Ⓗ Housing

Ⓛ Land Use

Ⓒ Circulation

Ⓝ Noise

Ⓞ Open Space, Conservation & Recreation

Ⓢ Safety & Seismic Safety

Ⓔ Program E.I.R.

McFarland 2011

Consolidated General Plan

McFARLAND CONSOLIDATED 2011 GENERAL PLAN

PREPARED BY THE
McFARLAND PLANNING DEPARTMENT

D. Michael O'Haver - City Planner

ADOPTED BY

McFarland Planning Commission	-	September 3, 1991
McFarland City Council	-	September 12, 1991

McFARLAND CONSOLIDATED 2011 GENERAL PLAN
GENERAL INTRODUCTION

HISTORICAL BACKGROUND

The historical background of McFarland will be presented through relating first the history of James Boyd McFarland, the founder and namesake of the City and then by relating the history of the actual land where McFarland was built.

McFarland the Man

James Boyd McFarland, the founder of McFarland, California came to California from Zanesville, Ohio, where he was a school teacher. He tarried a while in Colorado where he ran a mine and subdivided property. McFarland first settled in California in Anaheim where he was interested in real estate and operated a walnut orchard.

While visiting Northern Kern County in 1907, McFarland liked the way things were growing around the area then known as Hunt's Siding. He enlisted William Laird, who was prominent in real estate and the local banking community in Bakersfield and would serve as a City of Bakersfield Police Judge in 1935, to help him purchase and lay out the original townsite of McFarland.

McFarland soon moved to Kern County and was one of the first to raise irrigated alfalfa because the water table was quite shallow at that time in the McFarland area. He also had a dairy and raised Percheron horses for sale. McFarland operated a sawmill near Davis Station on Green Horn Mountain. Meanwhile he was active in real estate and subdivision and building houses in McFarland. He worked for years to bring water to the McFarland area. He helped organize the McFarland Water Company, and in 1953 the Friant-Kern Canal opened, making it possible to raise many of the agricultural crops now grown in McFarland. He served on the Grand Jury, helped with the growth of the County Library System, aided Kern General Hospital and worked to establish and maintain Green Horn National Park.

McFarland the Community

The area now known as McFarland was first homesteaded in the 1860's. Wells were dug for domestic water uses and limited irrigation water came from Poso Creek and the Kern River. In 1874, the Southern Pacific Railroad, then the Central Pacific Railroad, extended its tracks from Delano to Sumner, East of Bakersfield.

By the time J. B. McFarland discovered the area in 1907, the community then known as Hunt's Siding had grown to about 50 families. There was no town then, just stock pens. Families in the area depended on a general store in Famoso, 6 miles South, for their supplies. The area officially became a town on March

2, 1909, with the filing of the original townsite map in the County Recorder's Office. As a result of the efforts of McFarland and Laird, the area continued to grow. In 1914 the town had a population of 300 people and 100 pumping plants. It also had a new railroad depot, creamery, ice plant, bank, two churches, and a school. Rapid growth occurred during the thirties, and in 1937 the town had 1,200 residents. The war years slowed the growth of McFarland, but by 1948 returning veterans, many bringing their new families with them, doubled the 1940 population.

In 1950, U. S. Highway 99 which runs through the town was widened, taking almost one city block along the entire West Side of the highway and cutting into the business district as well as the city park. With the development of Highway 99 into a limited access freeway, a physical barrier was inadvertently created dividing the town into an East and West side and affecting community relations to this date.

In 1957 the townspeople voted to incorporate and officially become a city. In 1960 the population had grown to 3,686 and to 4,177 by 1970. Now in 1991 with the population at about 7,600 McFarland is still dependent on the agricultural economic base it was founded upon.

LOOKING TOWARD THE FUTURE

In the 1960's and 70's, McFarland had considerably more business and industrial activity than it does currently. With the growth of Delano only 6 miles to the North into what was for some time the second largest city in Kern County, much of the commercial business moved North to serve the greater population concentration. Many of the industries that once were in McFarland have also moved out or went out of business.

The current City Council has had the foresight to launch a new Community Revitalization and Economic Development effort. They have seen the necessity in diversifying the limited agricultural economic base that has suffered declines recently. They have been looking into expanding the industrial lands available for development. The possibility of annexations and rezoning will be explored. The document that will guide this community growth and development up to and beyond the year 2011 is the McFarland Consolidated 2011 General Plan with its various elements.

THE DEVELOPMENT OF THE 1998 GENERAL PLAN

This plan, which was written during the years 1987 to 1989, is a 10-year plan that is meant to guide the City's growth and development over this time period and beyond. In it are official statements expressing major political concerns in relation to physical growth and development. The plan outlines guidelines for future public and private development within the community. These guidelines are in the form of the various goals,

objectives, policies, and implementation measures depicted in chart form in the introduction of each of the various elements. They are also listed in the concluding sections of each element.

As a decision-making tool for the City Council and Planning Commission, the Consolidated 1998 General Plan is aimed at insuring comprehensive and consistent decisions as well as orderly growth and planned development. This document is meant to be a policy guide and recognizes the necessity for long range planning for the community.

This plan was not meant to be cast in stone and is designed to be revised in the future. This was done because the desires and views of McFarland will change in the future according to unexpected occurrences. When they do, this plan should be revised accordingly. The goals should be changed and the methods for achieving them as well.

This plan should not be seen as the solution to all the City's existing and future problems. It merely provides guidelines for achieving current Goals and Objectives. it will still be up to the people of the community, both the citizens and the leaders, to decide the type of living environment they want for McFarland. They will have to utilize this plan as a tool to achieve these desires. If it is ignored and relegated to a shelf somewhere to collect dust, these community goals and desires will be ignored and not come to fruition.

INTRODUCTION TO THE GENERAL PLAN

State Law mandates that each General Plan contain the following elements: 1 - Housing; 2 - Land Use; 3 - Circulation; 4 - Noise; 5 - Open Space; 6 - Conservation; 7 - Safety.

It further specifies that the Housing Element shall provide for housing development, improvement and its adequacy for all economic segments of the community.

The Land Use Element shall designate proposed general locations and the distribution of land uses; including standards of population density and building intensity.

The Circulation Element shall consist of plans for the general location and extent of transportation facilities and public utilities within the community.

The Noise Element identifies and appraises noise problems in the community and implements measures and possible solutions to any existing or foreseeable noise problems. Noise shall be a factor in establishing a pattern of land uses in the Land Use Element.

The Open Space Element plans for open space and for preservation and managed production of natural resources, outdoor recreation and public health and safety.

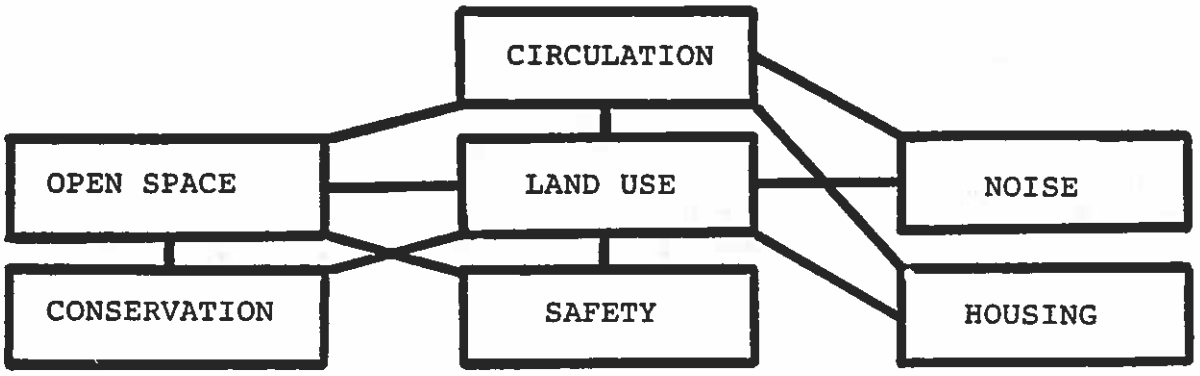
The Conservation Element provides for the conservation, development and utilization of all natural resources, outdoor recreation and public health and safety.

The Safety Element provides for the protection of the community from fires, seismic and geological hazards.

Element Interrelationship

The various required elements of the General Plan are interrelated and linked by state law. Below is a diagram of the interrelationship.

FIGURE I-A
STATUTORY LINKS AMONG GENERAL PLAN ELEMENTS



Element Consolidation

State law provides for the consolidation of various elements of the General Plan. In McFarland it was decided to consolidate the Open Space and the Conservation Elements. When the McFarland plans were started there were separate Circulation and Scenic Highway Elements required. The law has subsequently been changed. It was decided at the time to eliminate the Scenic Highways Element because there were no highways within or around McFarland that could be considered of a scenic nature. At the time the Safety and Seismic Safety Elements were separate required elements, and it was decided to combine these two into one element for McFarland. Thus evolved the format that the elements are arranged into.

General Plan Consistency with Zoning

State law requires that consistency exist between the various elements of a City's General Plan and the City's Zoning Ordinance. Consistency has been proven to exist when a city has officially adopted such a plan and the various land uses authorized by ordinance are compatible with the objectives, policies, general land uses and programs specified in such a plan. There must be conformity between the City's adopted Zoning Map and the various maps within the General Plan Elements.

Environmental Review

Each element of this General Plan, with the exception of the element consolidations mentioned above, were adopted separately. The Environmental Review was done separately for each element. In addition, to assess the combined impact of this plan, a separate Environmental Impact Report on the entire plan was prepared. Negative Declarations were adopted for each of the various elements. The EIR is included as the last section of the Consolidated Plan.

The environmental review for the 1991 update revealed that the EIR prepared for the 1989 update was in effect a Program E.I.R. It met all of the following definition criteria as specified in the OPR General Plan Guidelines.

> A program E.I.R. is one prepared on a series of actions that can be characterized as one long project and are related either:
>
> 1) Geographically
> 2) Logical parts in a chain of contemplated actions
> 3) In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program
> 4) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

As such, there was no further environmental review deemed necessary. The E.I.R. certified for the 1989 update was found sufficient for the 1991 update as well.

Format of the Consolidated General Plan

As mentioned previously, each of the elements in this plan were adopted separately. The dates of adoption are on the cover pages at the first of each element. The Negative Declaration for each element is included as the last section in each element. The definitions pertaining to each element are included in the introduction section, as is the Goals Chart for that particular element.

The Public Participation and Methods for Updating each element of the plan are sections at the end of each element. The various elements are color coded for ease of reference. The entire plan is bound into one document for conciseness. The plan was typed, single space and reproduced double-sided for the same reason.

The various figures, maps, illustrations, and charts used in the plan are all listed under Figures. The type of figure is listed in the title of each figure. They can all be found in the general list of figures before each section of the plan. The pages of the elements and the figures as well are coded by their numbers and letters. The various elements have page numbers starting with the abbreviations listed below:

I	Introduction	H	Housing
L	Land Use	N	Noise
C	Circulation	O	Open Space & Conservation
S	Safety	E	Environmental Impact Report

The figure numbers start with the same letters as the page number and are lettered consecutively.

1991 UPDATE

The major emphasis in the 1991 Update was on the Housing, Land Use, and Open Space and Conservation Elements. Most of the statistical data from the 1990 Census was utilized for the Housing Element Update. The data from the 1980 Census has been removed from the main text but is included in an appendix to the Housing Element. An update to the Land Use Survey of structure type and condition was done in January of 1991. The Open Space and Conservation Element was expanded to include a section on Recreation as well. The remainder of the changes were basically in format only.

Sequence of Elements

The order of the elements within the Consolidated General Plan will remain the same. In addition each element will be color coded for convenience.

GENERAL INTRODUCTION	WHITE
HOUSING	GREEN
LAND USE	TAN
CIRCULATION	GOLDENROD
NOISE	YELLOW
OPEN SPACE, CONSERVATION & RECREATION	BLUE
SAFETY & SEISMIC SAFETY	PINK
PROGRAM EIR	GREY

Public Participation

There are three agencies that have participated in providing public input to the development of the 1991 update to the Consolidated General Plan. The McFarland Citizen's Advisory Committee is a body of concerned, civic-minded citizens, business persons, teachers, and housewives, that are appointed by the City Administrator. They are involved in numerous civic improvement and involvement projects throughout the year, including the Annual Spring Clean-up Campaign, the 4th of July Celebration and the Christmas Parade. The McFarland Planning Commission is a technical advisory body to the City Council. The members are appointed by the City Council and they review all city matters dealing with Zoning and Planning. The McFarland City Council is composed of four Councilmen elected at large every four years and is presided over by the Mayor. The City Council rules on all official government matters in McFarland.

On June 26, 1991, the McFarland Citizen's Advisory Committee reviewed the Goals and Objectives from the 1991 Consolidated General Plan.

On June 3, 1991, the McFarland Planning Commission reviewed the Draft Housing Element to the 1991 Consolidated General Plan and approved it. There was a duly noticed and posted Public Hearing at this meeting.

On June 13, 1991, the McFarland City Council reviewed the Housing Element to the 1991 Consolidated General Plan and approved it. There was a duly noticed and posted Public Hearing at this meeting.

On August 5, 1991, the McFarland Planning Commission reviewed the remaining elements from the 1991 Update to the Consolidated General Plan, including the Land Use; Circulation; Noise; Open Space, Conservation and Recreation; and Safety and Seismic Safety elements. They approved the Draft Plan at a duly noticed and posted public hearing.

On August 8, 1991, the McFarland City Council reviewed the remaining elements at a duly noticed and posted public hearing.

On September 2, 1991, the McFarland Planning Commission adopted the entire 1991 update to the 2011 General Plan. There was a duly noticed and posted public hearing held.

On September 12, 1991, the McFarland City Council adopted the entire 1991 update to the 2011 General Plan. There was a duly noticed and posted public hearing held.

1991

CIRCULATION ELEMENT

A PART OF
THE

McFARLAND
CONSOLIDATED
2011
GENERAL PLAN

PREPARED BY THE
McFARLAND PLANNING DEPARTMENT

D. Michael O'Haver - City Planner

ADOPTED BY

McFarland Planning Commission	-	September 3, 1991
McFarland City Council	-	September 12, 1991

Table of Contents

List of Figures

Definitions

For a listing of specific planning terms, see the definitions section in front of each separate element, or in front of the general introduction to the Consolidated 2011 General Plan. The following is a list of terms dealing primarily with Circulation and Scenic Highways.

Arterial: The largest and most heavily traveled streets in town, are arterial streets. They take the traffic from the collector and service streets, and channel it to and from the Freeway.

