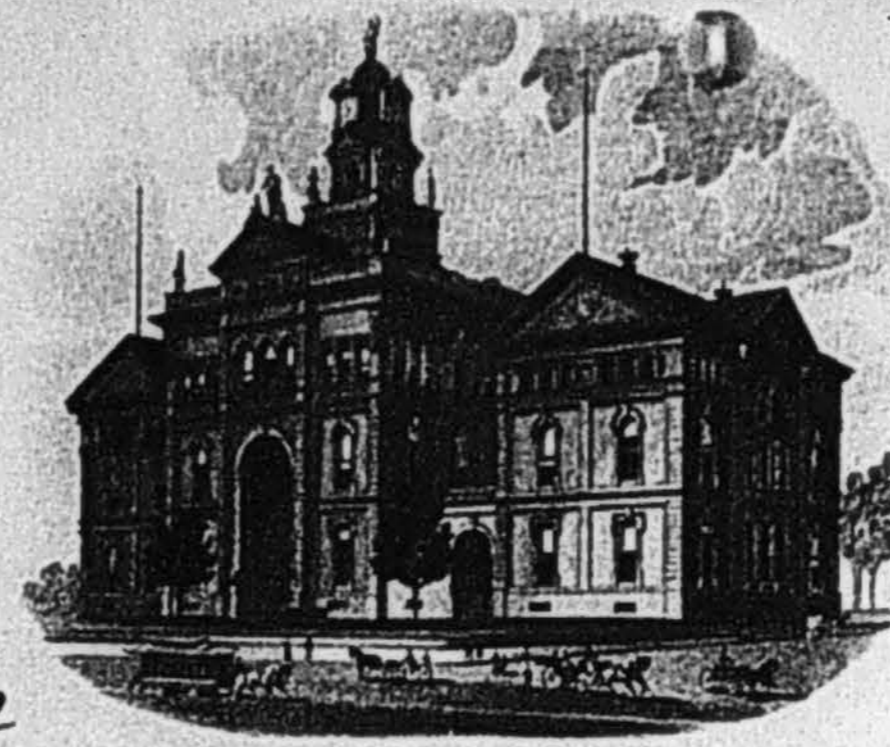
I saw your brother last evening, and he informed me that the Joint Water Committee had appointed Saturday night as the time for the consideration of the proposition of yourself and Jesse R. and that in the mean time he desired me to see you.

Unfortunately official duties have kept me very busy today, and all the early part of this evening, and I have important matters coming up in Court tomorrow which will probably keep me busy during all of the day. For these reasons I have not found it possible for me to find time to have any extended interview with you on the water question. Hence I have deemed it advisable to write out the substance of what I would advise

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you to submit to the Committee -
Mr. Brandt, the chairman, and all the other members of the Committee know, or should know by this time, the general details of the San Luis Rey system, therefore I have not deemed it advisable to go into details more particularly, such as rainfall &c. All over 210 square miles of water shed is in the best belt in the County and the average is placed, by the best reports at from 52 to 56 inches, but the rainfall in 8 years out of 10 would doubtless exceed 65 to 70 inches. It occasionally reaches 85 to 90. and once or twice in the past 30 or 40 years it has been below 30. but these drier years are very unusual. and under our immense storage system we can always be prepared to guard against a short water supply of any such unusual dry year. I make reference to Oceanside and Linda Vista, as I do, because both of those places

