

D.F. GARRETTSON, PRES.
F.W. JACKSON, VICE PRES.
F. BELCHER, JR., CASHIER.
R.H. GUNNIS, ASST. CASHIER.

UNITED STATES DEPOSITARY.

THE FIRST NATIONAL BANK
OF SAN DIEGO, CAL.

CAPITAL \$ 150,000.00.
SURPLUS AND UNDIVIDED PROFITS \$260,000.00.

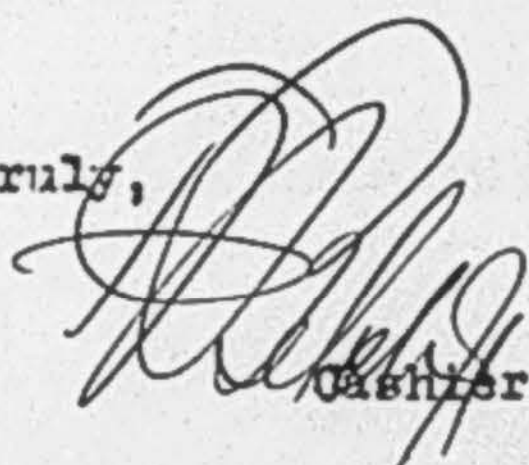
August 21, 1912

W. D. Bryson, President,
Linda Vista Irrigation Dist.,
Miramar, Calif.

Dear Sir:

We are enclosing herewith bill for safe deposit box rent at the First National Bank, San Diego, from the Linda Vista Irrigation District, which please present to the proper parties for the necessary action.

Yours very truly,


F. BELCHER, JR.
CASHIER

San Diego, Calif., August 21, 1912

LINDA VISTA IRRIGATION DISTRICT, Dr.

to

FIRST NATIONAL BANK, San Diego

To rent of safe 20 years (1892 to 1912) @ \$50.00 per year	\$1,000.00
To rent of safe deposit box 20 years (1892-1912) @ \$10.00	200.00
Total	<u>\$1,200.00</u>

Indrawn

D.F.GARRETTSON, PREST.
F.W.JACKSON, VICE PREST.
F.J.BELCHER, JR. CASHIER.
R.H.GUNNIS, ASST. CASHIER.

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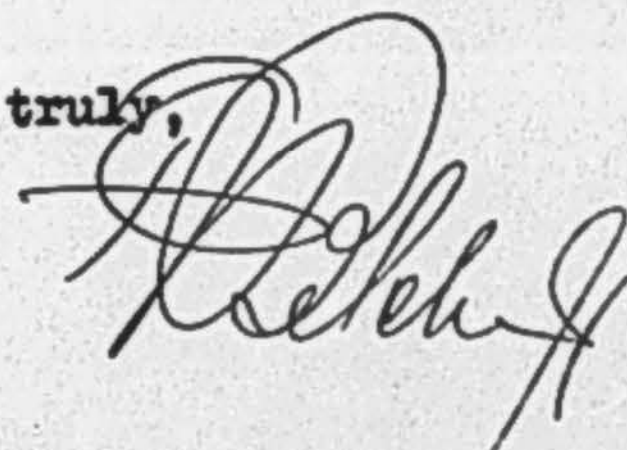
August 22, 1912

Mr. Ed Fletcher,
San Diego, Calif.

Dear Sir:

The Board of Directors of the Linda Vista Irrigation District will, I understand, pass bills O K'D by either yourself or by me. Inasmuch as I am somewhat of an interested party in the enclosed bill, I hand same to you for your consideration and O. K. and, if you find it correct, would respectfully ask that you forward the same to the Directors of the District.

Yours very truly,



B

D.F.GARRETTSON, PREST.
F.W.JACKSON, VICE PREST.
→ F.J.BELCHER, JR. CASHIER.
R.H.GUNNIS, ASST. CASHIER.
W.B.WHITCOMB, ASST. CASHIER.

UNITED STATES DEPOSITARY.
THE FIRST NATIONAL BANK,
OF SAN DIEGO, CAL.
CAPITAL \$150,000.00.
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March 10th, 1916.

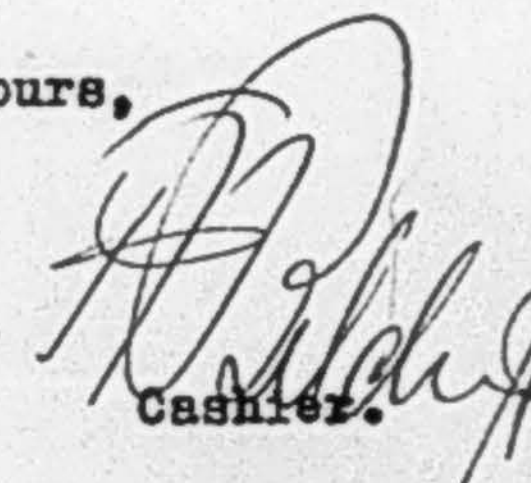
Mr. Ed. Fletcher,
924 - 8th St.,
San Diego, Calif.

Dear sir:-

I am enclosing herewith a letter offering you the Hyer property at a price of \$7,000.00.

If this is sold at that price we will pay you a commission of \$500.00 for the sale.

Very truly yours,


Cashier.

B/L

D.F. GARRETTSON, Pres.
F.W. JACKSON, Vice Pres.
F.J. BELCHER, JR., Cashier.
R.H. GUNNIS, Asst. Cashier.
W.B. WHITCOMB, Asst. Cashier.

UNITED STATES DEPOSITARY.
THE FIRST NATIONAL BANK,
OF SAN DIEGO, CAL.

CAPITAL \$ 150,000.00.
SURPLUS AND UNDIVIDED PROFITS \$330,000.00.

March 10th, 1916.

Mr. Ed. Fletcher,
924 - 8th St.,
San Diego, Calif.

