1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazard. Low elevation indicates threat of flooded basements at times of high tides, because of hydrostatic pressure. This is ameliorated however, by a city pumping plant which is operated to overcome this hazard.
   b. Favorable Influences. Schools, churches, trading centers, recreational areas and transportation conveniently available. Proximity to higher grade areas to west and north.
   c. Detrimental Influences. Slight danger that district to the south bordering Stockton Channel may develop into heavy industrial center for which it is zoned and which permits "any use." This would unfavorably affect the southern portion of area. Also see 1a above.
   d. Percentage of land improved 90%; e. Trend of desirability next 10-15 yrs. Up to
2. INHABITANTS:
   a. Occupation Professional & business men, higher salaried white collar; b. Estimated annual family income $1800-3000
   c. Foreign-born families Few%; None predominating; d. Negro None
   e. Infiltration of Remote; f. Relief families None
   g. Population is increasing Slowly; decreasing; static
3. BUILDINGS:
   a. Type Predominating 80% OTHER TYPE 10% OTHER TYPE
   b. Construction Frame, brick, stucco
   c. Average Age 18 Years
   d. Repair Good
   e. Occupancy 98%
   f. Home ownership 70%
   g. Constructed past yr. 8
   h. 1929 Price range $4000-6500
   i. 1936 Price range $3250-5000
   j. 1938 Price range $3500-6000
   k. Sales demand $4000 - good
   l. Activity Good
   m. 1929 Rent range $40 - 50
   n. 1936 Rent range $35 - 45
   o. 1938 Rent range $40 - 50
   p. Rental demand $40 - good
   q. Activity Good
5. CLARIFYING REMARKS: Deed restrictions in area have expired. 12 blocks in the west are zoned single family and balance of area 2 family residential with the exception of a small section along Yosemite St. which is zoned for a community business center. Regardless of zoning this area is one of substantial, well maintained single family homes which grades from "low blue" in the east to "high blue" in the western and northern part. Were it not for the age of the improvements a number of the blocks bordering 4-3 would have been included in that area. Taking it as a whole the area is definitely a strong "modial blue" grade.
6. NAME AND LOCATION Yosemite Terrace SECURITY GRADE B AREA NO. 11