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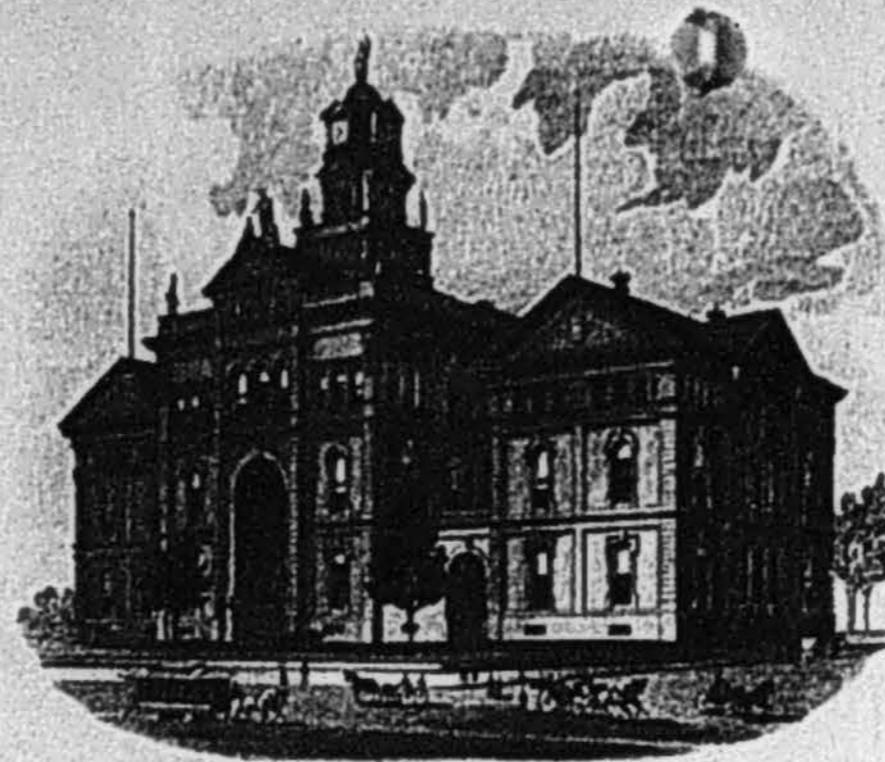
are talking of securing water from other sources, but I do not believe either of them will succeed, and as both points are desirable for our enterprise to supply, it is well to show a friendly feeling.

I have also tried to show the Committee that in developing the San Luis Rey, Linda Vista would not only be able to get water from that source now, but ultimately the reservoirs of that district would be developed also. Thus buying water of you, would insure the ultimate development of both these systems. It would be best, I think, for your communication to the Committee to be in your own hand writing, rather than mine, for the more they see you are interested in the matter, the more influence it will have with the Committee, the entire City Council - the press, and the people generally. If anyone should ask you the direct question

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us to the purchase of the Washburn Ranch reservoir you can truly say "All arrangements for its purchase are made, provided you sell water to the City, but otherwise you would not want it." Further than this we have no right to enquire as the City would not deliver over its bonds until a perfect title was ready to be conveyed.

I have said nothing about the power which could be developed from the 1000 inches in its delivery to the City in a pipe system. Should the City ask for it, you can afford to let the City have it; otherwise it is best to say nothing about it now.

The enclosed communication to the Committee is only in the way of a suggestion to you. Of course I hope you will use your own judgment and change, enlarge or cut down the communication as you think best. If you could go to the Committee meeting and

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5 personally hand in your communication I know that, of itself, would be of great benefit. If there is any thing further you would like to see me about let me know, or I could meet you between 12 and 2 o'clock at my house or Jesse's - or call later in the afternoon at your house.

I fear I am giving you much labor, but my interest in our success, I plead as excuse. If we succeed I feel sure we can make some millions each inside of ten years time, with a handsome income each in the mean time.

Yours truly

Geo. Puterbaugh.

P.S. I send paper for fear you might not have any in the house, but I advise your using other paper if you have it - such as your own letter paper. Legal cap, might suggest more formality than is desirable just now.

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Sec. Puterbaugh, Judge. Will H. Holcomb, Clerk.
Ben. F. Moore, Deputy.

San Diego, Cal Jan 5 1895

Mr. H. S. Grant Jr
City

My Dear Sir

I have read your brother's letter. I do not think the plan of repaying the City \$1,000,000. in our bonds would work. A better proposition would be to charge \$1,400,000. or \$1,500,000. for putting in a city distributing system and furnishing the 1000 inches as heretofore offered without rental. or offer 1000 inches now and another 1000 in 3 or 5 years or when needed all for \$1,000,000. without rental.

If you could make some kind of a bargain for putting in a system of distribution, then there could be no possible doubt of our securing the contract.