Dear sir:-

The First National Bank of San Diego
owns the following described property:

"Lots Two (2) and Three (3) and
all that portion of Lot One (1) and the
North Half of the Southeast Quarter of
Section six (6), Township Fourteen (14)
South, Range Three (3) West, San Bernardino
Meridian, in the County of San Diego, State
of California, lying North of a line describ-
ed as follows:-

Commencing at a point which is North
0°24½' East Three Hundred Four and nine tenths
(304.9) feet from the Southwest corner of the
Northwest Quarter of the Southeast Quarter of
said Section Six (6), thence North 82°46' East
Three Hundred Ninety-nine and eight tenths
(399.8) feet, thence North 56°05' East six
Hundred ninety-six and six tenths (696.6) feet,
thence North 35°10' East Four Hundred Fifty-
three (453) feet, thence North 36°26' East Two
Hundred Forty-four and six tenths (244.6) feet,
thence North 54°22½' East Six Hundred fifty-
three (653) feet, thence North 49°31½' East
Five Hundred sixty-seven and eight tenths
(567.8) feet to an intersection with the North-
easterly line of said Lot One (1)."

This property comprises about seventy acres
of bean land near Del Mar which we took on execution
from W. E. Hyer, who owed us a considerable sum of
money. You can readily understand, not being in the
real estate business, that we desire to sell this

THE FIRST NATIONAL BANK
OF SAN DIEGO, CAL.

E. F. #2

property and knowing you to be interested in
that section, we are offering it to you at about
\$100.00 an acre.

The lessee of the land last year
raised his first crop of beans on this property
and netted something over \$800.00 for his crop.

Under the circumstances we believe
that the price of \$7,000.00 for this property
to be cheap and trust that you can see your way
clear to use it at that price.

Please let me hear from you at your
earliest convenience regarding the matter and
oblige,

Yours very truly,

B/L

Cashier.

and

San Diego, Calif.

DTIC 11-100000

CONFIDENTIAL

Enclosed herewith find draft for \$3000 which

Lot 3 Mt. Helix Subdivision;
Also that portion of Lot 317 of Grossmont;
And that portion of Lots 1 and 4 of Mt.
Helix Subdivision, San piago County,
California, as per map herewith
attached.

You will please, after all papers have been filed, forward to me the recorded deed, the attached maps, and also the certificate of title showing the property in my name as heretofore stated.

If this transaction is not completed on or before six

SUCCESSORS TO
THE SAN DIEGO FLUME COMPANY
 OFFICE: FLETCHER BUILDING
 916 EIGHTH STREET, BETWEEN BROADWAY AND E
 P. O. BOX 1412

ED FLETCHER, MANAGER
LOU B. MATHEWS, SECRETARY
C. HARRITT, SUPERINTENDENT

SAN DIEGO, CALIFORNIA.

June 9th, 1919

Mr. Frank Belcher,
San Diego, California.

Dear Sir:-

I understand from you that there is a movement on foot to form an irrigation district which will include the city of San Diego, and that the question of the purchase of the Cuyamaca system by the proposed irrigation district is under consideration.

This letter will serve as your authority to state that providing an irrigation district such as mentioned above, is formed within a reasonable time, I am willing to sell the Cuyamaca System to said district at a valuation placed on same by the State Engineer, and take 6% bonds of the district at par in payment. Said bonds to be approved by the State Bonding Commission of California, as well as my attorneys as to their validity.

Very sincerely,

Very sincerely,
James Murray
Edith
H. Hancock

weeks from date of receipt of said Three Thousand Dollars (\$3000) by you, I reserve the right to cancel the agreement, at my option, and demand the return of the money placed in your hands.

You will please notify Mr. Ed Fletcher, 920 Eighth St., San Diego, on receipt of this letter.

It is understood that Mr. Ed Fletcher will pay all escrow charges.

Yours very truly,

F-S

To be signed by Mrs. Joel Frederick (Anna W.) Vail.

GUYANAGA WATER COMPANY
SUCCESSION TO
THE SAN DIEGO WATER COMPANY
CORPORATE RECORDS
110 EIGHTH STREET, BETWEEN BROADWAY AND
P. O. BOX 1415

ED FLETCHER, MANAGER
JOHN B. MATTHEWS, SECRETARY
CLARENCE B. BURNETT, TREASURER

SAN DIEGO, CALIFORNIA
JUNE 28, 1915

Mr. Frank Belcher,
San Diego, California.

Dear Sir:-

I understand from you that there is a move-

ment on foot to form an irrigation district which

will include the city of San Diego, and that the

question of the purchase of the Guyanaga system by

the proposed irrigation district is under consider-

ation.

This letter will serve as your authority

to state that providing an irrigation district such

as mentioned above, is formed within a reasonable

time, I am willing to sell the Guyanaga system to

said district at a valuation placed on same by the

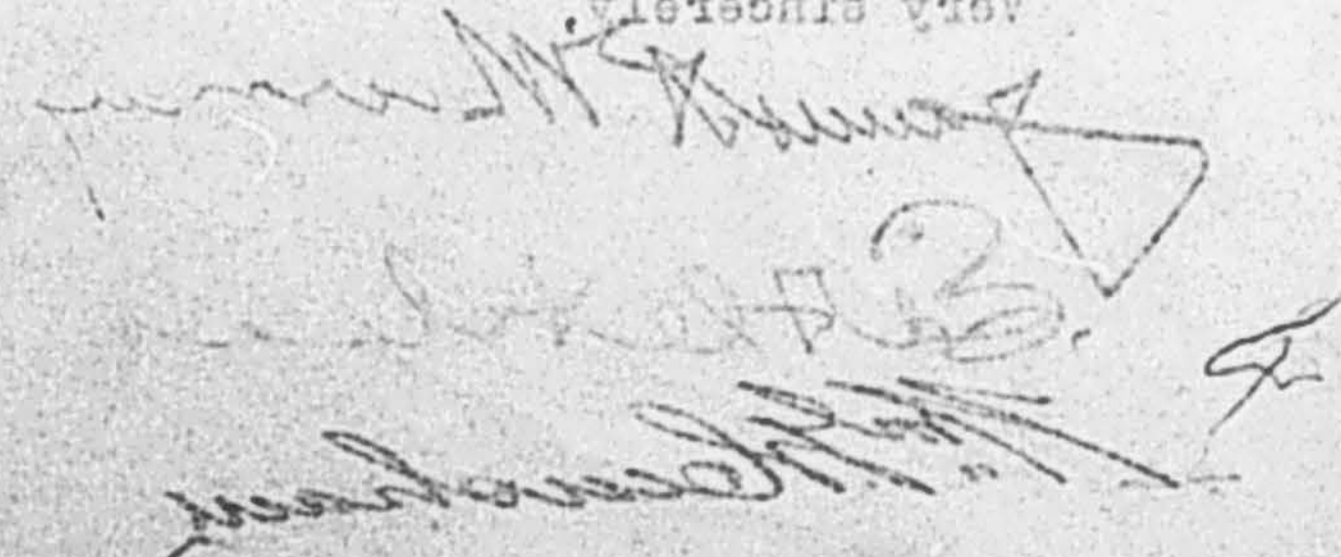
State Engineer, and take 5% bonds of the district at par in

payment. Said bonds to be approved by the State

Engineering Commission of California, as well as my

attorneys as to their validity.

