Within a distance of twenty miles directly south of San Francisco in San Mateo County, there is a suburban region in which are located, among others, the cities of Burlingame and San Mateo, which are outstandingly desirable suburban residential communities. These are not covered by this survey because they are not contiguous to San Francisco, and the region intervening is sparsely settled, and for the further reason that no map was available which included them.

2. Location.

San Francisco is located on a peninsula formed by the Pacific Ocean and an arm of San Francisco Bay. It is south from Seattle, Washington 907 miles, and from Portland, Oregon 726 miles. It is west from Denver, Colorado 1360 miles and from Salt Lake City 820 miles. It is north from San Diego 594 miles and from Los Angeles 468 miles.

On Page 1-A in the Appendix will be found a relief map of California, which visualizes the location of San Francisco with relation to the rest of the state. San Francisco Bay is the estuary into which flows the waters of the Sacramento, the San Joaquin, Santa Clara, Napa, and Sonoma Valleys, five of the richest agricultural regions in the United States. These valleys alone are sufficient to support a metropolitan center, and with San Francisco Bay the only adequate natural harbor on a thousand miles of coast line, it was inevitable that a great metropolitan center would be located on its shores.

3. History.

Don Caspar de Portola discovered the Bay in 1769, and Colonel Juan Bautista de Anza founded the Presidio of San Francisco in 1776, shortly before the signing of the Declaration of Independence. These two incidents in themselves had no economic significance, but the fact that they presaged the development of San Francisco and the Bay Region generally, by a Latin people whose habits, customs, and temperament have been handed down as a heritage from generation to generation, has done much to shape the destiny of the city both culturally and physically. To this background can be attributed the fiesta spirit which pervades the city upon the slightest pretext and adds so much to its glamour and charm. To this inheri-