tion of San Francisco.

The earthquake of 1906, which was followed by the disastrous fire that devastated San Francisco, did relatively little damage in the East Bay area and resulted in doubling its population overnight.

The San Francisco-Oakland Bridge, which was completed and opened for traffic in November, 1936, seems destined to greatly increase the East Bay residential population and realty valuations.

During its early stages the economic background of the East Bay area was largely agricultural, lumber manufacturing being the only industrial activity. With the coming of the railroads, it became the principal rail terminal for San Francisco, passengers and freight being transferred to that city by boat. This greatly aided in developing a ferry system, which in time became second to none in the world. With dependable transportation established, more and more people, who were employed in San Francisco and had growing families, were attracted to the East Bay by reason of its educational advantages, climate and less crowded living conditions. It is estimated that more than fifty thousand people employed in San Francisco live in the East Bay cities. Assuming each of these to be the head of a median family, it will be seen that more than one-third of the population of the East Bay is directly dependent upon employment in San Francisco for a livelihood.

The East Bay is, therefore, at present predominantly a suburban community. This, however, is less true now than it was twenty years ago. At the beginning of the World War, industry played a minor part in the economic life of the East Bay. Under the stimulus of war conditions, ship building and kindred industries became active. Following the war, industrial expansion became more general, and by 1922 many firms of national scope had established branch factories and assembly plants in the East Bay. This increase of industrial activity led to a business property "boom", which resulted in the construction of many imposing office buildings, business blocks, hotels, and apartment houses.

4. Type of Community.

The cities included in this survey cover an area of 98.35 square miles and, as will be seen by the aero-photograph on Page 2, are located between San Francisco Bay and a range of low mountains, the highest of which is Mount Diablo.