Very sincerely,



3 March 1920

Mr. Frank Belcher,
First National Bank,
San Diego, Calif.

My dear Mr. Belcher:

You have asked me to make a suggestion as to the solution of the water problem.

Attached hereto is a map showing the suggested boundaries of a municipal water district. Camp Kearny is eliminated, and only a small section of land along the state highway, with gas and electricity there, has been included on the Linday Vista Mesa. I have no interest in any property on the Linda Vista Mesa included within the boundaries of the district.

A few thousand acres on the Linda Vista Mesa is very good soil, will raise annual crops, particularly high priced crops - winter vegetables, and while nearly all of southern California has been frozen, as far as winter vegetables are concerned, if you will go to the city's pumping house, you will find a tomato vine there growing to the roof of the house, with ripe and green tomatoes on it, showing how frostless those lands are, and water cannot be put to a higher use than on frostless lands, and it eventually means a subdivision into one or two acre tracts.

The total acreage in the proposed district is approximately 83,000 acres. Attached hereto is a letter from our engineer showing the quantity of water that can be developed from the different systems, and the duty of water, all of which no doubt will be of interest.

The U. S. Government officials, also the State Engineer, has determined that the duty of water is .8 per acre ft. on all lands in the Cardiff District between Del Mar and Oceanside. After twenty years we show .89 acre ft. is the duty of water under the Cuyamaca System. The entire town of Lemon Grove, in an exhibit just introduced by the people of Lemon Grove in the Railroad Hearing held last week, shows that the duty of water, covering citrus, deciduous fruits, vegetable growing, and domestic use is only .83 per acre ft. An acre foot of water is approximately 330,000 gallons. Read our engineer's report very carefully, please.

Page Two

Within a few weeks the U. S. Reclamation Service report will show that our net safe yield is practically correct, I believe to be exact, 5% less than the report of the Board of Engineers on the San Luis Rey, and 10% on the Santa Ysabel.

The suggestion is to form a municipal water district and acquire immediately all the damsites, and water rights in the county. The interests I represent are willing to sell at a valuation put on it by the State Engineer, who has absolute jurisdiction over all the water districts - the valuation to be approved by the State Bonding Commission. If this is not satisfactory, the district can condemn, and we welcome either action.

The most foolish thing that can be done is to build El Capitan Dam. Every drop of water developed by El Capitan dam will cost the city of San Diego 25 cents a thousand gallons when it is complete. It means endless litigation. El Capitan will cost from \$1,500,000 to \$2,000,000 to build and then you have only commenced. The City, or the district would have to condemn about one mile of reservoir site, which we own, as well as the dam site.

Building the dam would put water 100 ft. deep over our Chocolate and South Fork siphons, and it would cost nearly \$100,000 to replace them, which the City would have to do. A new county road would have to be put in, which would cost at least \$65,000, in order to make it possible to get to our diverting dam.

The building of El Capitan dam two miles above our El Monte pumping plant, where we pump 3,000,000 gallons of water daily would ruin that plant, and we also control over one-half of the riparian rights from El Capitan dam to the ocean. \$500,000 is the minimum amount of damage that any court would allow, in my opinion, for this expense.

In addition it will cost nearly a million dollars to build a pipe line to the ocean from El Capitan dam, to say nothing of at least one-half million dollars the city would have to pay to take care of the rest of the riparian owners.

In addition to the other costs to build El Capitan, it will cost the City \$300,000 or \$400,000 to remove the Indians, acquire new lands, build their homes, roads, install their water systems, build schools, churches, and remove the dead from El Capitan to their new home.

If the Cuyamaca System is bought \$450,000 will complete two diverting dams at the head of our flume, one on the North Fork, and one on the South Fork. The Hydraulic Department of the Railroad Commission in a hearing the other day stated that we were one hundred percent efficient, and had a surplus of water to sell, and the records show it.

By the building of the two diverting dams on the San Diego River, in connection with the Cuyamaca System, there will be probably a net safe yield of six or seven million gallons daily, in addition to the present demands on the Cuyamaca System.

The total valuation of the Cuyamaca System, which the district would have to pay, including the construction of the two dams at the head of our flume that will control all the water that it is practical to control that originates above, and will flow by gravity into our flume, is approximately two and a quarter, to two and a half million dollars. This is from one and a half million to two million cheaper than if you tried to put thru El Capitan project - and the Cuyamaca has its advantages.

Water from El Capitan will not flow by gravity over the La Mesa section, as it is too low, the El Capitan being about 600 ft elevation, while La Mesa is 620, and the Pass at Grossmont 640 ft. Cuyamaca is diverting all the water out of the river at the lowest point it can be diverted to take care of that section, but the district has the added advantage in buying the Cuyamaca System, in that a pipe line four miles in length, puts the water from the Cuyamaca System into the Sweetwater reservoir, direct from our flume. It gives plenty of head to push the water back into Lower Otay. It satisfies all the people from La Mesa to San Diego. It stops endless litigation, both with us and the riparian owners, and litigation means delay. It satisfies the riparian owners below, who are willing to let our dams be built, but are not willing that El Capitan, only five miles from Lakeside be built, as it will cut off their under-ground flow.

You will see by the net safe yield report, as made by Mr. King, our engineer, that there is an abundant supply of water, which under the law of the state the district can sell, any surplus water it wants to, to take care of outside lands, so, if the San Diego Land Company's lands around Chula Vista need excess water, or if Mr. Spreckels' lands need excess water, there will certainly be a surplus from the city's system.

I am in favor of the municipal water district taking over the city's system as well as the Cuyamaca and Volcan Systems. The truth of the matter is they should also take in the Lake Hodges dam, and San Dieguito dam, for you will be taking three million gallons a day from the Lake Hodges System in the near future into La Jolla, and other sections of town.