The City Engineer estimates the cost of such new system at \$585,000. Now

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we can acquire all property and rights, and build our dam 100 feet high, and thirty store up our 13,000 inches, and also deliver 1000 inches thereof to the city for \$700,000. If the new distributing system costs \$585,000 then the total cost would be \$1,285,000. Suppose we expend 1000 inches and to put in a new system of distribution for \$1,400,000. Suppose we sell these bonds at 10 per cent. Dis. $\frac{140,000}{1,400,000} = 1,260,000$. For this sum we could do the work, and this kind of a proposition would be giving the city everything it would get under the Mt. Pearte proposition, and the city would save the \$30,000. annual rental. This saving to the city of rental would alone in 40 years. the term of the city bonds, amount to \$1,200,000. and \$30,000 every year thereafter. I would advise offering the new distributing system and 1000 inches of water, without rental,

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for \$1,500,000.

It seems to me such a proposition would surely win. We could do all the work, allow 10 per cent discount in selling the city bonds and still have a margin of \$65,000, as shown by following table

\$1,500,000 @ 10 per cent discount	\$1,350,000.
Cost of our construction \$700,000	
of new system of distribution 585,000.	
Total cost of both	\$1,285,000
Net surplus	\$65,000

Please think over this, and do as you think best. The only the matter of doubt would be Judge Richards selling the city bonds so as to surely net us 90 cents on the dollar. He says he can do it, as I understood Jesse, and I think he could do it.

If possible I will call at your house, on my way from Court, between 4:30 & 5:00. Yours truly, W. Puterbaugh

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County of San Diego, Cal.

Geo. Puterbaugh, Judge.

Will H. Holcomb, Clerk.

Ben. F. Moore, Deputy.

San Diego, Cal Jan 7 1895

Mr. U. S. Grant Jr.
City

My Dear Sir

I called to see you this evening, but it was after 8 o'clock, and your house was dark down stairs, so I suppose you had retired.

Yesterday afternoon Mr. D. Cleveland, who is Chairman of the Citizens Committee of 25, to look after the water question, called to see me. He is much pleased with your proposition, and thinks if you could modify it to \$1.400.00 there would be no question of its final adoption by the Council, and ratification by the people. I have heard many business men speak of your proposition and they all favored it.

I send you the following figures for your consideration. From their consideration you can possibly see your way clear to make the modification Mr. Cleveland suggests.

BIG IRRIGATION SCHEME.

The Grants and Chicago Capitalists the
Supposed Promoters.

SAN DIEGO, January 4.—U. S. Grant Jr.
and Jesse Grant have just submitted an
offer to this city to supply 2000 inches of
water for \$1,000,000.

Reliable men here say that this is but
one part of a large irrigation scheme con-
templated by Eastern capitalists, where-
by 20,000 inches of water will be devel-
oped in the San Luis Rey watershed and
distributed over hundreds of thousands of
acres of land in this county, which is espe-
cially adapted for citrus fruit culture.
The Grants are already large property-
owners in this city and county, and have
demonstrated their intention of being
permanent residents by considerable pur-
chases of business, residence and ranch
property. It is believed that Marshall
Field, Robert Lincoln and other promi-
nent Chicago people are interested in this
water scheme. The matter has progressed
so far that reservoir sites on Warner's
ranch and other rights have been se-
cured.



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The \$1,400,000 in lands at 90 cts. would net \$1,260,000.

The City Engineer estimates the cost of the City distribution at \$585,000

The cost of everything and the development of 30,000 inches and conduit for same to edge of tunnel would be 671,914

Total	\$1,256,914.
Surplus	\$3,086.

But the above estimate of \$671,914. includes the delivery of 4,000 inches to edge of the Linda Vista District. To deliver only 1,000 inches for city alone, I am satisfied it could be done for much less than \$7,500. a mile, but at this rate 35 miles would cost \$38,609. less than the cost of the pipe line as embraced in the above estimate of \$671,914.

I think we can build dam \$25,000 less than figured in such estimate and I think we can save \$10,000 on the tunnel and \$30,000 on the main conduit.

These figures show the following result.



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Surplus as above	\$3,086.
Saving on pipe line for 1,000 inch city	38,609.
Saving on estimate for building dam	25,000
Saving on estimate for tunnel	10,000
Saving on estimate for main conduit	<u>30,000</u>
This leaves a total margin of	\$106,695.

