AREA DESCRIPTION - SECURITY MAP OF Stockton, Cal.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards. 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. Grade schools and trading center conveniently available. Low taxes.
   
c. Detrimental Influences. Outside city limits. Lack of sewers and fully improved streets. Distance from city center, transportation, high schools, churches, etc. Proximity to district zoned for heavy industry. Also see 1a above.
   
d. Percentage of land improved 10%; e. Trend of desirability next 10-15 yrs. Uncertain

2. INHABITANTS:
   a. Occupation Semi-skilled laborers, white collar workers etc.; b. Estimated annual family income $1200-1800
   c. Foreign-born families Few%; d. Negro None;
   e. Infiltration of Remote; f. Relief families None known
   g. Population is increasing Slowly; decreasing; static

3. BUILDINGS:
   a. Type 4 - 5 room
   b. Construction Frame
   c. Average Age 6 Years
   d. Repair Fair
   e. Occupancy 98%
   f. Home ownership 75%
   g. Constructed past yr. 5
   h. 1929 Price range $2000-2500
   i. 1935 Price range $2000-3000
   j. 1938 Price range $2000-3000
   k. Sales demand $2000 - fair
   l. Activity Poor
   m. 1929 Rent range $17.50-22.50
   n. 1935 Rent range $20 - 25
   o. 1938 Rent range $20 - 25
   p. Rental demand $20 - good
   q. Activity Fair


5. CLARIFYING REMARKS: This is a hatched area located outside city limits and is neither deed protected or zoned. Immediately south of this area is a section bordering the Stockton Channel which is within the city and is zoned "heavy industrial" which is a classification that permits "any use". This will undoubtedly retard development and unless the situation is changed by rezoning, will probably preclude any favorable development, although the area lies in the general direction of the city's growth. Although the scattered improvements are of fair quality it is not thought feasible to accord higher than a provisional "low yellow" grade.

6. NAME AND LOCATION City Park Gardens SECURITY GRADE C AREA NO. 7