Then again, the first development that should take place, if you can acquire it, is the Warners System. It has a net safe yield of 22,000,000 gallons a day, covering a thirty year period. Its greatest value is in the power that can be developed. It will bring a revenue of at least \$150,000.00 a year for power alone, dropping the water into Pamo, or San Pasqual River, both names representing one stream.

For the next fifteen years until the City has a population of 300,000 or 400,000 people, it will be cheaper to let the water run right down the Pamo, or San Pasqual from Warners, after the power is developed, into Lake Hodges, installing pumping plants, and pump the water across the Linda Vista Mesa to the City. The water can be pumped and brought into the city for much less per thousand gallons for the growing needs of the city, until we have doubled our population, as compared to immediately putting a million and a half say into a pipe line, or conduit from Pamo into the City. It means, say, a \$400,000 or \$500,000 investment for a pumping plant and pipe line to the city from Lake Hodges, as against \$1,500,000 to \$2,000,000 from Pamo, but do not misunderstand me, the pumping plant and pipe line from Lake Hodges is only a temporary arrangement of 10 or 15 years, until the surplus water coming from Warners has been put to beneficial use in the city, or on the pueblo lands around the city. Ten or fifteen years hence, no doubt Pamo and San Clemente will be built with a pipe line, or conduit connecting the two, to the city, then Lake Hodges will only get the water from the 296 square miles of watershed below Pamo and the water from Lake Hodges would then be an emergency supply.

Fully a million to a million and a quarter less money would be necessary under this arrangements, as the initial investment if the Lake Hodges System were taken over and pumping plant installed, for, of course, by taking over the Lake Hodges System, you increase the water supply very materially. The main thing is to see that the Warners water does not get out of the county. That is where the danger lies at the present time. Emergency action is necessary in organizing this municipal water district, as the danger

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of selling Warners project to the Perris people is increasing. Do not take this as an alarmist's statement. Send someone up to the Perris Valley and find out the facts for yourself, if you want to find out just how they feel about it. Even the Santa Fe Railroad Company have subscribed liberally toward the fund to bring the water to the Perris Valley, so I have been told.

I shall be glad to furnish you any information on demand.

Yours very truly,

EF:KLM

March 22nd, 1920

Mr. Frank Belcher,
C/o First National Bank,
San Diego, California.

My dear Mr. Belcher:

It would be like a red flag to a bull to have me go down with your Road Committee of the Committee of Thirty, before the Board of Supervisors in the matter of having this interest money put to our credit, directly or indirectly, for grading purposes. The Board of Supervisors have included in the budget sufficient money to pay the interest on these bonds, and they are also going to have the 4 3/4 % interest which the bonds are now drawing.

The next meeting of the Board of Supervisors is on March 29th. It is very important that as many of you as possible go down there and tell them where to head in.

Please remember the date and get a bunch of fellows and go down there and get the Supervisors to agree to put as much into grading, and pay for it out of the general fund, as they are benefitted by the interest.

Yours very truly,

EF/bm

John Treanor and R. C. Gillis came down on Spreckels' yacht Friday night, Jan. 6th, leaving San Pedro on that evening, coming to San Diego.

In a conference Spreckels asked the direct question: "Has Mr. Fletcher any interest in the Warner's project?" Mr. Gillis answered, "No." Mr. Treanor kept quiet. Mr. Spreckels then answered he would have nothing to do with the proposition if Fletcher had anything to do with it, and after that was understood he then said he would call a meeting at an early date of all the prominent business men of the city and get behind and urge the signing up of a contract with Mr. Henshaw and the city.

Spreckels lived up to his word and on January 12th Mr. F. J. Belcher, President First National bank, controlled by John D. Spreckels sent out the following notice:

"January 12, 1922.

Mr. Ed Fletcher
920 8th St.,
San Diego, Calif.

Dear Sir: A joint meeting of the Water Committee of the Chamber of Commerce, the Committee of Thirty, and Mr. Marston's Special Water Committee, has been called for Monday, Jan. 16th, 1922, 12:15 Noon, at the San Diego Hotel, to discuss some interesting developments in the local water situation. Will you not make a special effort to be present at this very important meeting.

Luncheon will be served in the small dining room.

Very truly yours,

F. J. BELCHER, JR."

February
Thirteenth
1922

Mr. Frank Belcher, Jr.,
First National Bank,
San Diego, Calif.

My dear Mr. Belcher:

Enclosed find copy of letter

I have written Mr. Valentine, which is explanatory.

Yours sincerely,

EF:KLM

P. S. Also find copy of letter to Mr. Chandler who was here with General Sherman yesterday as my guest. I am satisfied that the Los Angeles Times will get behind us now on our Holtville-Yuma proposition.

E.F.

May 8, 1922

Mr. Frank Belcher, Pres.,
First National Bank,
San Diego, Calif.

My dear Belcher:

Regarding the draft of \$300 on the McClurg property, will you kindly deposit same with the Southern Title Guaranty Company and this amount will be paid just as soon as the certificate of title shows Mr. McClurg's interest in the property.

Yours sincerely,

EF:KLM



UNITED STATES DEPOSITARY
The First National Bank
OF SAN DIEGO
CAPITAL \$1,000,000.00
SAN DIEGO, CAL.

OFFICERS
JOHN D. SPRECKELS, CHAIRMAN OF THE BOARD
F. J. BELCHER, JR., PRESIDENT
G. S. PITCHER, VICE PRESIDENT & CASHIER
E. F. CHASE, VICE PRESIDENT
R. M. GUNNIS, ASSISTANT CASHIER
W. B. WHITCOMB, ASSISTANT CASHIER
M. C. PFEFFERKORN, ASSISTANT CASHIER
J. O. MILLER, ASSISTANT CASHIER

May 8th, 1922.

Col. Ed Fletcher,
920 Eighth Street,
San Diego, Calif.

My dear Ed:-

I have the copies of your letters of April 25th, to C. E. McStay, Automobile Club of Southern California, and S. M. Johnson, Lee Highway Association. When I received the letters I did not like them, and have permitted the matter to rest until I could think it over and not act hastily. The more I think of it, and the more I read the letters, the less I like them.