You will remember that in the estimate I sent you the other day when I placed the total cost of construction at \$700,000. I included one item of \$28,086. for incidentals.

From my numerous talks with Engineer Church and Mr Gray I am satisfied the above figures, as to cost of construction, are liberal.

Should you desire to see me with maps and data, as made by Engineer M-Gray, if you will kindly let me know, or leave word for me with Mrs. Jesse R. Grant, I will then make it convenient to call on you with same.

Yours truly,
Geo Puterbaugh.

Superior Court

County of San Diego, Cal.

Geo. Puterbaugh, Judge.

Will. H. Holcomb, Clerk.
Ben. F. Moore, Deputy.

San Diego, Cal. Jan 8 1895

Mr. U. S. Grant Jr

I will furnish you with the estimates desired, and will try and get them to you this evening, but if not will by tomorrow forenoon.

Yours truly,
Geo. Puterbaugh

Superior Court

County of San Diego, Cal.

Geo. Puterbaugh, Judge.

Will. H. Holcomb, Clerk.
Ben. F. Moore, Deputy.

San Diego, Cal. Jan 9 1895

Dear Mr. Grant

The enclosed was handed to me by Mr. Cleveland, Chairman of the Citizens Water Committee this morning.

I send same to you, that you may consider the same before your meeting with him this evening at 7.30.

That you and I may have an opportunity of talking it over before his arrival, I will take the liberty of calling on you soon after 7 o'clock.

The \$40. per inch rental named in the 6th paragraph, on the basis of a 5 per cent security, would be \$800. an inch. This would give a value of \$9,600,000. to the 12,000 inches we would have left, after selling the city the 1000 inches. But we will talk this over when I see you.

Yours truly,
Geo. Puterbaugh

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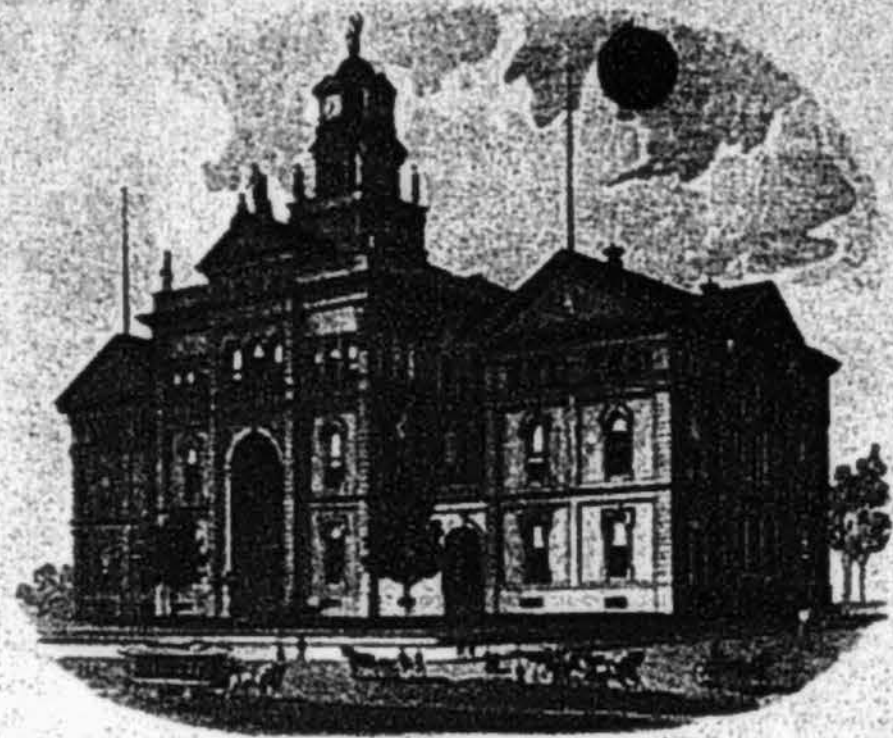
County of San Diego, Cal.

Geo. Puterbaugh, Judge.

