a psychological hazard which had a deterring influence.

Only a comparatively few of the streets in Willow Glen have been completely improved, and a sewer system has only recently been started and will not be completely installed for some years to come.

The extent of the subterranean conditions, which are causing unsettlement of foundations along Delmas Avenue, Willow Glen Way, Joanita, and Jonathan Avenues, has never been determined and may affect a large part of the undeveloped portion of the district.

Under these conditions, it is impossible to assign more than provisional gradings. Sometime within the next few years, when the development of the district has assumed a more stable pattern, Areas B-7, C-10, and C-15 should all be re-graded, probably along entirely new area lines.

Approximately 150 structures have been constructed in the Willow Glen district during the past twelve months, and it has been outstandingly the most active part of the community from the standpoint of residential real estate. Some of the improvements that have been made give evidence of "Jerry building," which also adds to the difficulty of assigning definite grades.

This particular area is probably the fastest growing district in San Jose, and there is every evidence that parts of it will in time develop into an "A" grade area. But, for reasons stated, until the district attains greater stability, the present grading is thought to be justified.