Circulation: The general term referring to the systems, structures, and physical improvements for the movement of people and goods, by such means as streets, highways, railways, airways, and the handling of people and goods by such means as terminals, stations, warehouses, and other storage buildings.

Collector: Collector street in town take the traffic from the local service street and channel it to the arterial streets. They are not quite as large as arterials, do not carry as much traffic, but are larger than local streets.

Cul-De-Sacs: See the definitions section, Page 1 of the Land Use Element.

Local Streets: Used interchangeably with Service Streets, the smallest and least traveled streets in the City Street System.

Service Streets: Used intgerchangeably with Local Streets, the smallest and least traveled streets in the City Street System.

Scenic Highway: A highway which traverses a definite visual corridor within which there exists natural or urban scenes of significance.

Switching Operations: Operations undertaken when a train has to stop movement to release or add cars to the train grouping.

Public Transit: Any system of moving people within the community in large quantities, in McFarland the only Public Transit System is the Dial-A-Ride bus system.

Transportation Mode: The particular manner in which the movement of people occurs to transfer people from one place to another. Examples of various transportation modes include rail service, walking, cycling, and automobiles.

Typical Daily Traffic (TDT): The amount of vehicular traffic, excluding bicycles, that pass through an intersection, in an average 8 hour day.

Train Movement: A single event of a locomotive or a grouping of railroad cars pulled by a locomotive moving on a designated railroad track.

Circulation in McFarland

The intent of this plan is to recapture as much of the old civic unity as possible. As its name implies, the General Plan is intended to be a long-range document, and this is especially true of the Circulation Element and its companion volume the Land Use Element. This does not mean, of course, that these words should be chiseled in stone; it is hoped that the citizens of McFarland will review the plan frequently, and change it as necessary to account for unforeseen circumstances, see Updating the Plan Appendix 1.

The Scenic Highway Element is a required element in the General Plan, unless the city can show that there are no scenic highways within its jurisdiction. A scenic highway is defined as a highway which traverses a definite visual corridor within which there exists natural or urban scenes of significance. On August 2, 1982, the McFarland Planning Commission passed resolution No. 7-82, entitled "A Resolution of the McFarland City Planning Commission Waiving the Necessity for a Scenic Highways Element in McFarland's Revised General Plan".

Included within this element will be policy statements governing the future circulation of various transportation modes operating within McFarland.

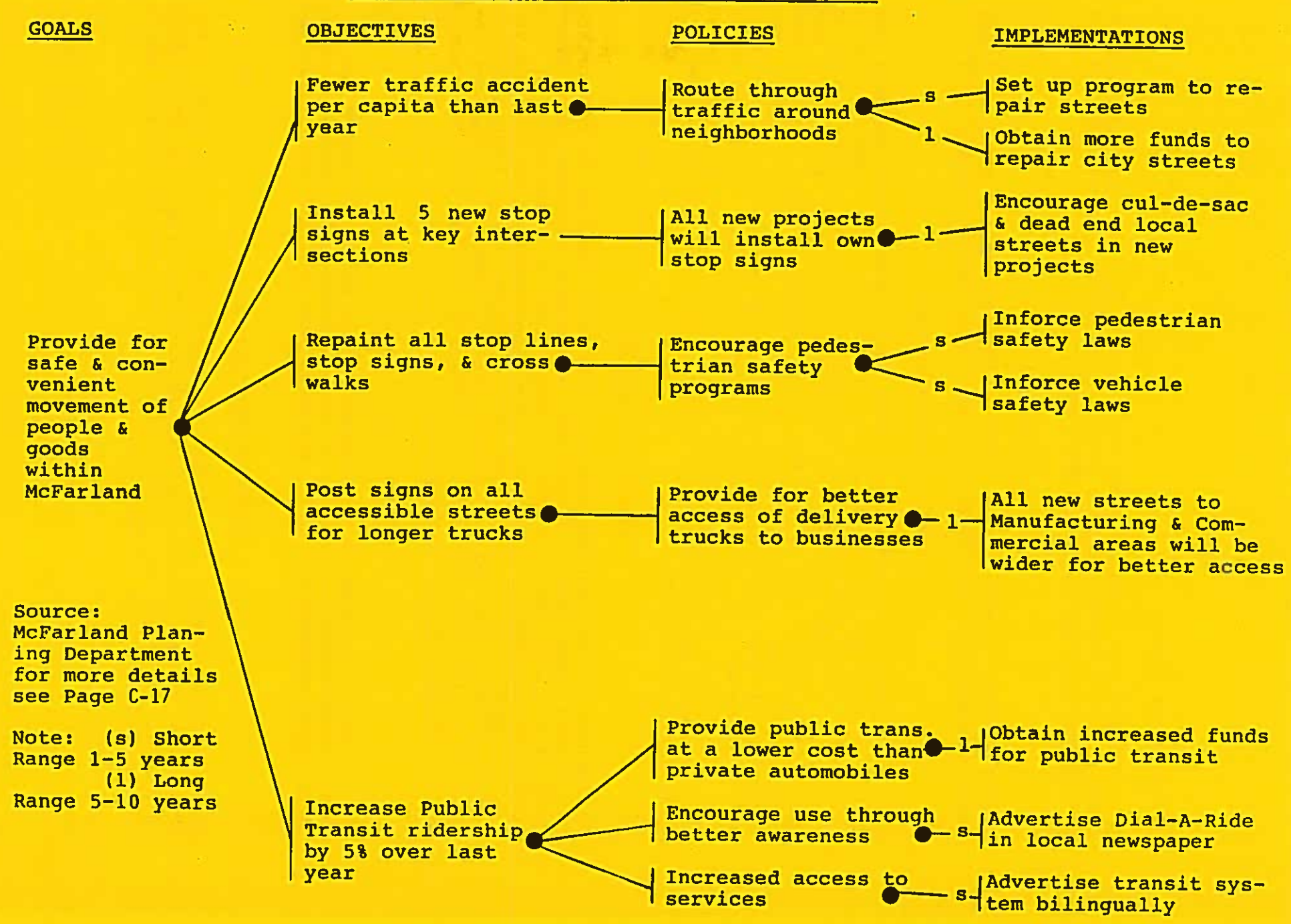
Summary

For a summary chart of the Goals, Objectives, Policies, and Implementation measures for the Circulation & Scenic Highways Element, see Page C-3. For a more detailed review of these policy statements, see page C-17.

FIGURE NO. C-A

SUMMARY CHART OF CIRCULATION & SCENIC HIGHWAYS ELEMENT

GOALS-OBJECTIVES-POLICIES-IMPLEMENTATIONS



Source: McFarland Planing Department

for more details see Page C-17

Note: (s) Short Range 1-5 years
(l) Long Range 5-10 years

CIRCULATION ISSUES

The Circulation Issues discussed include an inventory of current circulation information, an analysis of this information and the future circulation plan for McFarland.

Inventory

The Inventory covers Daily Traffic Counts, Accident Locations, Traffic Controls, and Pavement Conditions throughout the City.

Daily Traffic Counts

The Daily Traffic Counts were taken in 8 locations throughout the City. Locations 1-5 as shown in Figure No. C-B, were initially chosen to gauge the relative volumes of traffic at key spots in McFarland. Locations 6 and 7 were taken as well to assist the Consultant doing the McFarland Noise Study. They were chosen because of the various truck routes in the City, where the majority of the disruptive noise would be generated. Locations 1-7 were taken with an automatic 24-hour counter. Location No. 8 was completed utilizing City Staff. The actual traffic count tally sheets are included in Appendix No. 3. Truck Routes are also shown on this map.

Accident Locations

Accidents for the entire year of 1990 were plotted in Figure No. C-C, utilizing data from the McFarland Police Department Complaint Card Case Sheets. They show a scattering of the locations throughout the City. The concentration of vehicle vs. vehicle accidents at Sherwood and 1st Street shows that adding a four-way stop at that intersection is needed. The present situation with no stop signs for vehicles getting off the freeway is too confusing and unexpected.

Future Traffic Controls

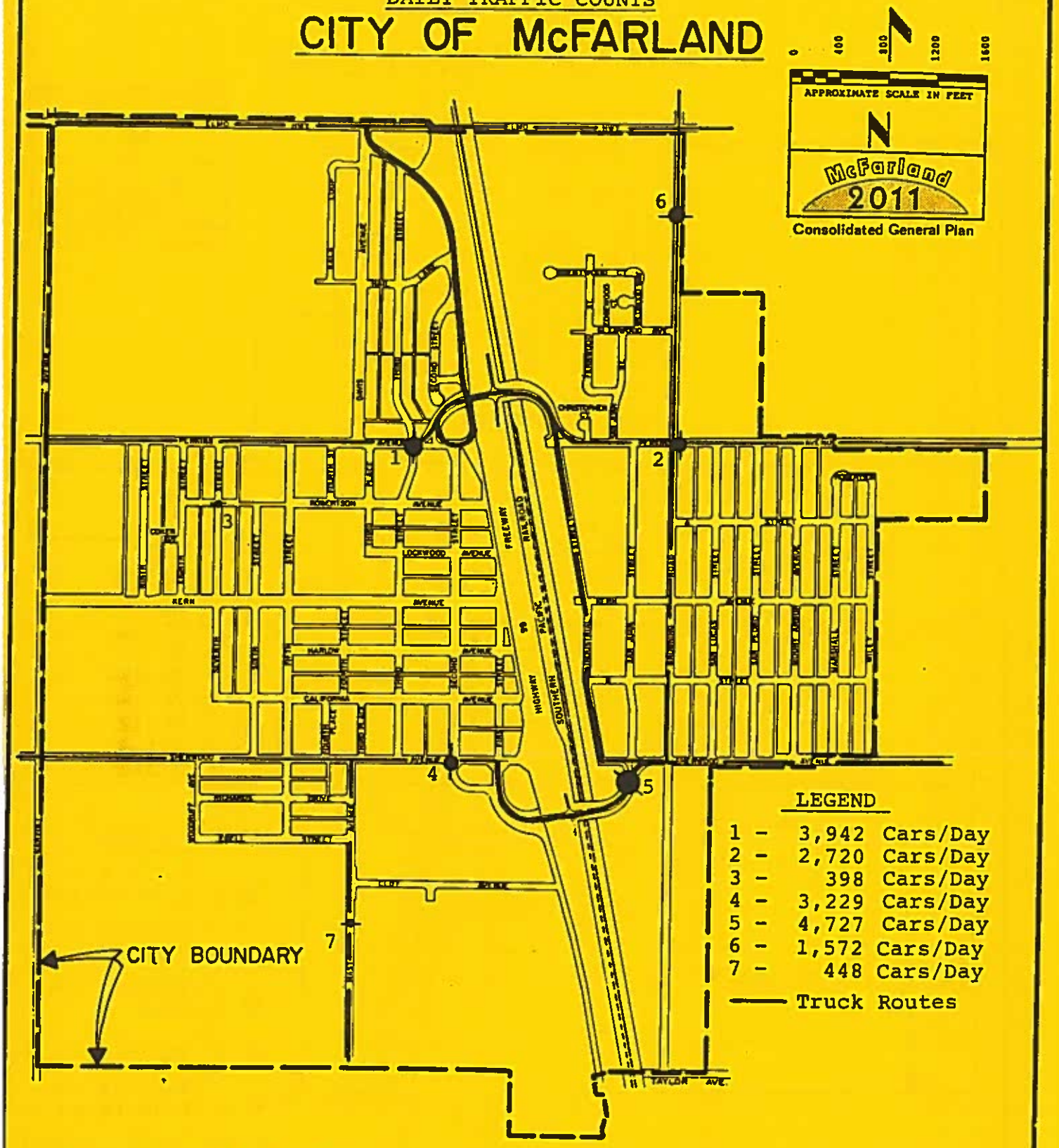
The Traffic controls in 5 categories, are shown in Figure No. C-D. Stop signs, Speed limit signs, Restricted parking signs, Pedestrian crosswalks, and Yield signs are plotted throughout the City.

Pavement Conditions

The Pavement Conditions of City streets are shown in Figure No. C-E. The street right-of-way width is also shown for major City streets. Location of Curb & Gutters, and actual street paved width is also shown on this map.

FIGURE NO. C-B
DAILY TRAFFIC COUNTS

CITY OF McFARLAND



Sources: McFarland Planning Department, Kern County Council of Governments, Kern County Department of Planning & Development Services