I think for you to demand that the Automobile Club do this work, after what they are doing, is unreasonable, and I do not believe that the people of San Diego will back you up in that demand; I, for one, will be against you. Furthermore, I understand there are serious objections on the part of the Automobile Club of Southern California to having the signs of the Lee Highway Association on their posts.

I shall be interested in knowing what Mr. McStay has to say to you in answer to yours of the 25th.

Sincerely yours,

FJB AVL

cc - Dr. Thurn
White
McStay
Gunn
Clark

May 10, 1922

Mr. Frank J. Belcher, Pres.,
First National Bank,
San Diego, California.

My dear Belcher:

Answering yours of May 8th, as usual you are perfectly frank and I enjoy it. I am sorry you do not like my letters to Mr. McStay. The letters were courteous, without criticism or insinuation, and simply asked a direct question.

You have overlooked entirely one item, i.e.: that we offered to pay the Automobile Club of Southern California the total expense, therefore there is only one point at issue - Does the Auto Club of Southern California desire or not to have the Lee Highway signs extend from Phoenix to San Diego? Your letter of May 8th answers that question when you say that you understand there are serious objections on the part of the Auto Club of Southern California to have the signs of the Lee Highway Association on their posts. This settles the question and the Lee Highway Association will install their own signs.

Yours very sincerely,

EF:KIM

cc- Mr. McStay
Dr. Johnson
Mr. Clark - Gould - White



UNITED STATES DEPOSITARY
THE FIRST NATIONAL BANK
OF SAN DIEGO
CAPITAL \$1,000,000.00
SAN DIEGO, CAL.

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W. B. WHITCOMB, ASSISTANT CASHIER
M. C. PFEFFERKORN, ASSISTANT CASHIER
J. O. MILLER, ASSISTANT CASHIER

May 11th, 1922.

Col. Ed Fletcher,
920 Eighth Street,
San Diego, Calif.

My dear Ed:-

I have yours of May 10th. One of your troubles is that you jump at conclusions.

In my letter of the 8th, I said "I understand there are serious objections on the part of the Automobile Club of Southern California to having the signs of the Lee Highway Association on their posts." I had no definite objections in mind other than those voiced by McStay in his letter, wherein he states that such a procedure would be starting a precedent, and if they put up signs other than their own signs on their posts, there would be really no place where they could stop. This seems to me to be a reasonable objection.

I am glad to have you say that the question is settled, as that to my mind indicates that there will be no further criticism of the Automobile Club on your part in connection with the matter.

Sincerely yours,

FJB AVL

May 12, 1922.

Mr. F. J. Belcher, Jr.,
First National Bank,
San Diego, Calif.

My dear Frank:

Answering yours of the 11th, you say. "I am glad to have you say that the question is settled as that to my mind, indicates that there will be no further criticism of the Automobile Club on your part in connection with the matter." My dear boy, how you do love to tie me down. The truth is the Automobile Club of Southern California refuses to allow the Lee Highway signs from San Diego to Phoenix on their signs, even tho we pay all the expense in relation thereto. I criticize that spirit and think that it is a mean attitude for the Auto Club to take, but I am not going to shout it from the house tops. It simply forces us to put up our own signs.

All you have to do is to pull the string, and

I am

Yours to command.

EF:KLM

120-9

December 5, 1922.

Mr. F. J. Belcher, Jr., President,
First National Bank,
San Diego, California.

My dear Mr. Belcher

Confirming my telephone conversation, Mr. Kerckhoff over the phone agreed to buy the Encinitas lots on the basis of \$25,000, \$500 down and the balance of one-fourth of the purchase price in sixty days, and one-fourth every year for three years, with 7% interest, with a reasonable release clause. After he had paid one-fourth, I should say a reasonable release clause is \$100 a lot. When he bought my 220 lots, I let him have a release clause of \$75.00 after he had paid one-fourth down.

I have represented you wholly in this matter. I am receiving no compensation directly or indirectly, excepting as your agent, and my understanding is that my commission will be \$1,000 to be paid me when twenty-five percent of the property has been paid for.

If you will kindly have the contract drawn up between Mr. Kerckhoff and the First National Bank, or any way you see fit, I will proceed to get the money and the contract signed.

Yours sincerely,

EF:KLM

Los Angeles, California,
June 24, 1923.

Mr. Frank Belcher, President,
First National Bank,
San Diego, California.

Dear Mr. Belcher:

My son, Edward, will furnish you with a copy of
my proposition to the city.

I am leaving tonight for Montana for ten days or
two weeks. Mr. Stern will be in charge and if the City
Council or business men want him for a conference he will
come down.

I certainly appreciate your interest in this
matter and hope sometime to return the compliment.

Very truly yours,

September 13, 1923.

First National Bank,
San Diego, Calif.

Attention: Mr. Frank Belcher

Gentlemen:

This is probably the last time I am going
to ask you for money on national highway work.

I have been, within the last two weeks, over to
Arizona on business and while there went over the road situa-
tion. Phoenix has been industriously working for a direct
highway to Blythe marked in red. A bunch of public spirited
citizens of Southern Arizona are determined to outwit Phoenix
at her own game and they have prepared a map similar to the
one herewith enclosed.

Enclosed herewith find copy of letter from Mr.
Hunt that is explanatory. This money must be raised. I am
giving \$100 myself toward this expense and ask that you send
me \$50 to \$100 for the good of the cause to complete the
building of the road Gila Bend to Casa Grande along the
Southern Pacific Railroad. It is practically as short a route
as the Ajo, and is more attractive to the Eastern tourists
on account of its following the Southern Pacific Railroad
the entire distance. It gives them a safer feeling.

The highway is already built in good shape from
El Paso via Lordsburg to Douglas, Tombstone and Casa Grande.
It is all built and in good condition from El Paso via Globe
and Superior to Casa Grande. It is already completed or under
contract from Gila Bend to Yuma, a magnificent highway, which
I went over the other day. The connecting link between Gila
Bend and Casa Grande is mostly in Maricopa County, dominated
by Phoenix, with the result that not one dollar will be spent
by Maricopa supervisors to build the Gila Bend, Maricopa
Casa Grande road and it all must be done by private sub-
scription.

San Diego will then get its share of the travel
without a doubt, when the road is built, and this is the best
money we can ever spend.

Our activities in helping Southern Arizona get a highway direct to Yuma have borne wonderful results. We have many friends and the San Diego & Arizona Railroad is getting a tremendous benefit on account of the friendliness of Southern Arizona toward San Diego.