Will H. Holcomb, Clerk.

Ben. F. Moore, Deputy.

San Diego, Cal Jan 10 1895



Dear Mr. Grant-

I have reliable information that Mr. Whitney, of the Water Committee, is already preparing an elaborate report and argument against your proposition, claiming, among other things, there is nothing tangible to offer the city; that the lands it will irrigate are not tributary to this city; that a large amount of water rights have become vested in persons below your dam; and making the point very prominent, that as you ask no annual rental, the city would have no security that the dam and canals would be maintained and kept in repair. To forestall such a contemptible course, so untrue in fact, I suggest that this record, or something similar, be typewritten and handed in to the

Superior Court

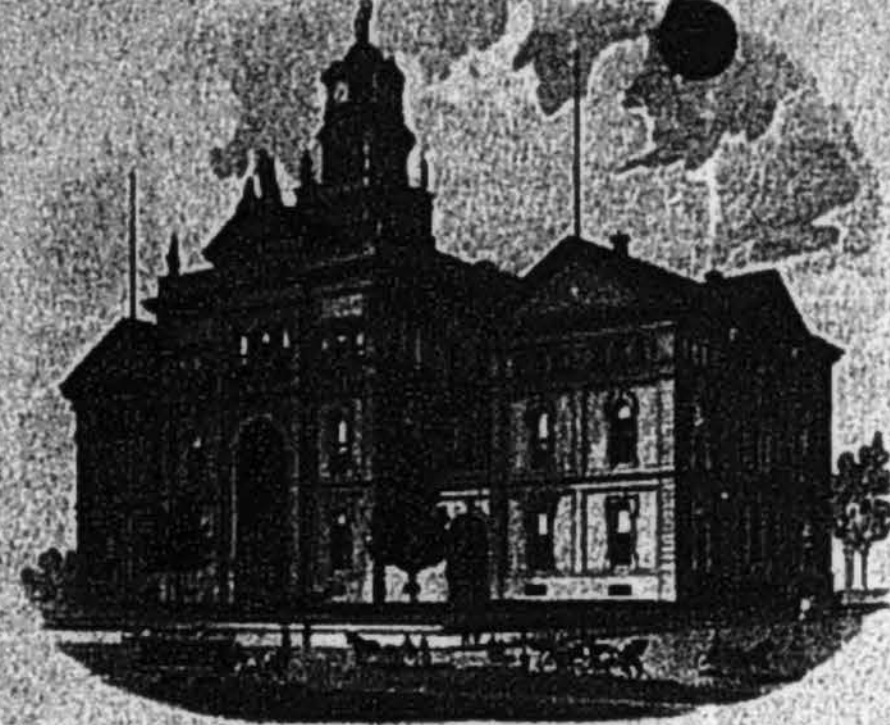
County of San Diego, Cal.

Geo. Puterbaugh, Judge.

Will H. Holcomb, Clerk.

Ben. F. Moore, Deputy.

San Diego, Cal Jan 14 1895



My dear Mr. Grant.

We have received letters from Engineer M. Gray. He says my estimate, as given you are within the limits of safety. He says for a 40 inch pipe a ditch 4x5 would hardly be large enough, yet my estimate of 40 cents per cubic yard are so very liberal, that after making all allowances there is a fine margin left. He says they now have machinery for such ditch work which does the excavating for 2 to 4 cents per cubic yard - He also says my estimate for hauling material at \$1500. per mile can safely be cut in two - Here alone I have over estimated some \$35,000.

He also says if a pipe line is to be used ^{for} the city, 1000 inches, we could greatly economize in using ditch for other water sold en route. I congratulate you on your admirable

Committee early Saturday morning.
I feel sure it would take the wind
out of their sails.