NOTE: Counts taken in March of 1988

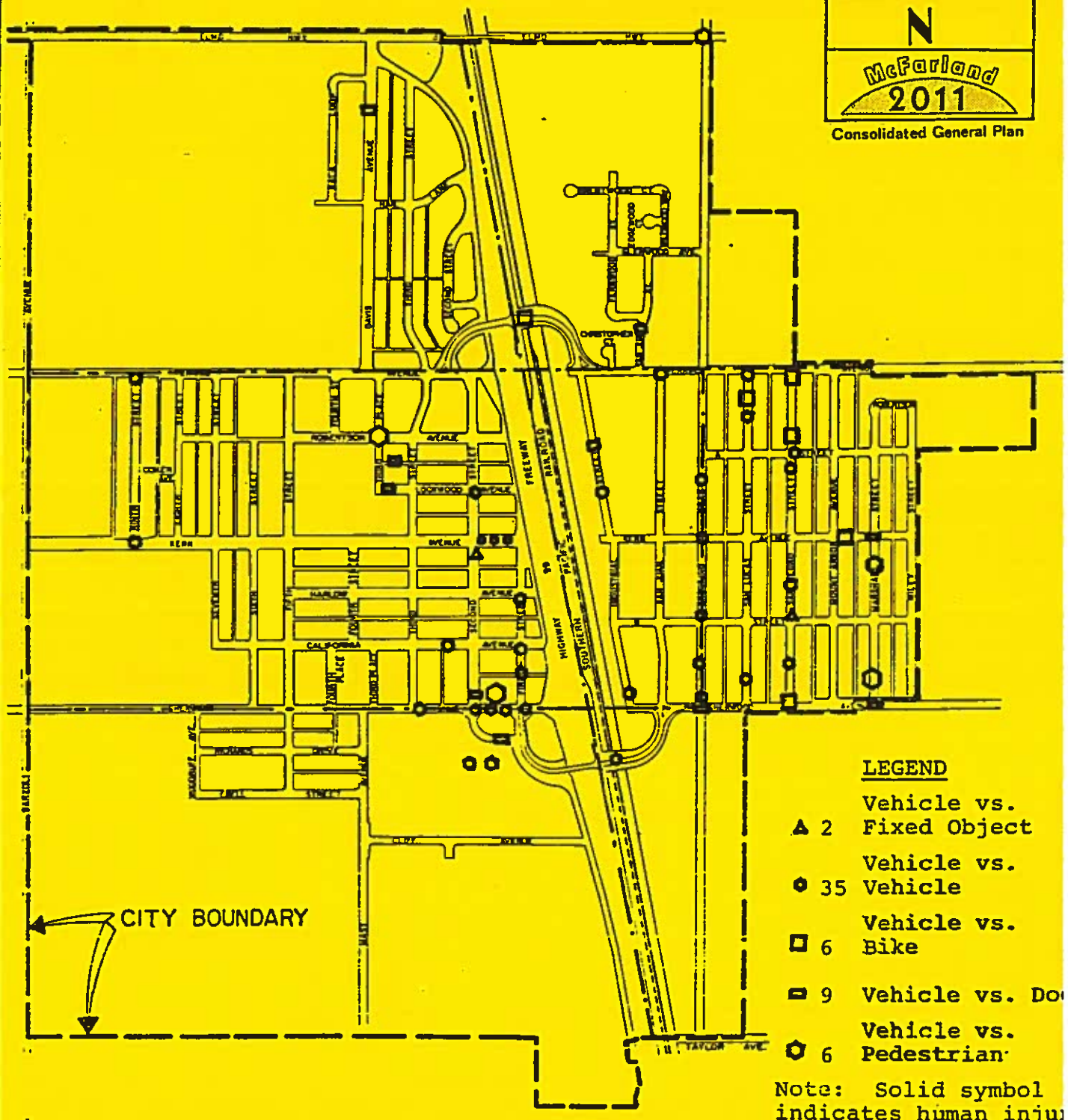
NOTE: Counts taken for 24 hour period

NOTE: Relative size of dots indicate relative size of count

NOTE: Line through dot indicates direction counter was set up

FIGURE NO. C-C
ACCIDENT LOCATIONS

CITY OF McFARLAND

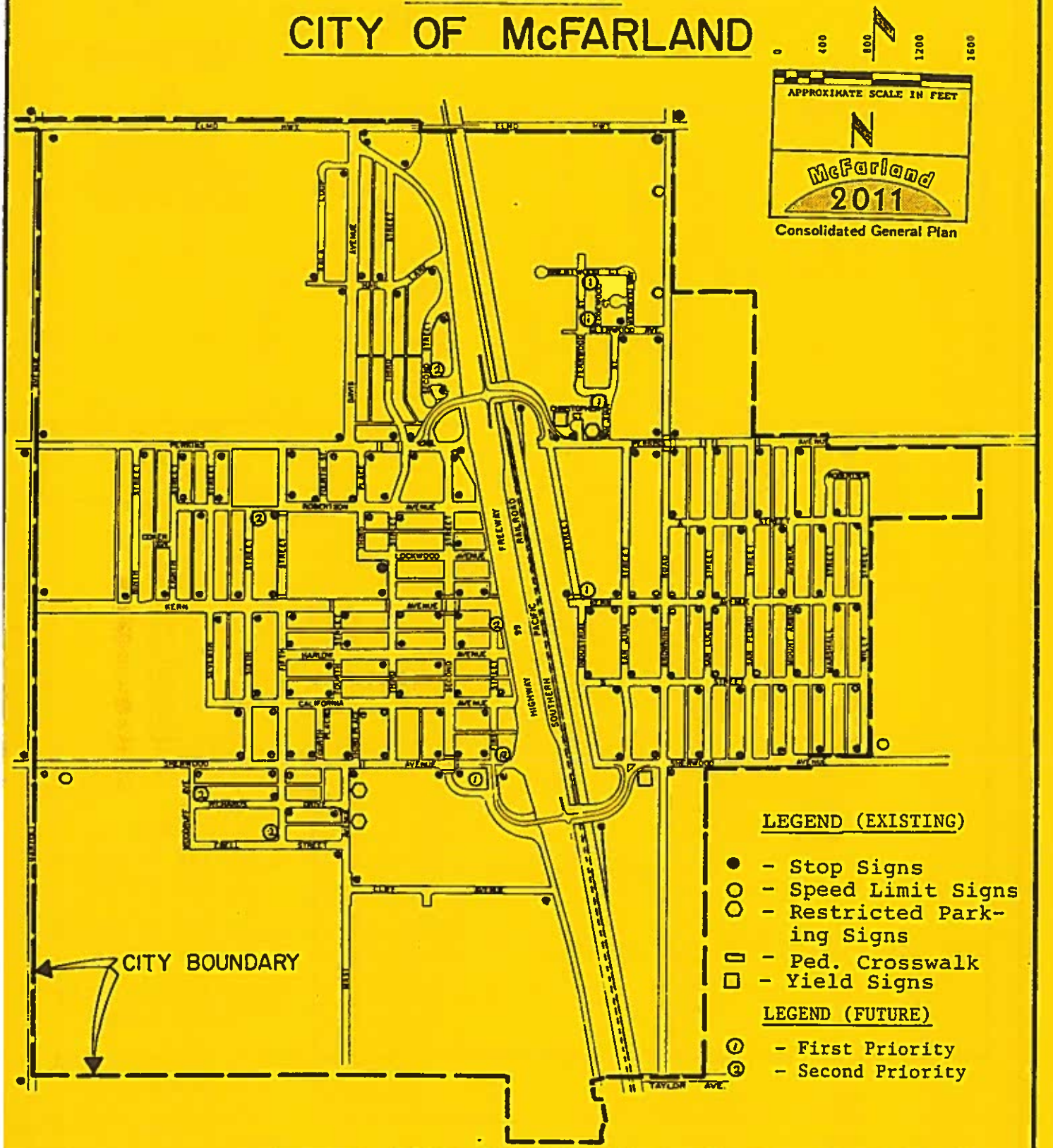


Source: McFarland Police Dept.
Complaint Card Case Sheets
for all of 1990.

Note: Solid symbol
indicates human inju
Number indicates tot
accidents by type

FIGURE NO. C-D
TRAFFIC CONTROLS

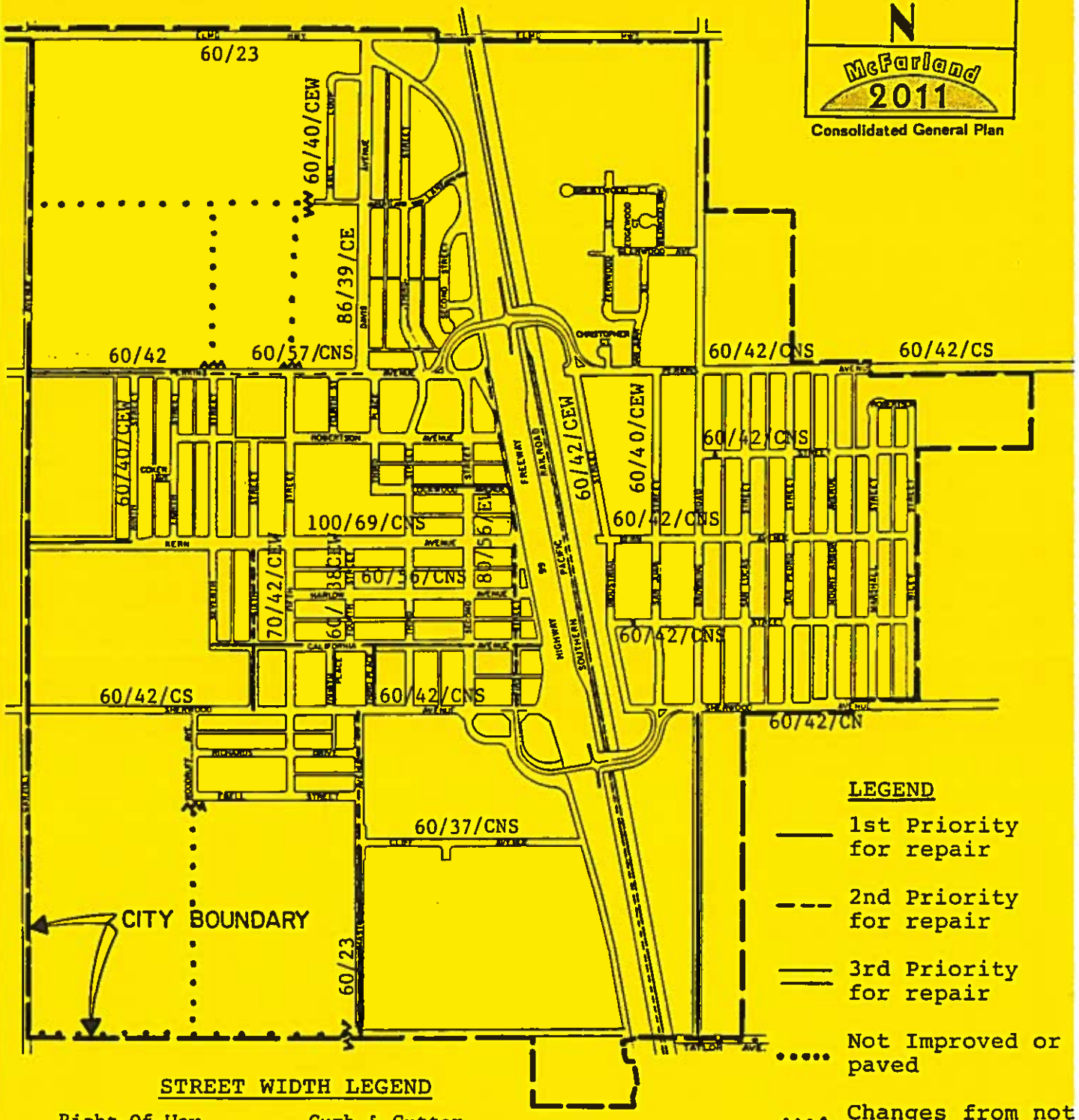
CITY OF McFARLAND



SOURCE: City of McFarland Planning Department March 1988

FIGURE NO. C-E
PAVEMENT CONDITIONS

CITY OF McFARLAND



Source: McFarland Planning Department, Boyle Engineering June 1991

Note: Pavement width is from curb to curb

Note: Streets not noted are typically 60/40

Note: Priority is based on condition of pavement only, the traffic volumn is not considered

L-140

Analysis

The analysis includes the reasons for the arterial-collector system of circulation, the future circulation plan, future traffic controls, the pavement standards, and new construction.

Reasons for Arterial-Collector System

The Future Circulation Plan, shown in Figure No. C-F, on Page C-10, shows that the proposed circulation network consists of, in addition to the freeway, three basically different types of streets - arterial, collector streets, and service streets. The latter are given no special symbolic representation on the map, so any street without a solid or dashed line is a service street.

More than any other factor, the freeway determines the way in which traffic flows through the city, for two reasons. First the freeway is a source and destination for vehicular traffic; the freeway off-ramps constitute a traffic source, and the on-ramps a traffic destination, from which, respectively, automobiles are added to or removed from the city's street system. The circulation system must be designed to absorb incoming traffic from the freeway, and distribute outgoing traffic, with a minimum disruption to the local traffic flow pattern.

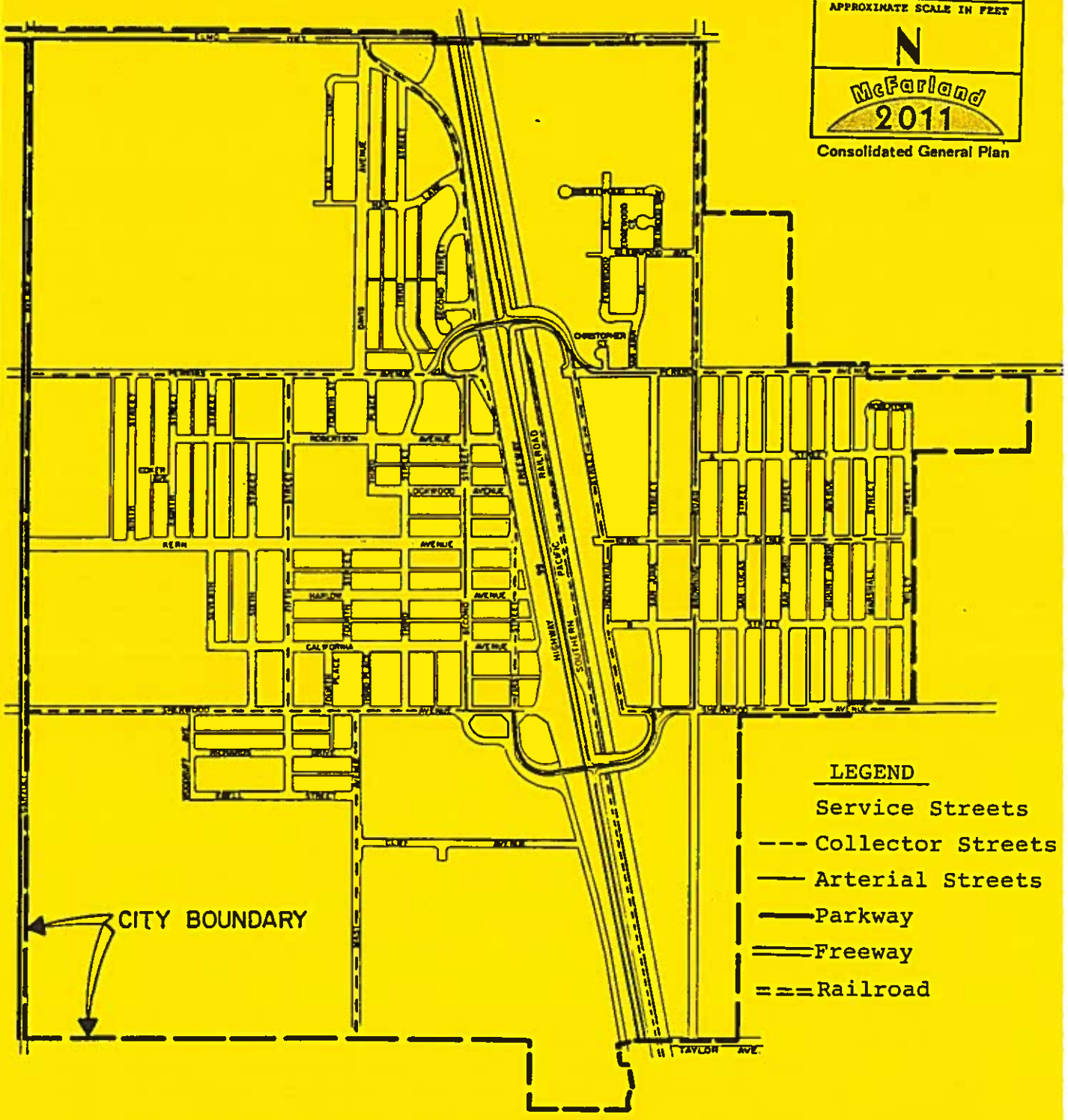
The second reason is the obvious impossibility of transecting the freeway except at the predetermined points of overpasses (Perkins, Sherwood, & Elmo). Thus the freeway constitutes a barrier to the local flow pattern. Despite its influence, the freeway is not a part of McFarland's internal circulation system. Vehicles use City streets, not the freeway, in getting from one part of town to another. Certain City streets are and should be, more heavily traveled than others. This is the essence of the arterial-collector method of handling traffic.