This money must be raised immediately. We propose to have the work completed in 90 days and I hope to have a check from you by return mail for whatever you can afford to give, made payable to J. E. Franklin, President of the Yuma National Bank, who is custodian of the funds.

With the completion of a good passable road San Diego to El Paso, my highway work is completed.

I want to thank you for the hearty cooperation I have received from you in the past. Our work is bearing fruit. Nearly 100 machines a day are coming thru Yuma now to El Centro. With the work completed you will soon see three to five hundred machines a day coming thru Yuma to the coast. This is the number of machines that are now coming thru Needles and by Barstow. The Chamber of Commerce should immediately take steps to put up proper signs at advantageous points between Holtville and Phoenix and all the way to El Paso, telling of the advantages of San Diego.

Thanking you again for your kind cooperation,

I am

Sincerely yours,

EF:KLM

September 28, 1923.

First National Bank,
San Diego, Calif.

Gentlemen:

Colonel Fletcher wrote your bank, attention Mr. Frank Belcher, relative to the Gila Bend-Casa Grande road in Pinal County, Arizona, but as we have not heard from you it may be that Mr. Belcher was out of the city.

Mr. Smith, the county engineer in charge of the work writes that it is progressing in good shape, which means that any money San Diego citizens are donating for the good of the cause must be sent them at once. Mr. Fletcher promised that he would raise \$1000 or \$1500 in San Diego, and inasmuch as this cut-off will divert much travel our way and will rebound to the benefit of San Diego City he felt sure he would meet with prompt response to his request.

Ex Governor Campbell of Arizona went over this road on his way back to Phoenix and was surprised to see with what ease a good passable road can be constructed.

If you have already sent your check to Mr. Clement, direct, will you please telephone to this office that we may keep a record of same? If not, we would like to have a check for whatever amount you can give for this work, made payable to Mr. Clement, treasurer, that we may send it to him promptly.

Thanking you, we are

Yours sincerely,

ED FLETCHER COMPANY

By

KLM

P. S. Mr. Fletcher is in the East and we are writing this in his absence for the reason that it is necessary that the money be raised as quickly as possible.

Aug. 1st, 1925.

Mr. Frank Belcher,
San Diego, Calif.

My dear Mr. Belcher:

Enclosed find copy of basic plan of compromise between the city and the district which I am whole heartedly willing to back up.

I have made some slight changes that I hope will meet with your approval.

If this suggested compromise is satisfactory to you I will do the very best I can to get the district's approval and if necessary carry it to the people for their approval as a compromise between the district and the city.

This tentative plan, of course, is subject to attorneys drawing up a contract fair and protecting all parties in interest.

Yours truly,

ED FLETCHER

EF:KLM

The Irrigation District should complete the purchase of the properties of the Cuyamaca Water Company according to the terms of the present option, but subject to the following conditions:

1. The District will lease to the City all water producing, transmitting and storage facilities and appurtenant rights of way, easements, rights and privileges to be acquired by it from the Cuyamaca Water Company, together with all lands with all rights appurtenant thereto, which the District now owns or controls in the San Diego River watershed, excepting the distributing lines within or without the boundaries of the Irrigation district, to be used by the Irrigation District in furnishing water to the water consumers which the district undertakes to serve under this agreement; namely, - all present consumers of water of the Cuyamaca Water Company, other than those within the area of East San Diego, Kensington Park, Normal Heights and Teralta, and in consideration therefore the City will assume the obligation to pay a rental sufficient to meet the interest and sinking fund requirements of such bonds of the District as are used by said District in payment for the property acquired from the Cuyamaca Water Company by said District, plus interest at six percent (6%) on, and also a sinking fund requirement necessary to retire the sum of Eighty-five Thousand Dollars (\$85,000.00) in the same period of time for the payment for four hundred (400) acres of land below Santee now owned by the District. The City shall be given the option to purchase the property so leased at the expiration of said lease, or at any date when a sinking fund payment is due, the amounts paid as rental, which are creditable to sinking fund requirements, to be considered as payments on the purchase price; said purchase price to be price paid to the Cuyamaca Water Company by the District, plus Eighty-five Thousand Dollars (\$85,000.00) representing the purchase price of the lands now owned by the District on the San Diego River.

2. The District will assign to the City of San Diego all rights and water rights in the San Diego River to be acquired by it from the Cuyamaca Water Company, and in addition thereto the District will assign to the City all water filings, riparian rights and water rights of whatever description which the District now owns or claims to own or may hereafter acquire, on the San Diego River watershed, and the District and the Cuyamaca Water Company will consent to the entry of judgment in favor of the City in the case now pending in the Superior Court of San Diego County entitled City of San Diego vs. Cuyamaca Water Company et al. No. _____.

3. The District will transfer to the City all lands acquired by it or that it may hereafter acquire from the Cuyamaca Water Company in the El Capitan Dam and Reservoir Site with all appurtenant rights for the sum of One Hundred Thousand Dollars (\$100,000.00).

4. The Cuyamaca Water Company and/or Ed Fletcher and/or Charles F. Stern will lease to the City under a lease and purchase agreement the distribution systems of the Cuyamaca Water Company now used in serving domestic water to the area known as East San Diego, Kensington Park, Normal Heights and Teralta, together with Mission Gorge Dam site No. 3, and all water rights appurtenant thereto; such lease and purchase agreement to run for Twenty (20) years, the annual rental to be six percent (6%) on, and the sinking fund requirements necessary to retire the sum of Three Hundred and Twenty-five Thousand Dollars (\$325,000.00) in Twenty (20) years, the City to have the option to purchase the properties so leased at the expiration of the lease, or at any time of the payment of any sinking fund requirement; the amounts paid as rental which are creditable to sinking fund requirements to be considered as payments on purchase price, the purchase price to be Three Hundred and Twenty-five Thousand Dollars (\$325,000.00), Two Hundred Thousand Dollars (\$200,000.00) for the distribution systems and One Hundred and Twenty-five Thousand Dollars (\$125,000.00) for Mission Gorge Dam site No. 3.

It is understood that the \$200,000.00 above mentioned as the price of the distribution systems was made as of date of March 15th, 1925, and the Cuyamaca Water Company shall, in addition, be reimbursed for any expenditures since the date of March 15th, 1925 made with the approval of the city manager re any street paving in Normal Heights together with any cost of new installation of services and meters that is considered a capital expenditure.