Will be down to see you for a few
minutes Friday evening at 7.30

Yours Truly,

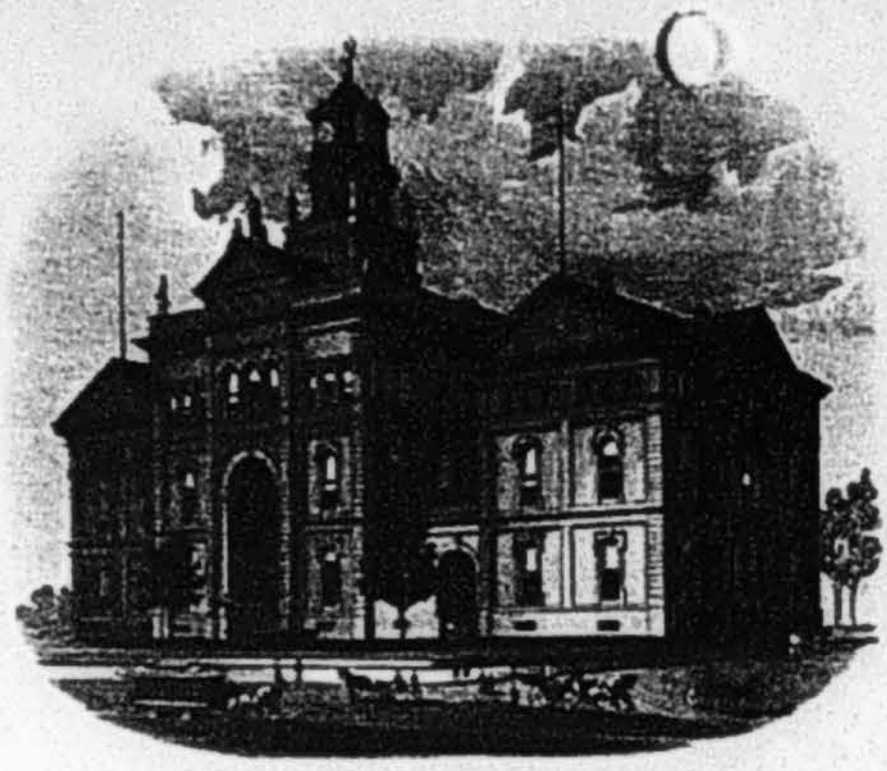
Geo. P. Waterhouse.

answers to questions from members
of the joint water committee

Every man I have seen today favors your
proposition. To night the Citizens Water
Committee will present a report highly
indorsing it, so Mr. Cleveland informed me.

Yours truly

Geo. P. Waterhouse



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County of San Diego, Cal.

Geo. Puterbaugh, Judge. Will H. Holcomb, Clerk.
Ben. F. Moore, Deputy.

San Diego, Cal. Jan 18 1895

My Dear Grant

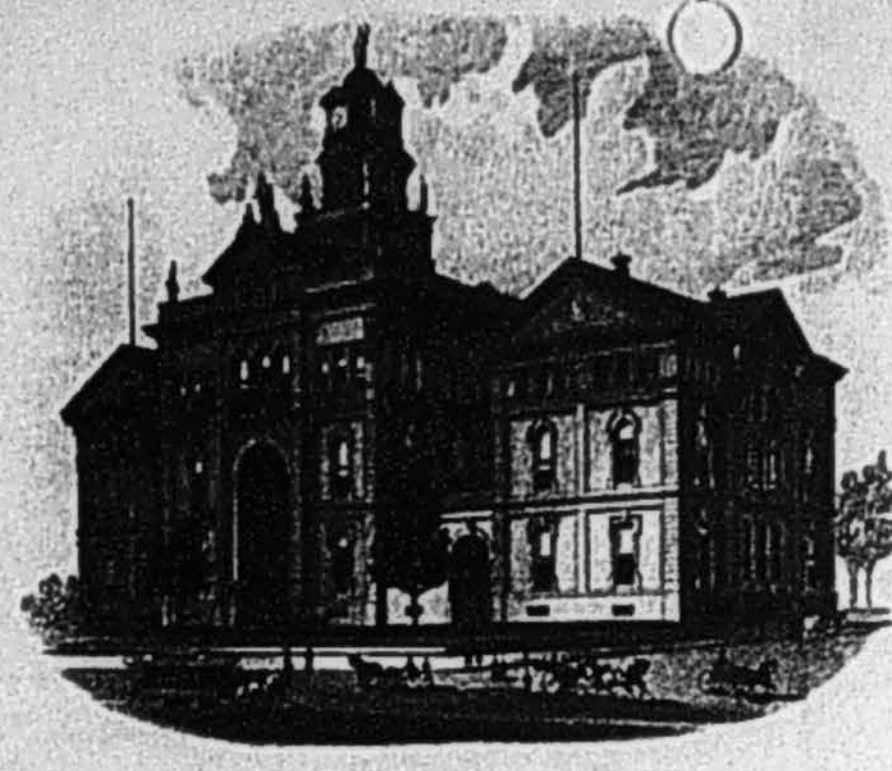
I have secured a good reliable man, who knows the country to go to the Warner Reservoir and post notices, for \$25- for the round trip, and post the two notices.

