INTRODUCTION AND EXPLANATION

The Security Area Map, the areas of which are described herein, is of a community consisting of the Cities of San Jose and Santa Clara, California together with contiguous populated territory.

A sociological element which has a bearing upon residential values is the extremely heterogeneous character of the population of the community as a whole. The 1930 U.S. Census indicates that approximately 80% of the inhabitants of the community are "foreign born" or "American-born of foreign parentage." This large foreign and semi-foreign population, to a very large extent, emanates from the peasant class, and in a measure, accounts for the fact that an unusually high percentage of the community's families are in the very low income groups. This is indicated by the fact that in twenty-eight of the thirty-five area descriptions, the estimated range of annual family incomes begins with $1500 or less.

A very fundamental and important factor, however, which was not considered and is not reflected in the grading of the areas, is the evidence of a subterranean condition, the extent of which cannot be determined but which may seriously affect the entire community and have a gravely deleterious effect upon foundations and street improvements. This hazard was noted in the descriptions of Areas B-7, C-13, C-14, and D-11. In addition to what is set forth in the description of those areas, it is learned that trouble has been experienced with the foundations of some of the city's business blocks. A number of theories were advanced as to the cause of this terrestrial condition, the popular belief seeming to be that it is caused by the lowering of the Santa Clara Valley water table. There is no question but that this water table has become dangerously low. Energetic measures along lines of water conservation are being taken to overcome the menace, and these are said to be meeting with a certain degree of success.

A phenomenon, which it is thought should be taken into consideration in connection with the condition mentioned, is the established fact that the floor of the Santa Clara Valley has lowered some five feet since engineering records were first established in the county. It is said that remains of marine vegetation and life found five hundred feet up the sides of the mountains surrounding the valley indicate that it was once a part of an inland sea, of which all that now remains is San Francisco Bay. This geological fact may or may not have a bearing upon the subterranean condition referred to.