The service streets are the minor residential and commercial streets which pick up traffic at its source, and finally deliver it to its destination. To facilitate the flow of traffic, service streets feed into Collector Streets, which are designed to carry heavier traffic volumes, often at greater speeds than the service streets.

A small town can often do without the final category of street, but McFarland is large enough to require the inclusion of an arterial branch to its street system. The arterial streets are fed by both collector and service street traffic, and consequently must be able to handle the largest traffic volumes in the circulation system.

FIGURE NO. C-F
FUTURE CIRCULATION

CITY OF McFARLAND



Source: McFarland Planning Department,
1972 McFarland Circulation Element

In planning a circulation system, careful consideration must be given to deciding which streets should be designated as collectors, and which should be designed as arterials. The reasons for the choices shown on the Circulation Plan map are discussed in the following section.

The Future Circulation Plan

It is easier to grasp the logic of the Plan if its elements are discussed in the same order in which they were formulated. Namely, the arterials first, then the collectors, then the "Parkway" designation of Kern Avenue.

THE ARTERIAL SYSTEM

The arterial streets shown on the Future Circulation Map, form a traffic loop between East and West McFarland. The primary objective of this arterial loop is to facilitate access to the commercial district from the East side. The Northern and Southern segments of the loop consists of portions of Perkins and Sherwood Avenues, since these are the streets which pass over the freeway. The Western leg of the loop is 2nd Street, and the Eastern leg is Browning Road.

Second Street goes through the heart of the commercial district. Since the main objective of the arterial loop is to transport traffic to this region, 2nd Street should be designated as the Western arterial.

The criterion used in selecting the Eastern arterial was that this street should be centrally located with respect to the East side population density, with a slight bias to the West to account for the Westward destination of these residents. Browning Road seems to match this requirement better than San Juan Street, which is located too far to the West, away from the axis of median population. Another factor is that the continuation of Browning Road North of the arterial loop, forms the only logical connection with Elmo Highway.

Elmo Highway and Garzoli Avenue are shown on the map as arterials, but this is mainly in recognition of their value as arterials in the County Road System, rather than additional arterials.

THE COLLECTOR SYSTEM

The collector system is made up of several parts, each of which are discussed separately.

Browning Road & Frontage Road: It would not be logical to designate Browning Road North of the arterial loop, as an arterial, even with the outer County System. It is an important link to Elmo Highway though and thus warrants collector status.

Frontage Road on the West side of town connects the main CBD with Elmo Highway, therefore it should be a collector.

Perkins, Kern, and Sherwood Avenues (East McFarland): These three streets connect the residents of East McFarland with the Eastern arterial - Browning road. It almost seems redundant to have three collectors, one in the middle and one at the Northern and Southern borders of residential development, but it does not seem advisable to substitute two collectors, or even one, for these three. Perkins is required as a collector for the area East of Mt. Arbor Street. Kern Avenue is required as a collector of traffic going to the East side commercial district. Sherwood, like Perkins, collects traffic proceeding to the freeway overpass.
Industrial Street: As its name implies, this street is important for collecting traffic from industrial areas as well as residential areas.

Perkins and Sherwood Avenues (West McFarland): Sherwood is a logical choice for a collector, connecting the inner arterial loop to the County arterial system at Garzoli Avenue. It also gives access to the residential development along Richards Drive and Ebell Street. Perkins Avenue is chosen for a collector to give balance to the West side traffic pattern. With Kern Avenue as a central Parkway, it is an orderly arrangement to have two flanking collectors - Sherwood and Perkins Avenues lead directly to a freeway overpass.

Fifth Street: The local traffic West of the freeway will probably be heavy enough to warrant the designation of Fifth Street as a cross-collector, transecting the Parkway, and running along one side of the school and the City Offices block.

Mast Avenue: As future residential and/or commercial development proceeds Southward according to the Land Use Plan, Mast will be needed as a collector of residential traffic.

Frontage Road: An objective of the Circulation Plan is to keep the downtown area free from arterial and collector traffic. The Second Street arterial borders the shopping district on the West, and will be able to handle most of the traffic, but the Eastern portion, bordering the freeway will also be the source of the relatively heavy traffic flow, and will serve as a useful alternate route connecting the Northern and Southern freeway overpasses.

PUBLIC TRANSIT

The encouragement of alternative modes of transportation, will become more and more important as time goes by. This is true due not only to the increasing congestion on our highways, but also to the growing problem of air pollution and the fact that automobile emissions form a significant part of that pollution. We use to have a railroad depot in McFarland. The re-

establishment of this relatively pollution free transit mode would be advisable. The only other mass transit system McFarland has is the Dial-A-Ride bus system. This is a one vehicle system that also serves the Seniors Nutrition Lunch Program at the Mouser Community Center and should be continued and expanded if possible. At the present time Greyhound Bus Lines no longer serves the McFarland area. There is a bus run by the Senior's foundation of Delano that transports non-emergency medical patients (and seniors on a room available basis) to and from Delano and Bakersfield. The system is primarily for patients of the Delano Medical Center that must travel to Bakersfield for treatment not available locally. It is possible to make reservations a day in advance and travel one time a day for McFarland residents.

Future Traffic Controls

These consist of stop signs, traffic signals, speed limit signs, and one-way street signs. There is a 4-way intersection proposed for Sherwood Avenue and First Street to replace the 2-way intersection existing now. There would have to be "Stop Ahead" warning signs placed on the Sherwood Avenue Freeway 99 southbound off-ramp to warn motorists. This should be given first priority.

STOP SIGNS

The requirements for placement of stop signs and traffic signals are based on the relative importance of the intersecting streets.

- Where any street intersects the Parkway, install a stop sign on the intersecting street.
- Where a collector or service street intersects an arterial, install stop signs on the collector or service street.
- Where a collector meets another collector but does not cross it, in a three-way intersection, install a stop sign on the intersecting collector, but not on the through collector.
- Where a collector crosses another collector, install a 4-way stop sign.
- Where a service street intersects a collector, install a stop sign on the service street.
- Where a service street meets a service street, install stop signs on the least-traveled service street. This is often a difficult determination.

The traffic control map on page C-7, shows the existing locations of stop signs in McFarland. A comparison of this map with the Future Circulation map shows that, in applying the foregoing rules for placement of traffic controls, many of the existing stop signs are incorrectly placed with respect to the Circulation Plan, and will have to be removed. Other streets will have to have stop signs installed where there are presently none existing. There are several exceptions to these rules that should be left. At Kern Avenue and 2nd Street there should be a 4-way stop even though Kern Avenue is a Parkway. At Kern Avenue and Frontage Road there is 3-way intersection but only a 2-way stop. This is designed to encourage traffic to turn West on Kern Avenue onto the Parkway. The other inconsistency is the Sherwood Avenue off-ramp from Highway 99 where there is no stop sign at 1st Street. This causes confusion to people just arriving in town. A full 4-way stop sign should be placed at the intersection of Sherwood Avenue and 1st Street.

Changing this existing pattern to conform to the Plan is going to have to be done with finesse so that old driving habits have time to readjust to the changes. The changes should be publicized well in advance of the day they are put into effect.

SPEED LIMITS

There are few general statues for City speed limits, but the following speed limits should be reasonable for McFarland.

10-15 MPH, at school crossings during school hours

20-25 MPH, on residential and commercial service streets

30-35 MPH, on collector streets and arterials

Future Freeway Interchanges

There is a need for full interchanges at 99 and Sherwood Avenue, Perkins Avenue, and Elmo Highway. The following ramps are proposed:

1) Northbound on-ramp at Sherwood Avenue
2) Southbound off-ramp at Perkins Avenue
3) Southbound on-ramp at Perkins Avenue
4) Northbound on-ramp at Elmo Highway
5) Northbound off-ramp at Elmo Highway

In addition, it is felt that southbound off and on-ramps at Kern Avenue would be instrumental in directing traffic to Kern Avenue and woud help revitalize the old commercial business district that is so run down.

Pavement Standards

The existing pavement conditions map is shown on page C-8.

To be most effective, an arterial-collector street system must be built to uniform standards, with the arterials being the widest and better paved, the collectors slightly less wide, but adequately surfaced. The standards listed below are suggested goals for the eventual full deployment of the Circulation Plan.

ARTERIALS

The base and pavement of the arterials must be selected for maximum durability to eliminate frequent repair. As a minimum standard, it is recommended that arterials be constructed over a 10-inch rock-aggregate base, covered by a 4-inch asphalt-concrete. The right-of-way should be 110' minimum.

The width requirements are greater in the commercial district than in the residential district.

Commercial Arterial: Pavement Width - 40 feet

2 traffic lanes each 12 feet wide - 24 feet

2 parking lanes each 8 feet wide - 16 feet

Residential Arterial: Pavement Width - 44 feet

2 traffic lanes each 12 feet wide - 24 feet

2 parking-turning lanes 10 feet wide - 20 feet

COLLECTORS

Ideally, collector streets will be paved to the same standards as the arterials. This is especially true of the commercial collectors which must withstand a lot of general abuse. In the residential areas some compromise can be allowed. The rock-aggregate base may be of lesser thickness than for an arterial, but the 3 inches of asphalt concrete should be required. Collectors should have a 90' right-of-way.

The minimum recommended widths for collectors are as follows:

Commercial Collector: Pavement Width 44 feet

2 traffic lanes each 12 feet wide 24 feet

2 parking-turning lanes each 10 feet wide 20 feet

Residential Collector:	Pavement Width	40 feet
	2 traffic lanes each 12 feet wide	24 feet
	2 parking lanes each 8 feet wide	16 feet

SERVICE STREETS

Service streets should be 2" of pavement over 4" of base rock. They should be on a 60' right-of-way.

New Construction

The emphasis of this Circulation Plan has been on improving existing streets and bringing them into a cohesive framework which will serve the needs of McFarland for at least ten years. It is quite likely that, during this span of time, new streets will have to be constructed as new housing extends Westward to Garzoli Avenue. It would be premature for this Plan to stipulate where these new streets should be constructed. They should conform to the overall Circulation Plan, however, when they are approved in the future.

FREEWAY

Caltrans has indicated that they would not support the City's proposal for full interchanges at State Highway 99 and Sherwood Avenue, Kern Avenue, Perkins Avenue, or Elmo Highway. They say the spacing between these arterials do not meet the minimum State/Federal spacing requirements of one-mile in urban areas. Their plans call for an 8-lane freeway for the segment of 99 through McFarland.

Circulation and Scenic Highways Goals

GOAL

The streets and highways of McFarland should provide for the safe and convenient movement of people and goods within the City.

Objective No. 1:
There will be fewer traffic accidents and fatalities in McFarland than last year.

Policy No. 1-a:
There will be a system of streets on which traffic is concentrated on as few streets as possible and routed around, rather than through, residential neighborhoods.

Implementation No. 1-a(1):
There will be a program set up to repair City streets according to the priority map.

Implementation No. 1-a(2):
The City will seek and obtain additional funds to repair City streets with.

Objective No. 2:
There will be at least 5 new stop signs installed at key intersections, according to the traffic control map, this year.

Policy No. 2a:
All new development in McFarland will provide and install the necessary traffic control signs for their projects.

Implementation No. 2a (1):
All new developments will be encouraged to use cul-de-sac and dead-end local streets to minimize through traffic.

Objective No. 3:
There will be a project to repaint all stop lines, stop signs, center lines, and pedestrian cross walks in the City this year.

Policy No. 3a:
Pedestrian Safety Programs will be encouraged in the City Schools.

Implementation No. 3a(1):
The enforcement of pedestrian safety laws will be emphasized in the McFarland Police Department.

Implementation No. 3a(2):
The enforcement of vehicle safety laws will be emphasized in the McFarland Police Department.

Objective No. 4:
There will be signs posted on all accessible streets for longer trucks to make pick-ups and deliveries.

Policy No. 4a:
The City will provide better access of delivery and pick-up trucks to local businesses.

Implementation No. 4a(1):
All new streets to new Manufacturing and Commercial areas will be wider for better access.

Objective No. 5:
The Public Transit ridership will be increased by at least 5% over last year.

Policy No. 5a:
Public Transit will be provided at a lower cost than the private automobile.

Implementation No. 5a(1):
Obtain increased funds for the Public Transit System so the fares can be kept down.

Policy No. 5b:
The use of the Public Transit System will be encouraged through continued public awareness programs.

Implementation No. 5b(1):
The Dial-A-Ride Transit System will continue to be advertised in the local newspaper.

Policy No. 5c:
The access to all City Services will be increased.

Implementation No. 5c(1):
The Dial-A-Ride Transit System will be encouraged through continued bilingual advertisements in the local newspaper.

SOURCES

1 Boyle Engineering, Bakersfield, CA (McFarland City Engineer)

2 California State General Plan Guidelines, OPR, 1982 Page 69

3 City of McFarland 1972 Circulation Element to the General Plan

4 City of McFarland 1975 Scenic Highways Element to the General Plan

5 City of McFarland 1989 Circulation & Scenic Highway Element to General Plan

6 City of McFarland Planning Department

7 City of McFarland Police Department

8 City of McFarland Public Works Department

9 Kern County Council of Governments

10 Kern County Department of Planning and Development Services

APPENDIX NO. 1

Updating the Plan

No Federal or State requirements currently exist concerning how often elements of the General Plan must be updated, except the Housing Element. California State Office of Planning & Research General Plan Guidelines state:

"The General Plan is a dynamic document because it is based on community values and an understanding of existing and projected conditions and needs, all of which continually change. Local governments should plan for change by establishing formal procedures for regularly monitoring, reviewing, and amending the general plan. The portions of the plan with a short-term focus, such as the implementation program, should be reviewed annually and revised as necessary to reflect the availability of new implementation tools, changes in funding sources, and the results of monitoring the effectiveness of past decision. Indeed, Government code Section 65400(b) requires the planning agency to 'render an annual report to the legislative body on the status of the plan and progress in its implementation.' The entire plan, including the basic policies, should be thoroughly reviewed at least every five years and revised as necessary to reflect new conditions, local attitudes, and political realities."