I have prepared such notices which I send you.

If you are agreeable, as to the expense and the notices, then please sign both notices, and I will have the man start early in the morning.

I think we are in time, at least. I find no records of any notices having been filed.

Yours truly,
Geo. Puterbaugh



Superior Court

County of San Diego, Cal.

Geo. Puterbaugh, Judge. Will H. Holcomb, Clerk.
Ben. F. Moore, Deputy.

San Diego, Cal. Jan 10 1895

Dear Mr Grant

After seeing you this morning, I looked over the contract - as prepared by the City Attorney and while I believed it absolutely necessary to change it in several instances, I decided in as far as it seemed safe to do so, to leave it - as nearly as he had written it - as I could.

There are several expressions and provisions in it, even as changed by me, which I do not like, but after all I doubt if any of them amount to much.

I took it out for my court reporter to make two type-written copies, and I expect he will have them ready for us by 10. A. M. Monday. As soon as I get them, I will send them to you, one of which you can look over, and the other send to Dr. Baker for the Committee. I will call your attention to such special paragraphs as I think you should carefully consider. Yours truly.

Geo. Puterbaugh

Superior Court

County of San Diego, Cal.

Geo. Puterbaugh, Judge.

Will H. Helcomb, Clerk.
Ben F. Moore, Deputy.

San Diego, Cal. July 11 1895



Dear Mr. Grant

The contract - as modified by me
is now ready.

I understand Jesse will be home
about noon -

Can you meet him, with me, at his
house about 2 o'clock this afternoon,
or arrange with him for us both
to meet you, at your house at
that hour. It will not take
long to go over the contract.

Yours truly

Geo Puterbaugh

July 13 - 95

Dear Mr. Grant.

Dr. Baker has asked me
for a statement of all water used
along the San Luis Rey, below our
proposed dam.

I prepared such a statement with
care, in answer to some of the
questions asked of you some two
or more weeks ago.