5. Cuyamaca Water Company and/or Ed Fletcher and/or Charles F. Stern will assign to the City of San Diego all water filings of any and every nature whatsoever on the San Diego River which they now own or control, directly or indirectly, together with all riparian rights below Fletcher, El Capitan or Mission Gorge dams No. 3, or any water rights which they may hereafter acquire, directly or indirectly; also including all hunting, fishing and boating privileges on Cuyamaca, Fletcher, Murray or any other lakes within the control of the Cuyamaca Water Company, and will also grant to the City of San Diego for a period of ten (10) years from date, the option to buy at the actual purchase price paid for the same by the said Cuyamaca Water Company and/or Ed Fletcher and/or Charles F. Stern plus six (6) percent interest and taxes, any lands not specifically mentioned in this memorandum of agreement which the above described parties now own or control, directly or indirectly, or which they may hereafter acquire, the above referring to such lands as the city of San Diego in its capacity of water producer may reasonably need or require in its said enterprise for the following purposes, to-wit: damsites, reservoir sites, flowage lands, rights of way for road purposes and pipe lines or any lands above the high water contour of reservoirs necessary for police and sanitary conditions, but in no case will said Cuyamaca Water Company and/or Ed Fletcher and/or Charles F. Stern be required to sell any lands in excess of 100 feet distant from the high water line of any dam or dams that may be built.

6. The City will sell to the Irrigation District water for irriga-

tion purposes at the rate of six cents (6¢) per thousand gallons and water for domestic purposes at the rate of sixteen (16) cents per thousand gallons, all deliveries of water to be made through master meters at some conveniently located points.

The City will continue to serve the area now served by the Cuyamaca Water Company from the sources of supply now used by the Cuyamaca Water Company. Present consumers of water of the Cuyamaca Water Company in the area known as East San Diego, Kensington Park, Normal Heights and Teralta will be served by the City of San Diego from that source of supply; all other present consumers of water of the Cuyamaca Water Company will be served by the District from that source of supply.

The District shall be entitled to purchase at the price agreed upon the present safe yield of the Cuyamaca System, plus such an additional amount of water which can be pumped from the El Monte sands in excess of the requirements above mentioned. In addition thereto the District shall have the right to purchase from the City of San Diego at the price agreed upon one-third (1/3) of all the water developed by the City of San Diego on the San Diego River at El Capitan and San Vicente if, as, and when, that development is made; provided that this additional amount to that above stated which the District shall have the right to purchase shall in no event exceed Six Million (6,000,000) Gallons of water a day. Any area within the District that is annexed to the City shall be deducted from the area of the District and the water requirements of the District shall be reduced proportionately.

7. In the event the City of San Diego does not within two years from date begin the construction of the El Capitan Dam, the District may construct a dam upon the San Diego River at Fletcher damsite to the one hundred and fifty foot (150') level, according to plans and

specifications to be furnished by the City of San Diego, which dam will be taken over by the City of San Diego, at the cost price, the cost price to be added to the cost of the other property in the lease above referred to. Furthermore, after El Capitan Dam has been built to the One Hundred Fifty (150) foot level by the City of San Diego, if the City of San Diego does not within ten (10) years from date begin the work of raising the El Capitan Dam to the two hundred (200) foot level, then the Irrigation District will have the right to construct a dam on the San Diego River at Fletcher damsite to the One Hundred Fifty (150) foot level, according to plans and specifications to be furnished by the City of San Diego, which dam will be taken over by the City of San Diego, at the cost price, the cost price to be added to the cost of the other property in the lease above referred to and this additional obligation to be assumed by the City. The District to have the right to purchase the water developed at the rate above mentioned. If an agreement as to plan and type of dam cannot be reached ~~on~~ this question is to be left to competent authority to be agreed on.

8. Arrangements will be agreed upon between the City and the District providing for the revision and adjustment of the rates set out above, to take care of any radical changes in economic conditions which cannot at present be foreseen, but which may possibly render the rate set out above unjust as against either party.

9. In periods of water shortage, curtailment of water use in the District and in the City shall be made in the same percentage. Curtailment of water used in the District to be dependent upon action by the City actually curtailing total use within its limits.

10. If during the first Five (5) years of the lease period the City should desire to replace the Quail Canyon and Los Cochas sections of the flume with siphons, the District will install them according to plans and specifications to be furnished by the City, and the cost thereof will be added to the lease and sale price of the system.

Division
Aug. 10, 1925.

Mr. Frank Belcher,
San Diego, Calif.

My dear Mr. Belcher:

Referring to your suggested letter of August 8th to the Common Council of the City of San Diego, re the proposed compromise between the district, the Cuyamaca Company and the City, will say I like the letter immensely, however Article 4 should read "20" years instead of "40" years as you have it.

Article 5, I feel you should cut out the following words:

"The growing needs of the District will be furnished from the El Monte sands. As the City's development progresses, the water supply from the El Monte sands will diminish. To cover that loss, and to assure the District an adequate water supply for future needs"

By eliminating the above you will not be stirring up the animals on the San Diego River, and I do not see that the inclusion of those three or four lines makes the article any stronger from the city's standpoint, but it might make us trouble with the riparian owners below.

Otherwise I feel the letter is o. k. in every particular.

Attached hereto is letter of August 8th from Mayor Bacon, to whom I sent a copy of the final draft and a copy of Mr. McClure's letter; also copy of my letter to Mayor Bacon in answer, which puts us in agreement as to the question of what is domestic water.

One of the district officials called my attention to the following, that in a few days the litigation commences again before Judge Conklin. This question of future expense of the attorneys must be eliminated or the city will eventually have to pay for it under any compromise plan, in my opinion, unless the city stipulates at this time with the attorneys for the district and the Cuyamaca Water Company that court matters must be held

in abeyance until this question is finally settled.

Frank, you have some job ahead of you, and I admire your nerve, but good luck to you!

Yours very truly,

EF:KLM

August 8th, 1925.