It is always easier to keep up a plan yearly, than to try to do it every 5 years. With the General Plans being put on an easily changeable computer system by Boyle Engineering, it should be much easier to update annually. This way the City Planning Staff will be able to accurately advise the City Council and Planning Commission of the need for significant update of the Circulation Element. This will better enable the City to make contributions for meeting the community's circulation needs.

The annual review should cover the following areas:

1. The effectiveness of the Circulation Element in attainment of the City's Circulation Goals and Objectives.

2. The progress of the City in implementation of the Circulation Element.

3. The updating of implementation measures in the Circulation Element.

4. The consistency of the Circulation Element with the other element of the General Plan.

APPENDIX NO. 2

Traffic Counts

The traffic counts for the Circulation and Scenic Highways Element, and the Noise Element of the McFarland Consolidated 1998 General Plan were done in part by Kern County Public Works Department, through a cooperative agreement with the Kern County Council of Governments.

The method utilized was the conventional Traffic Counter meter with the hose extending across the traffic lane of the highway. The Noise Element called for additional information that this method can not provide, namely what the ratio of cars to trucks was. This was to determine the noise contours along major truck routes in town. These more detailed traffic counts will be included in the Noise Element.

FIELD SHEET

24-Hour Portable Traffic Recorder Counts

COUNTY-
ROUTE- FROM- 3-17-88-Thu TO-

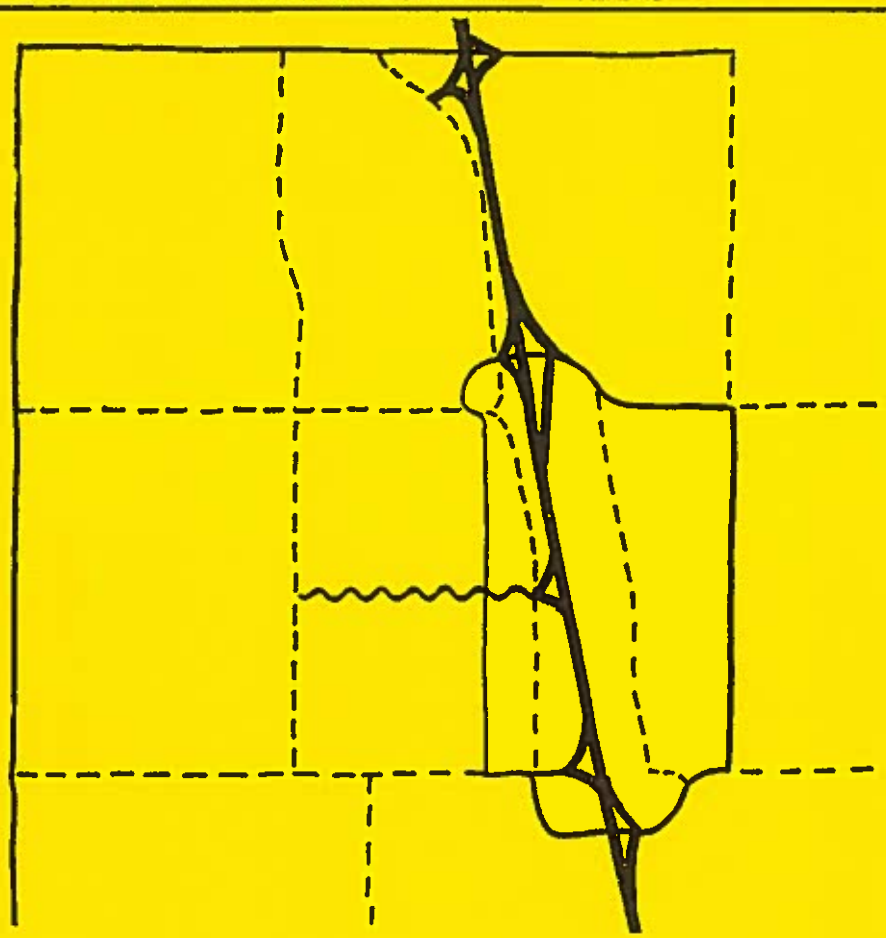
COUNT STATION NO.	LOCATION	LEG	COUNTER NUMBER	COUNT STARTED Date	COUNT STARTED Time	READINGS	NUMBER OF VEHICLES
	Set J San Juan S/O Sherwood				10:26	Stop Start Diff	4,727
	Sherwood W/O Second				10:41	Stop Start Diff	3,229
	Seventh S/O Robertson				10:57	Stop Start Diff	398
	Perkins E/O Third				11:09	Stop Start Diff	3,942
	Perkins E/O BROWNING				11:21	Stop Start Diff	2720
						Stop Start Diff	
						Stop Start Diff	
						Stop Start Diff	
						Stop Start Diff	
						Stop Start Diff	

Remarks:

A.B.L. 4-19-50. Road Cons. 34

CALIFORNIA STATE-WIDE HIGHWAY PLANNING SURVEY
C-22

Circulation



McFarland

2011

Consolidated General Plan

PROGRAM E.I.R.

- Housing
- Land Use
- Circulation
- Noise
- Open Space, Conservation & Recreation
- Safety & Seismic Safety

McFarland 2011

Consolidated General Plan

PROGRAM E.I.R.

FOR THE

McFARLAND CONSOLIDATED 2011 GENERAL PLAN

PREPARED BY

BOYLE ENGINEERING CORPORATION

ADOPTED BY

McFarland Planning Commission	-	September 3, 1991
McFarland City Council	-	September 12, 1991

FINAL EIR FOR THE CITY OF McFARLAND GENERAL PLAN
TABLE OF CONTENTS

LIST OF FIGURES

APPENDICES

SECTION I

INTRODUCTION

This Environmental Impact Report (EIR) has been prepared by the City of McFarland for the purpose of facilitating compliance with the California Environmental Quality Act (CEQA). The document provides the City, the Kern County Local Agency Formation Commission (LAFCO), the McFarland Mutual Water Company, other public agencies, and private sector developers with necessary information regarding the likely environmental impacts of typical urban development projects.

A Notice of Preparation (NOP) was circulated to all responsible agencies, trustee agencies and other interested parties. A list of agencies to whom the notice was sent is included in Appendix 1. Responses to the NOP, which were received within the 30-day review period, are included in Appendix 2 and have been used to formulate the scope and content of the EIR.

The document includes the statutory sections required of an EIR in the CEQA Guidelines, including a discussion of the setting, effects of community development and feasible mitigation measures, a summary of adverse environmental impacts of the proposed project (as defined in Section II), and alternatives to the standard impacts.

SECTION II

DESCRIPTION OF PROJECT

McFarland is an incorporated city of approximately 6500 persons located on Highway 99 approximately 20 miles north of Bakersfield in Kern County, California (See Figure E-A). The California State Planning Act requires that every city and county prepare and adopt a long-term and comprehensive general plan for its development. There are seven mandatory elements of the general plan. These elements are: Housing, Land Use, Circulation, Noise, Open Space, Conservation, and Safety.

In the past, various elements of the General Plan have been prepared and updated as separate documents, typically at different times. Currently the entire McFarland General Plan is being rewritten, reorganized and consolidated into a one-document publication. Each of the seven required elements, with the exception of Open Space and Conservation which are combined as one chapter, and this EIR will be separate chapters in the document. Preparation of this new document constitutes the project addressed by this EIR.

Figure E-B shows the proposed boundaries for the City of McFarland Sphere of Influence and the city limits. These boundaries outline the area of study for this EIR.

FIGURE E-A

VICINITY MAP

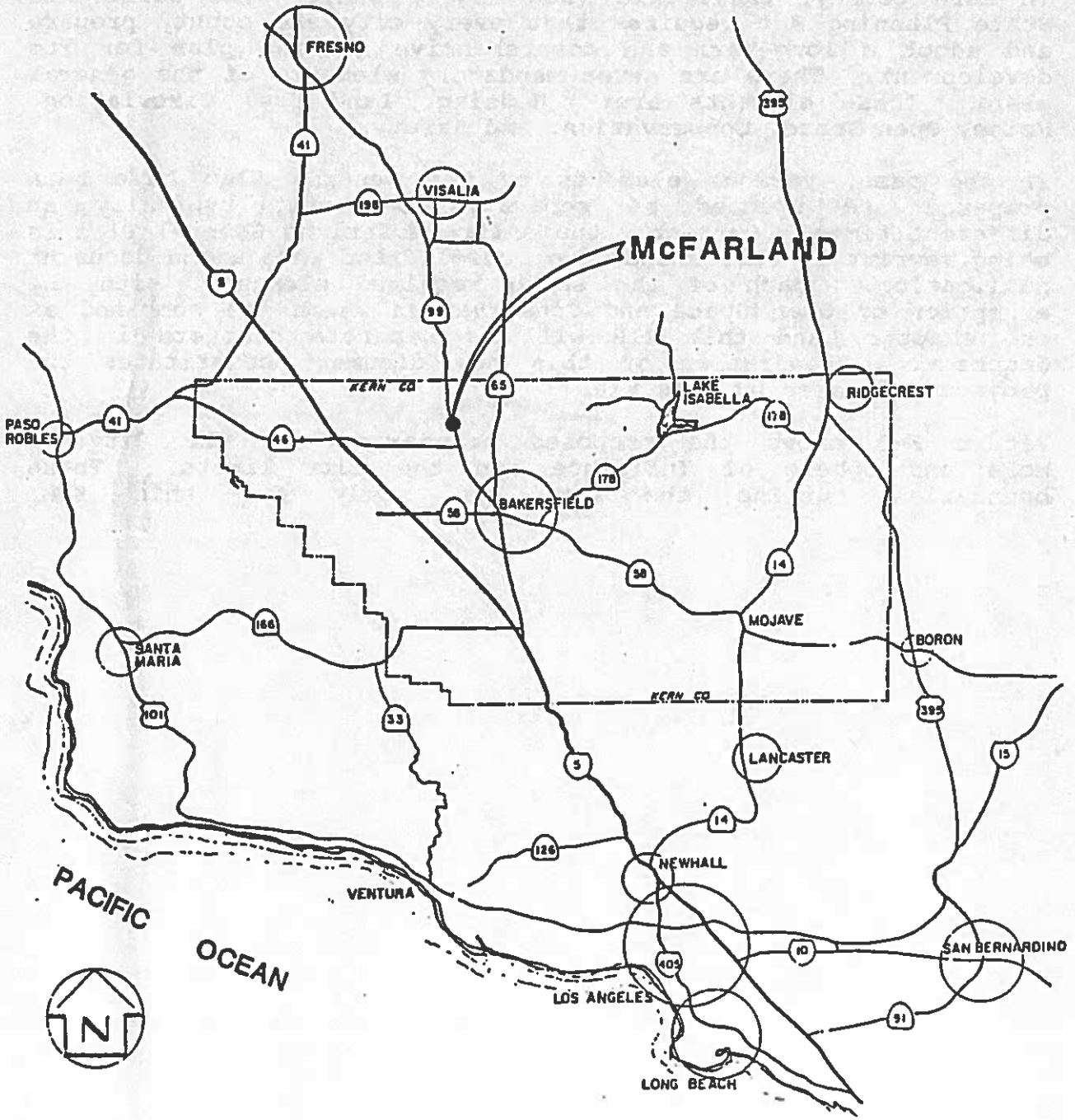
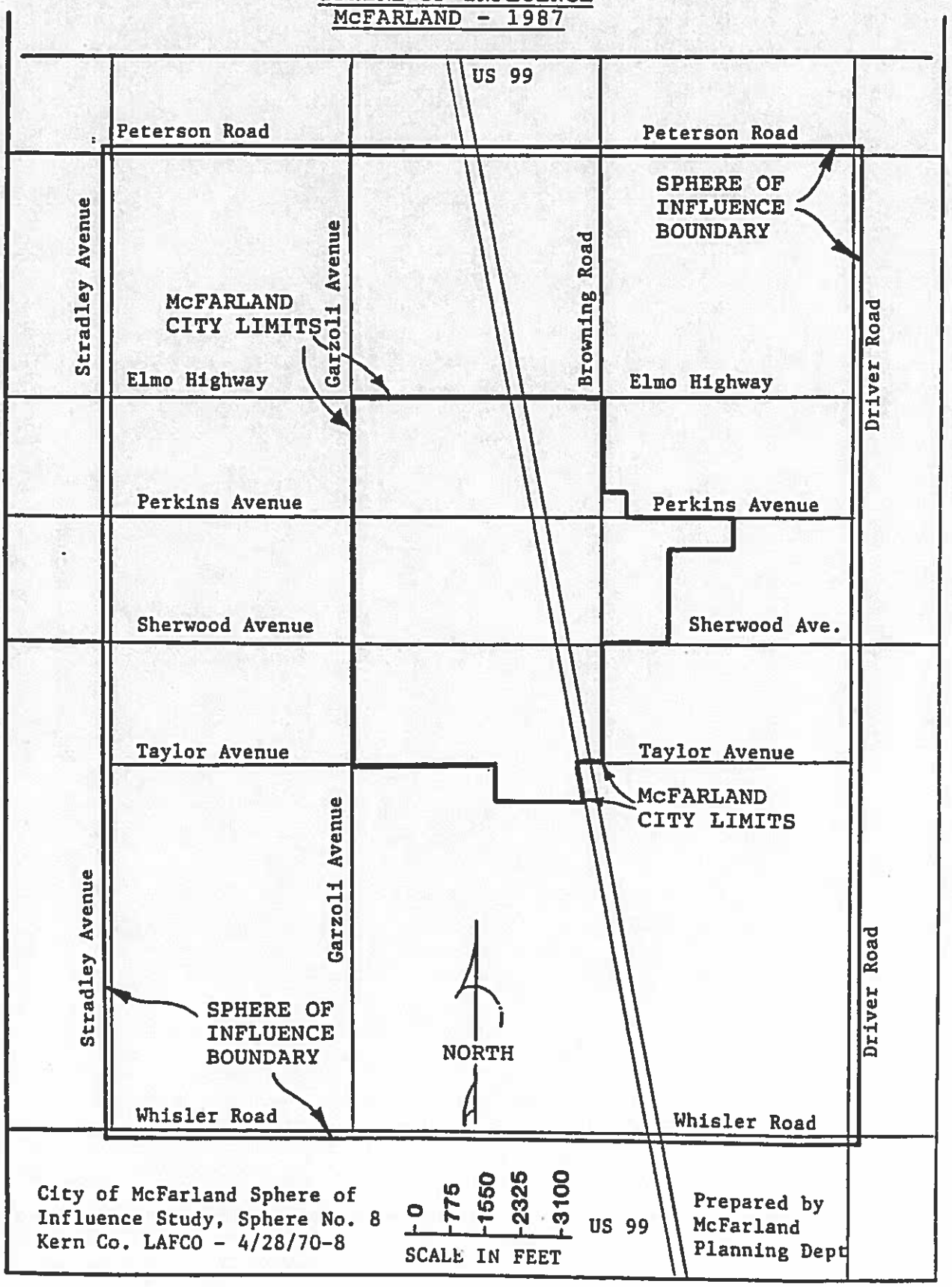


FIGURE E-B

SPHERE OF INFLUENCE
McFARLAND - 1987



SECTION III

ENVIRONMENTAL SETTING, EFFECTS OF COMMUNITY DEVELOPMENT AND MITIGATION MEASURES

3.1 Visual Features and Existing Conditions

The City of McFarland is an agricultural-service community primarily composed of single-story structures. The city is comprised of a central business district and usually homogeneous residential neighborhoods. Commercial and industrial businesses are primarily located along Perkins Avenue, Sherwood Avenue, Kern Avenue, and Industrial Street. The downtown commercial area is not distinctly separated from surrounding homes, but is merged with older residential neighborhoods, forming a residential-commercial transition area. Parks, churches and schools are scattered throughout the city. A large variety of crops are grown in the area surrounding McFarland. To the east of McFarland are the Sierra Nevada foothills and to the west is the Temblor Mountain Range. These distant mountains and hills are frequently hidden by haze in the summer and by fog in the winter. In addition, there are no designated scenic highways or corridors in the McFarland area.