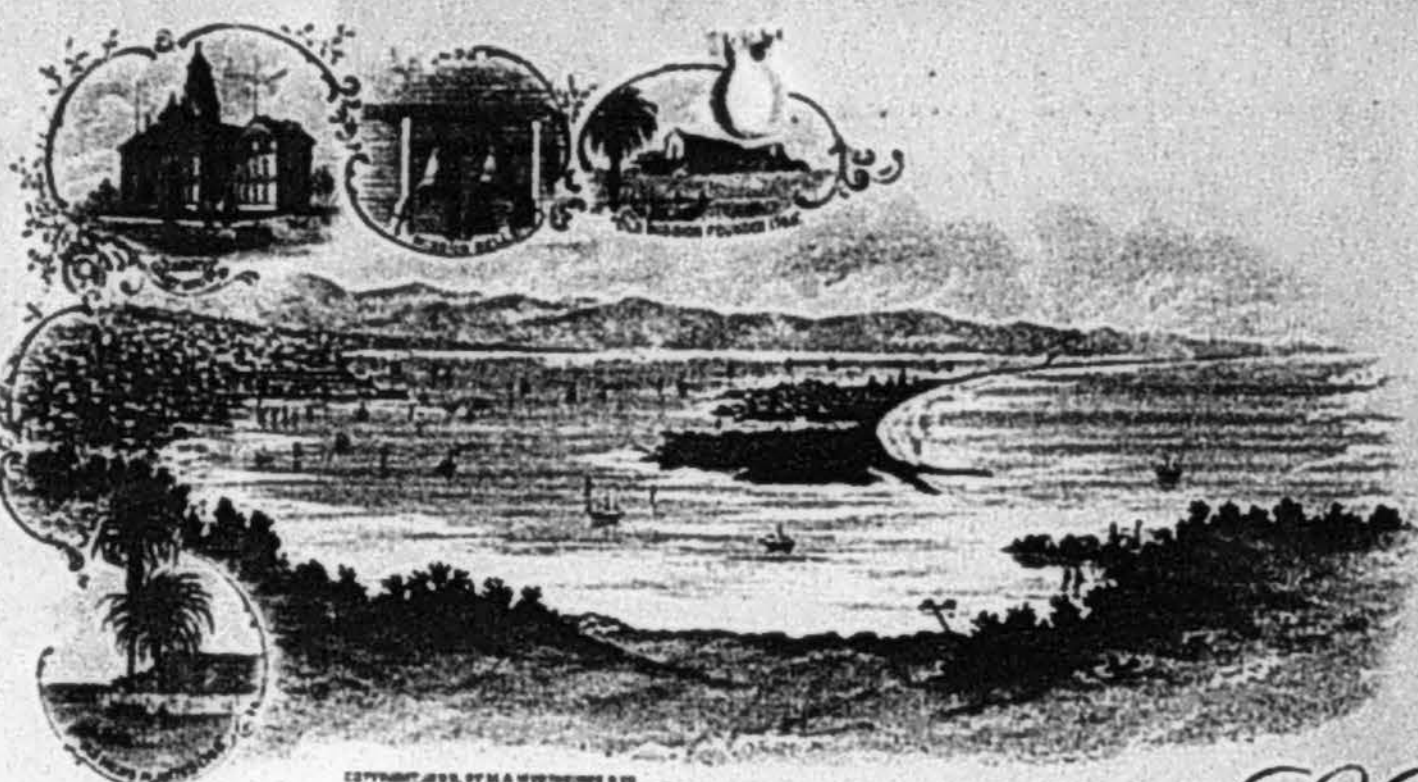
Will you kindly send them to me
that I may have them typewritten
and given to the Committee.

Yours truly

Geo. Puterbaugh

P.S.

Should you not be home when
this is delivered, I would be under
obligations if you would kindly
send them to my house by evening.



JUDGES CHAMBERS,
SUPERIOR COURT,
 SAN DIEGO COUNTY.
 Dept No Two
 GEO PUTERBAUGH, Judge. WILL. H. HOLCOMB, Clerk.

San Diego, Calif. Dec 20 1895

I enclose Power of Atty. to you.

Mr. W. S. Grant Jr.
 City.

My dear Sir.

Our civil code specially provides the form to be used by an attorney in fact, in executing an instrument. ^{hence} will you please sign the bond as and for Jesse on the three first lines as follows

Jesse R Grant
 By W. S. Grant Jr.
 His Attorney in Fact.

I believe, from assurances I have, that if this bond is executed with the sureties as I have suggested, it will result in our getting contracts for 1000 to 1250 inches ^{which will enable to develop the water}. It will not be possible to get 2000 inches by Dec. 31st 1895, hence the liability on the bond will be absolutely nothing.

The bond is only intended to inspire confidence, so some persons, now holding back, may be induced to contract for water.

I think this is a chance to do Jesse a financial favor without assuming any responsibility

Truly Yours, Geo. Puterbaugh

No. 729	San Diego, Cal. April 23 1896
FIRST NATIONAL BANK	
Pay to order of <u>Geo. Puterbaugh</u>	\$80 ⁰⁰
<u>Eighty</u>	Dollars
For Sam L. R. Grant	<u>W. S. Grant Jr.</u>
<small>HARRIS & CHEATHAM, SAN DIEGO</small>	

Robertson

Ed Fletcher Papers

1870-1955

MSS.81

Box: 72 Folder: 23

Writings and Interviews - Water History - Papers assembled for history from U.S. Grant, Jr. (for Grant photo see "Writings: Autobiograph) - Correspondence of U.S. Grant, Jr - Puterbaugh, Judge George to Grant (For photo, see "Writings: Autobiography")



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