6. Transportation.

San Jose is served by the main coast line of the Southern Pacific Railway and by numerous branches of that road running north, east, and west. The Western Pacific has a branch line which connects with its main line in Niles and has its terminal in San Jose.

The city enjoys the same all-rail terminal rates to and from transcontinental points as other leading coast cities. The community's close proximity to San Francisco Bay ports enables shippers to take advantage of steamship rates and facilities.

Many truck freight lines and stage passenger lines operate from San Jose in all directions and afford transportation to the principal state and west coast centers. The 1250 miles of highways and roads within the county furnish ample means of transportation to and from nearby cities.

As local transportation has a bearing on residential real estate values, it will be discussed under Section II A.

7. Special Features.

a. Climatic Conditions.

One of San Jose's most valuable economic assets is its climate. Not only is it fundamental in connection with its agricultural wealth, but it is the lodestone which attracts people of independent means to make it their home. In the foothills of the valley are found many imposing mansions surrounded by country estates. The owners of these properties contribute greatly to the trade and income of the community.

Sheltered from penetrating winds and fogs of the Pacific by the Santa Cruz Mountains on the west, and protected from the hot, desiccating air of the San Joaquin Valley by the Coast Range on the east, San Jose's climate is both equable and invigorating.

Weather Bureau records show an average annual mean temperature of 57.8 degrees with an average daily maximum during the warmest month of 80.6 degrees and an average daily minimum during the coldest month of 38.3 degrees. Even during the occasional "warm spells", when the temperature runs above 90 degrees, the nights are cool. Only on ten occasions during the past thirty years has even a