3.1.1 Effects of Community Development

There are no real scenic features in the City of McFarland which can be threatened by potential development projects. Therefore, no adverse impacts on visual or scenic features are anticipated from development within the community.

3.1.2 Mitigation Measures

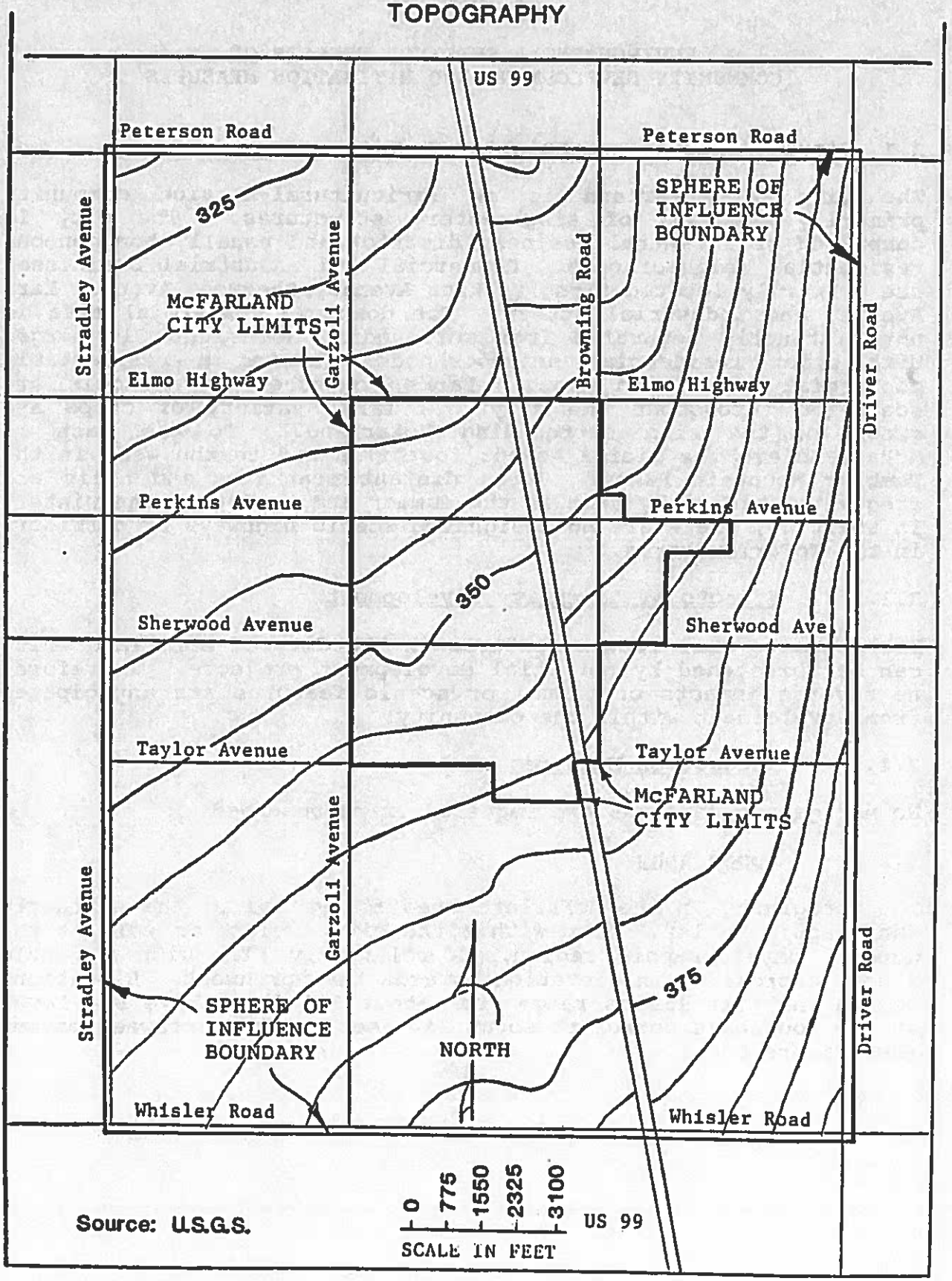
No mitigation measures are required or recommended.

3.2 Topography

The topography in the McFarland area is typical of the southerly San Joaquin Valley. Land within the city limits, as well as the general physiographic region, is relatively flat with a gentle slope, decreasing in elevation towards the northwest. Elevations within the city limits range from about 360 feet above sea level at the southeast corner to about 340 feet at the northwest corner (see Figure E-C).

FIGURE E-C

TOPOGRAPHY



Source: U.S.G.S.

3.2.1 Effects of Community Development

The topography of the McFarland area will be slightly modified as development sites are graded, roads constructed, or construction related runoff erosion occurs. However, since the slope of the area is already minimal, it is anticipated that no significant topographic effects will result from urban development.

3.2.2 Mitigation Measures

No mitigation measures are required or recommended.

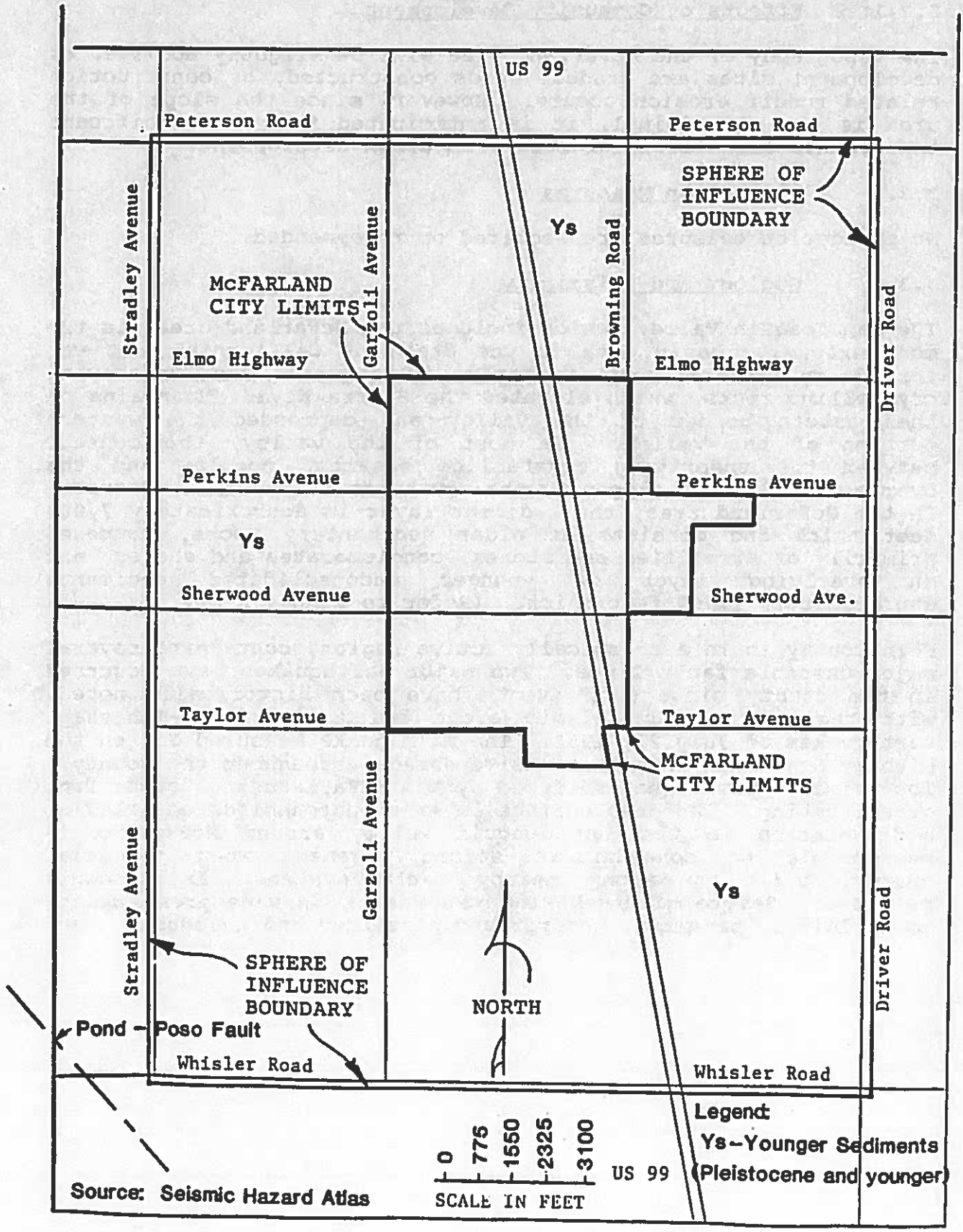
3.3 Geology and Seismicity

The San Joaquin Valley, which includes the McFarland area, is the most extensive basin area in the State of California. It was formed by intermittent westerly tilting of the underlying crystalline rocks, which elevated the Sierra Nevada Mountains on the eastern border of the valley and depressed the western portion of the valley. In most of the valley, the contact between the underlying crystalline basement complex and the overlying sediments slopes to the southwest at about six degrees. In the McFarland area, the sediment layer is approximately 7,000 feet thick and consists of older sedimentary rocks, composed primarily of stratified sandstones, conglomerates and shales, and an overlying layer of younger unconsolidated sediments approximately 1,500 feet thick. (Refer to Figure E-D).

Kern County is in a seismically active region, containing several major unstable fault lines. Two major earthquakes have occurred in the county since such events have been historically noted, with the last major seismic event being the Arvin-Tehachapi earthquakes of July 21, 1952. The main quake measured 7.7 on the Richter Scale and caused extensive damage throughout the county. The primary seismic hazard faced by the McFarland area comes from groundshaking. The deep surface layer of unconsolidated alluvial sedimentation in the San Joaquin Valley around McFarland is susceptible to considerable sudden movement when potential energy, built up along nearby fault systems, is suddenly released. Severe groundshaking can result in widespread damage to buildings, pavement, underground pipelines and aqueducts.

FIGURE E-D

GEOLOGY



McFarland has experienced a mild degree of soil subsidence, approximately two to three feet within the past 40 years, primarily as a result of the steady extraction of underground water and oil. The most severe area of the subsidence is located approximately ten miles north of the city, where the land has subsided approximately twelve feet since 1926. Another risk of seismic groundshaking is the causation of subsidence and disruption of the city landscape. McFarland is not subject to such seismic hazards as landslides or soil creep because of its gently sloping topography. The local water table averages 150 feet below the soil surface and so liquefaction should not pose a threat.

3.3.1 Effects of Community Development

Any residential, commercial or industrial structures would most likely be affected in a seismic event by groundshaking. There is no geologic information available which suggests that building should not take place in the study area. In the event of a major nearby seismic event, groundshaking would be likely to affect structures throughout the valley. Improperly reinforced structures would be most susceptible to damage.

A seismic event would be unlikely to cause significant damage to any agricultural land in the McFarland area, unless it was accompanied by flood or fire.

3.3.2 Mitigation Measures

Enforcement of the provisions of the Uniform Building Code will mitigate the potential damage to structures due to earthquakes.

3.4 Meteorology and Climatology

The climate of McFarland is typical of the southern San Joaquin Valley. Temperatures in the area reach an average high of 85° F to 95° F in the summer with temperatures over 100° F being common. In the winter months, the low temperature averages around 45° F with temperatures below freezing occurring fairly often. The average rainfall is approximately 6.5 inches per year with an average evaporation rate of approximately 65.5 inches.

Dense, low lying fog occurs primarily during the months of November through February in the night and early morning hours. Usually fog conditions develop between the passage of storm systems when stagnant air conditions prevail. The average total hours of fog recorded in Bakersfield over a ten-year period was 500 hours per year.

On a regional scale, the San Joaquin Valley is affected by characteristic seasonal air flows. In winter months, cold air draining off the surrounding mountains forces air down the axis of the valley toward the San Francisco Bay region, resulting in primarily northerly air flows through McFarland. In summer months, the process is reversed. Prevailing ocean breezes push air through the Bay region and up the axis of the valley, resulting in typically southerly air flows.

The long axis of the valley (with surrounding mountains) and the prevailing winds just described, provide opportunity for the formation of inversion conditions. Inversion layers entrap pollutants which are dispersed throughout the San Joaquin Valley by prevailing air flows.

Local climatic patterns are influenced by geography, human uses of the land, vegetation, and atmospheric conditions. Urban areas generally have higher temperatures than open rural areas (perhaps 2-3 degrees F higher) since asphalt and concrete absorb more heat energy, and release it at a slower rate during the day than fields and open ground.

Cities, in addition to having warmer temperatures, tend to have less wind, produce more haze, smoke and fog, and have slightly more precipitation. On the other hand, rural areas have higher humidity due to greater evapotranspiration rates from vegetation and irrigated acreage, a clearer atmosphere, lower temperature, higher wind speed, and greater solar radiation.