TO THE COMMON COUNCIL OF THE CITY OF SAN DIEGO:

The undersigned business men of the City of San Diego, respectfully submit herewith a memorandum for agreement, which we sincerely believe will serve as a basis for a fair and equitable adjustment of the dispute between the parties mentioned, regarding the waters of the San Diego River. We have reason to believe that the terms thereof will be acceptable to the other parties mentioned therein, if they are acceptable to the City. While similar in many respects to the compromise recently suggested by the Railroad Commission, the plan submitted herewith contains additional features advantageous to the City, and we believe overcomes the principal objection offered to the plan proposed by the Railroad Commission, in that it definitely fixes the maximum amount of water the District shall ultimately have the right to purchase from the City.

If the agreement suggested can be made, the following material advantages will be attained:

First: The City will acquire, at a cost of \$100,000, the property which a Santa Ana jury valued at \$600,000.

(This will be the only cash payment for the City to meet, and the money is available from the El Capitan bond fund.)

Second. The La Mesa, Lemon Grove and Spring Valley Irrigation District, the Cuyamaca Water Company, Ed Fletcher and Charles F. Stern, will give to the City a free hand to proceed at once with the City's proposed development of the waters of the San Diego River, and the litigation with these parties as to the paramount rights to the waters of the River will be settled once and for all.

Third. The City will acquire, at actual cost to the District, all of the properties purchased from the Cuyamaca Water Company by the La Mesa, Lemon Grove and Spring Valley Irrigation District, except distributing lines. The City will have forty (40) ~~xxxx~~ years in which to complete the purchase, and receipts from the sale of water will be more than sufficient to meet all charges, including operation, so that this property will pay for itself.

Fourth. The City will acquire from the Cuyamaca Water Company, at a cost of approximately \$200,000 (valuation made by City Manager Rhodes), the distributing lines in East San Diego, Normal Heights, Kensington Park and Teralta. The City will have twenty (20) years in which to complete the purchase, and receipts from the sale of water will be more than sufficient to meet all charges, including operation, so that this property will pay for itself.

Fifth. The La Mesa, Lemon Grove and Spring Valley Irrigation District shall have the right to buy from the City of San Diego, at a fair price, the amount of water which they are now buying from the Cuyamaca Water Company. The District is given the additional right to purchase one-third of the water developed by the City on the San Diego River as that development is made; definitely limiting, however, the amount of water which the District will ultimately receive.

The need for immediate action in our water development is necessary. We believe the terms of this suggested solution are so fair that the people of San Diego will not hesitate to endorse them, and we urge upon your honorable body the advisability of negotiating a contract in accordance therewith.

If, for any reason, you prefer that our citizens should assume the responsibility for incurring such an obligation, we respectfully request that you call a special election as soon as possible for the purpose of submitting to the electors of the City the question as to whether or not the City of San Diego shall enter into an agreement with the Cuyamaca Water Company and the La Mesa, Lemon Grove and Spring Valley Irrigation District, in accordance with the terms proposed in the memorandum attached hereto.

Respectfully submitted,

FJB AVL

(Copy)

EXECUTIVE DEPARTMENT

City of San Diego, State of California

August 8, 1925.

Colonel Ed. Fletcher,
918 8th Street,
San Diego, California.

Dear Colonel Fletcher:

I have your note of August 7th enclosing the statement of Mr. McClure, also the final draft of the proposed water agreement.

In your statement to Mr. Belcher you have quoted me as saying in connection with what should constitute irrigation and what domestic water that the District Directors themselves should say what is irrigation and what is domestic water. I want to be sure that I am understood correctly and the statement that I was trying to make is that the books of the district should be taken to determine what is domestic and what irrigation water, that is, the water charged for by the district to the consumer as domestic water should be paid for to the City on that basis. To put it in other words, water sold by the district as domestic should be paid for to the City under the same head.

I do not think there is any misunderstanding between us on this point but I wanted to be sure that I was correctly understood.

Very truly yours,

John L. Bacon,
Mayor.

August 10, 1925.

Mayor John L. Bacon,
City of San Diego,
California.

My dear Mr. Mayor:

Answering yours of August 8th, will say we are
in agreement in this matter as to what shall constitute
domestic water, and I feel sure the La Mesa Irrigation
District will acquiesce.

Yours very truly,

EF:KIM

Water History

August 18, 1925.

My dear Frank:

Claus came over this morning to my
office and said that he felt very badly about it,
but that MacMillen had refused to approve the com-
promise plan in the matter of the settlement of the
Cuyamaca Water Company transfer between the District
and the City.

I am more than sorry to hear this after
Mr. Spreckels had agreed to it. However, I want
you to know that I appreciate more than I can say
the interest you have taken in this matter as well
as the time and energy you have given the proposi-
tion. I shall never forget and deeply appreciate
the service you have given for the good of the
cause - an attempt to settle the water question.

I want you to have a real vacation
and rest, and wish you joy. Please forget every
phase of the water question while you are on your
vacation.

Very sincerely,

Your friend,

EF:AH

Mr. Frank J. Belcher, Pres.,
First National Bank,
San Diego, California.

November 30th, 1929.

Mr. Frank Belcher, President
First National Trust & Savings Bank
San Diego, California.

My dear Belcher:

We missed you on that trip to Mexico. We arrived home Monday with quail, duck and geese, and had wonderful deep sea fishing.

I want to see you about three things immediately. Colonel Copley is tickled to death that you are carrying out his suggested plan, and for goodness sakes get Hotchkiss to going immediately. Everything is O. K. in La Mesa.

I also want to see you about a meeting that I am calling of all the presidents of the bond companies, the bankers, the Board of Supervisors, etc., regarding Mattoon Act and other bonds, a private meeting with twenty or thirty as my guests at the Athletic Club some night in the near future.

That night will be agreeable to you? I have not set the date yet, but the presidents of both the big bond companies are coming down from Los Angeles and we will have a real heart to heart talk for the benefit of San Diego.

Will Thursday night, December 12th, at 8:30 be agreeable to you? If so, I will call the meeting.

Yours sincerely,

EF:GMF

December 9th, 1929.

Mr. Frank Belcher, President
First National Trust & Savings Bank
San Diego, California.

Dear Mr. Belcher:

Enclosed find copy of letter received from the Association of Commerce of Fort Worth, Texas, for your information.

Yours very truly,

EF:GMF

Ed Fletcher Papers

1870-1955

MSS.81

Box: 2 Folder: 7

General Correspondence - Belcher, Frank J., Jr.



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