

increased effectiveness is due to the natural growth of the city's business and its natural standardization, but more of it is due to the response of the officers to the persistent and more enlightened demand of the public.

The whole city has been paved with hard surface pavements within the last few years, and the work has been comparatively well and economically done.

Magnificent new bridges, sewerage and water systems, municipal docks, and public structures of different descriptions are under way or finished and millions of dollars of public moneys are being spent and no suspicion of jobbery or connivance is entertained.

The franchise rights of the city and its rights and responsibilities in connection with its dealings with the public service corporations are carefully looked after and are jealously guarded by an active and awakened public interest.

It is a new city of Portland now as compared with the old city of twenty five years ago, and its reformation has been exceptionally thorough and complete. If in the twenty-five years that are coming on one-tenth as much change for good is wrought comparatively as has been wrought in the last twenty-five years the best governed cities of Europe will have to look to their laurels, for the reformation spirit has come to Portland and is abiding.

THOMAS N. STRONG.¹

THE PUEBLO LANDS OF SAN DIEGO

THE equable climate and splendid harbor of San Diego have won for this city world-wide renown, but few are familiar with the fact that in still another way this city stands uniquely apart from other cities of this country. This practically unknown resource is the possession of about 7000 acres of land within her limits.

When California became a state, all of the pueblo of San Diego, the bounds of which are within the present city limits, was deeded to the city by the federal government. This made San Diego the possessor of nearly all the lands within her limits. During the early days, when the idea of permanent municipal ownership was not given serious consideration, many acres were disposed of by sale and gift, until only the land now in its possession remained. This land is located ten miles north of the city proper and bordering the coast for about five miles. It lies on a high plateau immediately above the precipitous cliffs of the shore line. On the east the land stretches away to the foothills in a comparatively level mesa and on the

¹ Mr. Strong was president of the Central Municipal League which was one of the pioneers in initiating the reforms to which he refers. For a number of years he was also one of the vice-presidents of the National Municipal League.

sky line can be seen the mountains from Lower California to the Sierra Madras. The west presents an unbroken view of the Pacific for miles along the coast, where the passing vessels are constantly visible and on a clear day San Clemente and Catalina Islands can be plainly seen. The location is one of the most picturesque that can be found on the whole Pacific coast.

For years this land was used for grazing purposes by neighboring cattlemen and little thought was given to its value or future use. Not until 1908 was any definite action taken toward its development. At that time a clause was inserted in the new charter, through the farsightedness of some of the leading citizens, exempting all of the pueblo lands from sale until 1930 and providing a tax of 2 cents on every \$100 of assessment value of city property for its improvement. The idea at the time was that this improvement should be largely along the line of the establishment of a municipal forest.

The proposition of creating a forest in Southern California, where there are no forests naturally, except upon the highest mountains, would seem to most people hardly feasible. The only thing which brings such an undertaking within the realms of possibility is that the eucalyptus tree of Australia is adapted to the soil and climatic conditions of this section even better than to the conditions of its native land. This tree has virtually changed the landscape of California. It is to be found from one end of the state to the other along the driveways and streets and in the parks. Only within the last few years, however, has the eucalyptus been recognized in this country for its timber value. The fact that the hardwood supply of our country was fast diminishing, brought to the attention of our people the fact that it would be necessary to plant forests to supply future demands. The rapidity of growth of the eucalyptus, its general usefulness and its adaptability to the conditions of California, made it apparent that the establishment of eucalyptus forests in California, which would become of commercial value in a comparatively short time, was an undertaking worthy of serious consideration by those interested in our future timber supply. The possibility of San Diego creating a municipal forest upon its pueblo lands, was recognized as an undertaking that would not only beautify this land, but prove to be a good investment from a commercial standpoint as well.

After the adoption of this amendment, no definite action was taken until November 1910, when a pueblo forester and assistant were appointed to begin the work of establishing the forest. During the first year 40,000 trees were set out and a permanent headquarters and nursery established for carrying on the future work. The land where the trees were planted was thoroughly prepared and the very best of subsequent care given. Many of these trees at the end of one year are 10 feet in height and at least 2 inches in diameter at the base. During the spring of 1912 100,000 addi-

tional trees were set out and the conditions give promise that these will make equally as good a growth. These trees are set 680 to an acre and at the end of the third year will be available for fence posts. At this time the groves will be materially thinned leaving about 200 trees to the acre to come to maturity as timber trees.

It was not until the actual development of this land was under way that the many possibilities of its development were realized. Hundreds of acres of the comparatively level mesa are ideally adapted for agricultural purposes and could be leased to material advantage as small farms for the raising of vegetables and small fruits. At present a few hundred acres are being used by the city for raising hay for the use of farm stock and that of the different departments, which has proven to be a great saving in this line. With the rapid growth of the city, this land, owing to its superb location, will soon be particularly desirable for suburban homes, and will no doubt be ultimately leased by the city for this purpose.

The possession of this land and the establishment of a municipal forest and farm offered a splendid opportunity for the city to solve some of its sociological problems by the establishment of an institution where a class of men, who through lack of employment, were dependent upon the city, could be given assistance. During the last winter a camp was established upon the land for this purpose. A system by which each man was given ten days' work, with his board and bunk and fifty cents a day, was inaugurated, and the men worked in clearing land and planting trees. A few hundred of the unemployed of the city took advantage of this opportunity to gain assistance. Many who were arrested by the police for vagrancy and drunkenness were sent out by the court in lieu of a jail sentence and were helped in this way. This plan has proven to be a complete success and has been of great help to the men as well as a saving to the city. All the trees planted this year have been set out by these men. In nearly every case the men have been efficient workers and no trouble had been experienced in any manner.

It is doubtful if a better plan than the establishment of a municipal forest and farm could be adopted by any city. It is not only a good investment commercially, but is a saving to the taxpayer in taking care of an element who are a burden to the community, in such a way that they become self-supporting and are enabled to take their proper place in society. It is doubtful if San Diego will ever dispose of this land as the possibilities of its development along the most advanced ideas of municipal government are unlimited. San Diego expects, through this development, to put herself forward as one of the most progressive cities of the country.

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