3.4.1 Effects of Community Development

Community development may influence the microclimate of McFarland. However, additional urban development in McFarland will not significantly alter weather patterns or create a significant environmental impact.

3.4.2 Mitigation Measures

Required landscaping of residential, commercial and industrial areas will slightly reduce ambient air temperatures in the summer. Street lighting and street striping will improve visibility during foggy periods. Lighting is required by the city for all new developments and the city provides street striping for all major arterial and collector streets.

3.5 Air Quality

McFarland is located in the San Joaquin Valley Air Basin as established by the California Air Resources Board. The Air Basin is located in the southern portion of the San Joaquin Valley and is generally bounded on the north by the Sacramento Valley (see Figure E-E). The closest full air monitoring station is located in Bakersfield (Chester Avenue), approximately 20 miles southeast of McFarland. Air quality in the McFarland area is dependent on several factors such as geographic location, regional meteorology, and the type and quantity of air emissions. These factors and their relationship to air quality are described below:

Meteorology - The two major meterologic factors affecting air quality are air movement and turbulence, both of which are functions of wind and atmospheric instability. Normally, strong winds and unstable air will cause high pollutant dispersion, while light winds and stable air will permit pollutants to accumulate. Air currents in both vertical and horizontal directions are important to the dispersion process.

Wind - During the summer months, air enters the San Joaquin Valley from the San Francisco Bay region and flows southeasterly towards the Tehachapi Mountains. During the late fall and winter months the air flow reverses, moving towards the northeast as a result of cold air draining off the mountain slopes which surround the Air Basin.

These surface winds are measured routinely in the Air Basin by several public agencies. The total run of wind is recorded hourly from each of the four compass quadrants. Wind speeds are generally highest during the spring months and lowest in the fall and winter. During the fall and winter, the hourly wind speeds exhibit wide fluctuations, with brief intervals of very strong winds and intervening relatively calm periods.

The strong predominance of northwesterly winds has a significant relationship to air quality in the McFarland area. The prevailing northwestern flow and the absence of major land forms on the valley floor cause air contaminants from the northern portion of the valley to drift and accumulate in the southern portion of the valley. As a result, on many days when the northern portion of the valley is experiencing good air quality and northwesterly winds, visibility in the McFarland area may be restricted.

Air Stability - The most significant factor which influences valley weather and air pollution patterns is the semi-permanent subtropical high pressure belt located off the west coast of North America. Air in the pressure belt descends almost continuously, causing compression and a resulting increase in the Air Basin's temperature and relative humidity. The pressure belt migrates north and south seasonally, dominating valley weather

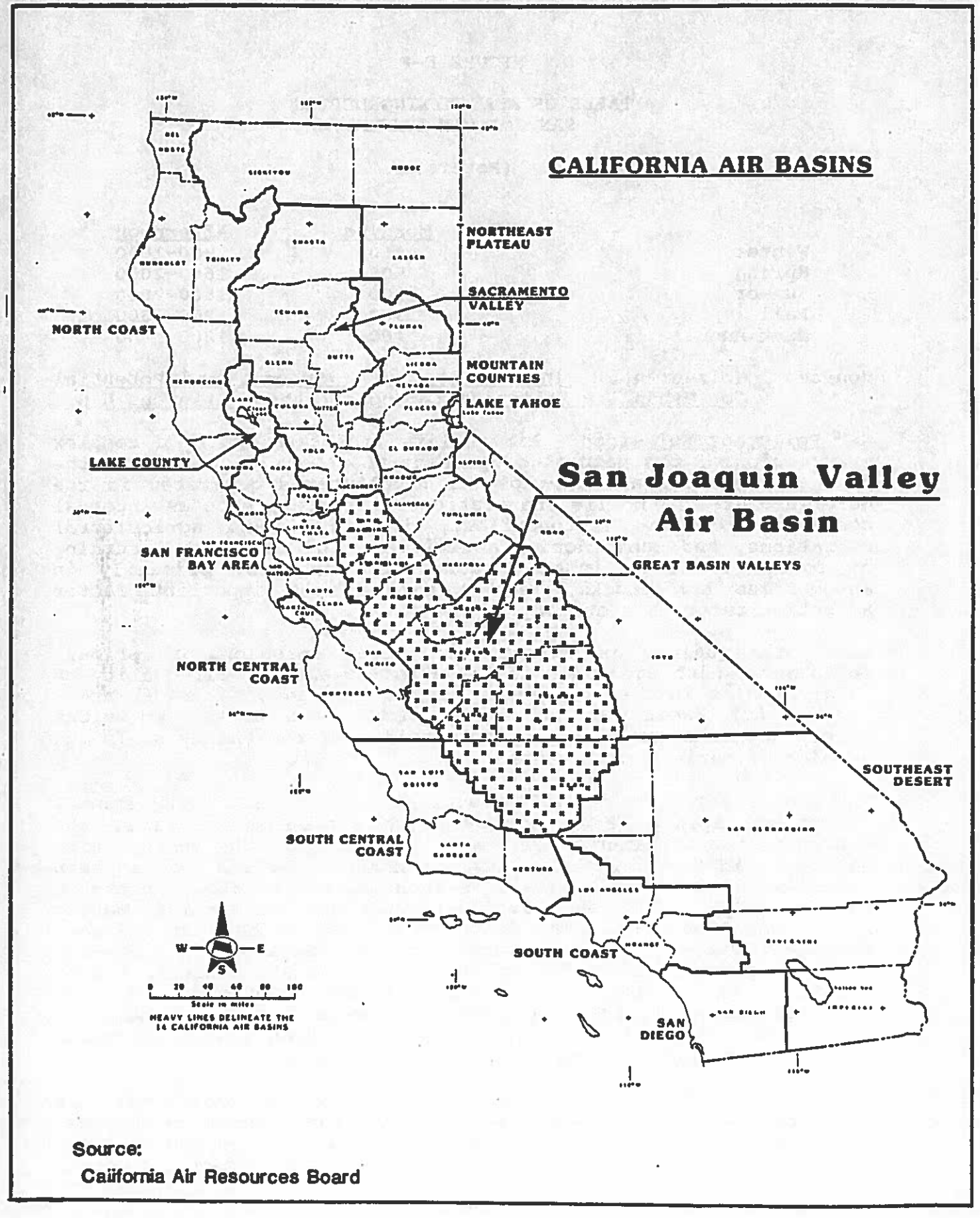
during the summer months by preventing major storms and precipitation from reaching the valley. When the pressure differential between the pressure belt and the valley interior is weak, stagnant conditions result in the Air Basin and pollutant dispersion is relatively poor.

During winter months, the pressure belt shifts southward allowing rain to penetrate into the Air Basin. Another high pressure cell which affects the Air Basin develops east of the Sierra Nevada during the winter. When the pressure cell is very strong, descending winds will scour out the Air Basin resulting in dry, bright winter days. When the cell is weaker, a layer of cool, damp air is trapped in the Basin and extensive fog results. Climatic records for Bakersfield indicate that heavy fog occurs on the average of twenty days each winter. The top of the low strata and fog ranges up to 3,000 feet, creating an inversion base and low air dispersion below this base.

The local meterological conditions, combined with the geographic configuration of the Air Basin, then creates conditions which are favorable for the development of air pollution, principally as a result of "inversions". Normally, as air rises and disperses, it cools. However, at times, the rising air becomes trapped below a warmer air layer forming an inversion layer. Typically, in the summer months, downward vertical air movement compresses and heats the air causing a subsidence inversion, while winter inversions are formed by the sun heating the upper air, above the fog layer for example, trapping air which has been cooled by contact with the earth's surface at night. When inversion conditions exist, vertical transport and dispersion is hindered causing pollutants to accumulate.

The average height of the inversion layer (the depth of the contaminant mixing layer) varies from season to season because of differing weather conditions. Figure E-F shows seasonal and annual mean mixing depths in the Air Basin. The table shows that the winter months in the Air Basin exhibit the poorest conditions for vertical mixing and, therefore, the best opportunity for pollutants to accumulate in the atmosphere.

FIGURE E-E



Source:
California Air Resources Board

FIGURE E-F

TABLE OF MEAN MIXING DEPTHS
SAN JOAQUIN VALLEY

(Meters)

	Morning	Afternoon
Winter	400	800-1000
Spring	600	1600-2000
Summer	300	1600-2000
Fall	300	1200-1600
Mean Annual	400	1200-1600

Source: Holzworth, Mixing Heights, Wind Speeds, and Potential for Urban Air Pollution throughout the Contiguous U.S.

Air Pollutant Emissions - Air quality is determined by a complex interaction of the natural dispersion phenomena discussed in the previous subsection and atmospheric pollutants generated in the McFarland area by mobile and stationary sources, such as internal combustion engines (automobiles), industrial and agricultural operations, and construction activities. Of these, the burning of fossil fuels in internal combustion engines, primarily in automobiles and trucks, is the single most important factor affecting future air quality.

Local air quality is affected by local emissions of primary pollutants which are added to the existing ambient air quality. A local problem in the McFarland area, common to other rural areas in the Air Basin, is suspended particulate matter emissions (dust) generated primarily by cultivation of the valley soils and burning of agricultural wastes.

The Clean Air Act of 1970 required the U. S. Environmental Protection Agency (EPA) to establish standards to limit the concentration of harmful pollutants occurring in the ambient air. National Ambient Air Quality Standards (NAAQS) have been established for ozone (O_3), carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), suspended particulate matter (PM_{10}) and lead (Pb). The State of California has adopted more stringent ambient standards for each of these air pollutants. However, current air quality planning efforts are concentrated on attaining the NAAQS. The Clean Air Act Amendments of 1977 required states to identify areas that were in nonattainment of the NAAQS and to develop State Implementation Plans including strategies to bring those areas into compliance.

Air quality in California is regulated by the California Air Resources Board, Multi-County Air Pollution Control Districts, and the EPA. The Air Resources Board is responsible for regulation of mobile source emissions, establishment of state

ambient air quality standards, research and development, and coordination of the activities of the regional and local air quality agencies. The regional and local agencies monitor ambient pollutant concentrations and regulate stationary source emissions. The air basins, or portions thereof, are classified as "attainment" or "nonattainment" by the Air Resources Board, based on the air quality monitoring data collected by the local agencies. McFarland is located in a portion of the San Joaquin Valley Air Basin that has been designated as attainment for the NAAQS for CO, NO_2, and SO_2 and nonattainment for O_3.

In July 1987, the EPA revised the NAAQS for particulate matter due to scientific research which demonstrates that particles less than 10 microns in size are the most damaging to human health and are not filtered out by normal body mechanisms. Monitoring of the smaller diameter particulates (PM_{10}) began in 1985. The previous standard required monitoring of total suspended particulates (TSP). PM_{10} monitoring has not been collected over a period of time sufficient to designate areas as attainment of nonattainment. However, the San Joaquin Valley Air Basin has been designated nonattainment with the NAAQS for TSP. Based on this prior designation and the PM_{10} data collected thus far, it appears that the Basin will be designated nonattainment with the NAAQS for PM_{10}.

Several plans for achieving attainment of the O_3 and TSP NAAQS in the San Joaquin Valley Air Basin have been adopted. Attainment of all the NAAQS was to be achieved by the end of 1987. In the absence of a revised version of the Clean Air Act, the EPA has developed a Post 1987 policy which requires nonattainment areas to reduce emissions by 3% (base year emissions) and implement many transportation control measures. Designation of the Basin as nonattainment for the PM_{10} NAAQS will require a plan for attainment for PM_{10} as well.

The Kern County Air Pollution Control District is the local agency responsible for monitoring air quality. The owner of any new, or modified, stationary source of air pollutants (except for those specifically exempted by the District), is required to apply for an Authority to Construct with the District. If the source would emit air pollutants in excess of 150 pounds per day, the Best Available Control Technology (BACT) requirements would apply. If emissions of any pollutant regulated by the NAAQS exceeds 250 pounds per day, emissions offsets are required. These offsets are emission reductions at existing sources that equal or exceed the net emissions increase due to the new source. The District will issue a Permit to Operate only after the source is constructed and, in some cases, tested and monitored.

A five-year summary of the monitoring data for the major pollutants, those which state or federal agencies have established ambient air quality standards, as collected at the Chester Avenue monitoring station in Bakersfield, is given in Figure E-H. The concentrations of regional pollutants, such as

O_3, TSP, and PM_{10} are representative of concentrations in the McFarland area. Concentrations of the more locally influenced pollutants, such as CO, are probably higher in Bakersfield than in McFarland.

Air pollutants cause eye and respiratory tract irritations, and damage to agricultural crops and cultivated flowers.

3.5.1 Effects of Community Development

Construction activities for development projects would temporarily degrade local air quality by increasing particulate (dust) concentrations in the vicinity of the development. Increased vehicle traffic due to development would also generate air pollutants. These mobile sources will be the principal source of future pollutant increases. Stationary sources, although the primary cause of existing pollutant concentrations, are required to offset emissions before new sources will be allowed.

Motor vehicle emissions have been estimated based on proposed 1998 development using the URBEMIS-2 model as developed by the California Air Resources Board. The results are given in Appendix 3 and have been summarized in Figure E-G. Increased emissions due to vehicles may contribute to crop damage to surrounding agricultural land. Agricultural operations near urban areas may create a nuisance by generating dust and odors.

FIGURE E-G
SUMMARY OF AIR QUALITY MODELLING RESULTS

POLLUTANT	EMISSIONS (TONS/YEAR)
Carbon Monoxide	104.1
Nitrogen Oxides	12.2
Total Organic Gases	13.6

Source: Boyle Engineering Corporation, Bakersfield, CA.

3.5.2 Mitigation Measures

The effect of new industrial projects will be mitigated by compliance with the Kern County Air Pollution Control District regulations. Motor vehicle emissions could be mitigated by reducing the number of vehicle trips by encouraging ridesharing and bicycle use. Proposed bicycle paths within the City have been designated in the Open Space and Conservation Element.

During construction activities, exposed soil should be wet down in order to minimize dust. Stockpiled materials and loaded trucks should be covered to reduce wind entrainment of dust. Vehicle speeds on construction sites should be limited to 15 miles per hour and on-site vehicle travel kept to a minimum.

3.6 Surface Hydrology

The unincorporated areas surrounding the city are used primarily for agriculture, producing crops such as grapes, nuts, and cotton. Due to the high permeability of the soils and the gentle slope of the land, water runoff in the McFarland area during most storms is slight.

However, there are three north-south barriers in the area which cause ponding and divert flow. These are the Friant-Kern Canal located one mile east of McFarland, Highway 99, and the Southern Pacific Railroad that parallels the highway. A portion of the city east of Highway 99 is within the one hundred year floodplain as shown on the Flood Insurance Rate Map of the city. Figure E-6 shows the location of the one hundred year floodplain.

The sources of flood water reaching the city are overflow from Poso Creek located south of McFarland and runoff from the mountains east of the city. The built-up bank of the Friant-Kern Canal provides protection from major floods less than the 100-year flood.

McFarland's drainage system consists of street curbs and gutters. There is an existing drainage sump on the east side of Highway 99 and a sump planned for the west side.

FIGURE E-H

SOUTHERN SAN JOAQUIN VALLEY AIR POLLUTANT SUMMARY
MEASURED AT CHESTER AVENUE MONITORING STATION (BAKERSFIELD)

POLLUTANT	STANDARD	1982	1983	1984	1985	1986	1987
Ozone (O_3)							
Highest 1-hr average ppm(1)	≤0.10	0.16	0.14	0.13	0.15	0.15	0.14
Number of standard excesses(2)		45	50	39	62	68	68
Carbon Monoxide (CO)							
Highest 1-hr average, ppm	<20	14	14	11	10	14	10
Number of standard excesses(2)		0	0	0	0	0	0
Highest 8-hr average ppm	<9.0	11.3	8.9	6.9	6.0	8.8	6.9
Number of standard excesses(2)		1	0	0	0	0	0
Nitrogen Dioxide (NO_2)							
Highest 1-hr average ppm	<0.25	0.11	0.14	0.14	0.16	0.11	0.10
Number of standard excesses(2)		0	0	0	0	0	0
Sulfur Dioxide (SO_2)							
Highest 24-hr average, ppm	≤0.05	0.04	0.05	0.02	0.01	0.02	0.02
Number of Standard excesses(2)		0	1	0	0	0	0
Total Suspended Particulate (TSP)							
Highest 24-hr average, ug/m³(1)	≤100(3)	250	208	328	782	223	244
Number of standard excesses(4)		31	22	37	35	40	28
Annual Geometric Mean, ug/m³	≤60(3)	116	92	122	136	107	106
Total Suspended Sulfate							
Highest 24-hr average ug/m³	≤25	35	47	23	22	19	9
Number of standard excesses(4)		3	2	0	0	0	0
Suspended Particulate (PM_{10})							
Highest 24-hr average ug/m³	<50	NA	NA	NA	302	181	188
Number of standard excesses(4)		NA	NA	NA	39	46	37
Annual Geometric Average, ug/m³	<30	NA	NA	NA	70	68	57
Lead							
Highest 30-day average, ug/m³	≤1.50	0.83	0.97	0.53	0.41	0.21	0.08
Number of standard excesses(4)		0	0	0	0	0	0

(1) ppm: parts per million; ug/m³: micrograms per cubic meter

(2) "Standard excesses" refers to the number of days during which the applicable standard was exceeded in a given year.

(3) The California Air Resources Board (ARB) has redefined this standard to apply to "inhalable" particles only (i.e., those less than 10 microns in diameter). The new 24-hour standard is 50 ug/m³ and the new annual geometric mean is 30 ug/m³. ARB states that the new standards are "reasonably equivalent" to the old (BAAQMD, Air Currents, 3/83).

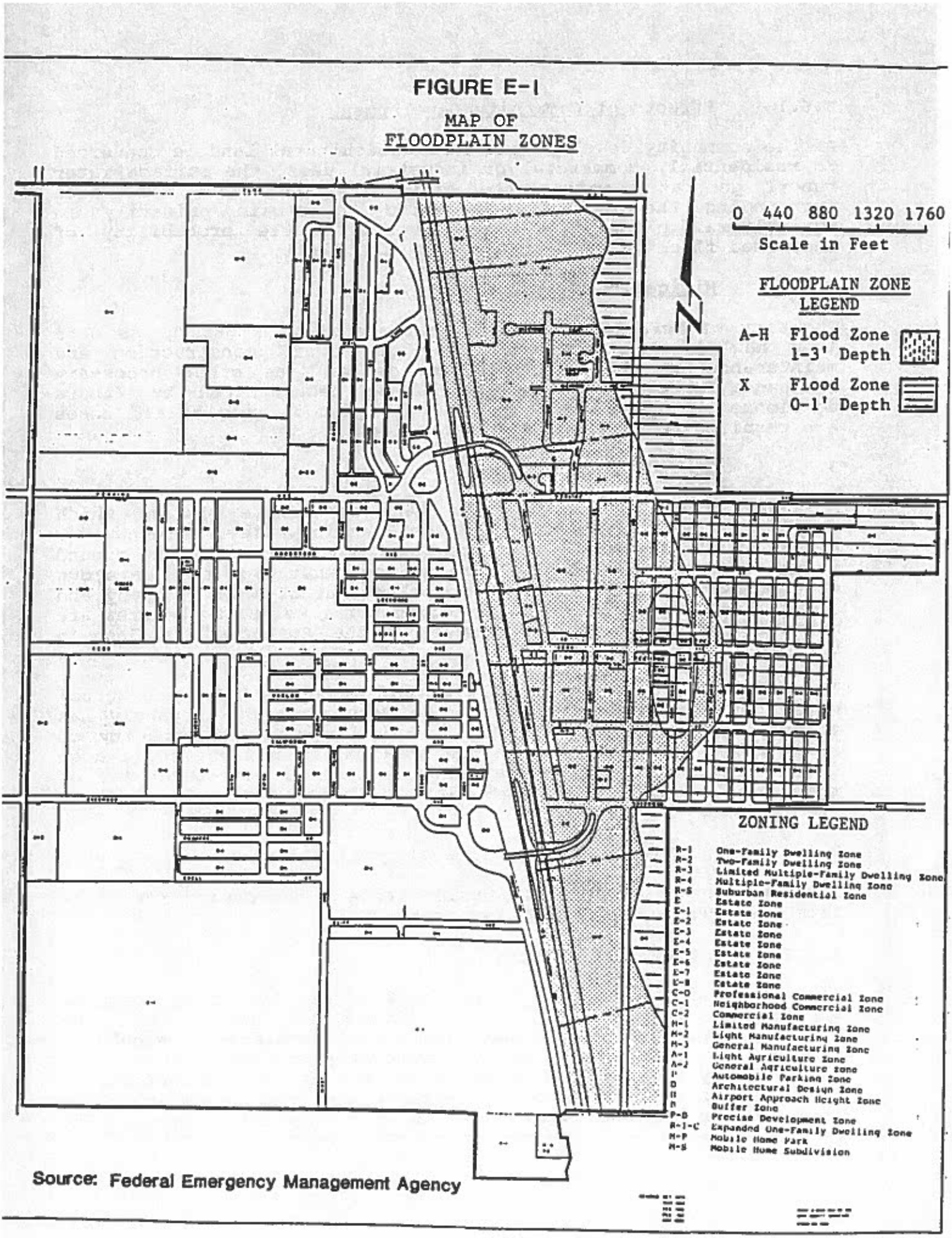
(4) Measured every six days.

NOTE: Underlined values represent excesses of applicable standards.
NA: (Data) Not Available

SOURCE: California ARB, Air Quality Data Summaries, 1982-1987.

FIGURE E-1

MAP OF FLOODPLAIN ZONES



Source: Federal Emergency Management Agency

3.6.1 Effects of Community Development

As the community develops and more agricultural land is converted to residential, commercial or industrial uses, the surface water runoff generated within the city will increase. The area surrounding the city is projected to remain primarily in agricultural production, resulting in little probability of increased flood hazard from outside of the city.

3.6.2 Mitigation Measures

The City of McFarland collects drainage fees of $800/gross acre from new developments that will go toward construction and maintenance of the Westside sump as well as other necessary drainage improvements that would be necessitated by future development. Developments within designated flood hazard zones are required to be elevated and/or flood proofed.

3.7 Groundwater Hydrology

McFarland lies over the Tulare Lake Groundwater Basin, which includes a large portion of the San Joaquin Valley. Groundwater depths in the McFarland area are about 150 feet below the ground surface. Water levels have declined somewhat over the years due to groundwater pumping by the McFarland Mutual Water Company and local agricultural operators. Agricultural wells in the area are maintained by individual farmers or the Southern San Joaquin Municipal Utility District.

The only water source presently available to the McFarland Mutual Water Company is groundwater. The Water Company currently has three operable wells in McFarland with a combined capacity of about 3 MGD. Groundwater in the area has been found to be high in nitrates and DBCP. Nitrate removal plants operate at two of these wells which bring the nitrate levels below the federal standard limit.

3.7.1 Effects of Community Development

Development within the city would create a new demand for water from the McFarland Mutual Water Company.

3.7.2 Mitigation Measures

If industrial development is to occur within the city, adequate monitoring and control, as determined based on the characteristics of the proposed industrial development, should be provided in order to prevent groundwater contamination. The water supply improvements required for any new development should be analyzed by a registered engineer and the costs of these improvements included when determining the economic feasibility of the project.

Water conservation measures should also be undertaken. All new developments should be equipped with water-saving fixtures and landscaped areas should include plants with low water consumption requirements. Additional mitigation measures regarding the Water Company are discussed in Section 3.15.

3.8 Soils and Petroleum Resources

Soils - Soils within the McFarland Sphere of Influence consist mainly of McFarland Loam with some Delano Sandy Loam and Wasco Sandy Loam. The approximate location of the various soils types are shown on Figure E-J. The McFarland and Delano soils listed above are in capability Class I and the Wasco soil is in capability Class II with irrigation, making them prime soils for agricultural use. Of the three soils types, the McFarland Loam is the best suited to intensive agriculture and the most favorable for general crop production.

These soils are used for a wide variety of irrigated crops such as cotton, alfalfa, grapes, walnuts, and roses, as well as urban development. Irrigation water is readily available to the area.

The entire McFarland Sphere of Influence, as well as some portions within the city boundaries, are located within an Agricultural Preserve as established by the Williamson Act. The location of lands within the Agricultural Preserve is shown on Figure E-K.

The hazard of water erosion in the McFarland area is slight. However, the area is subject to rare periods of flooding.

Petroleum Resources - There is a good possibility that the city is sitting over an untapped petroleum or natural gas reserve. The strata which underlies McFarland is deeper than many others in the general area. The city and the County of Kern permit drilling in certain zones and under certain circumstances. Currently, petroleum production operations are located within fifteen miles of the city.

3.8.1 Effects of Community Development

Soils - Development of the Sphere of Influence as proposed by the General Plan will remove approximately 550 acres of prime soils from agricultural production. This loss can be significant due to its permanence and when combined with other farmland conversions in the county.

FIGURE E-J

SOILS TYPES

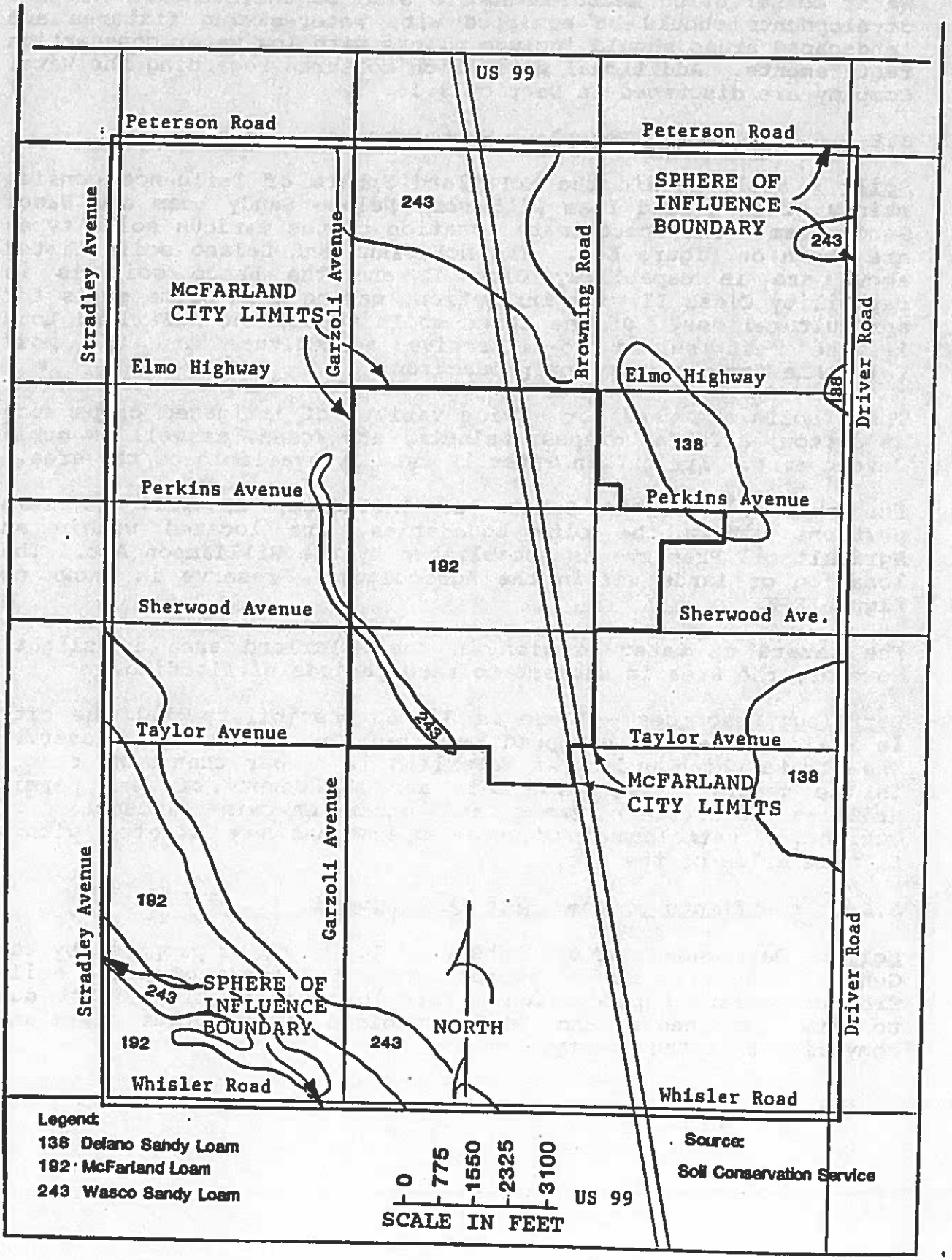
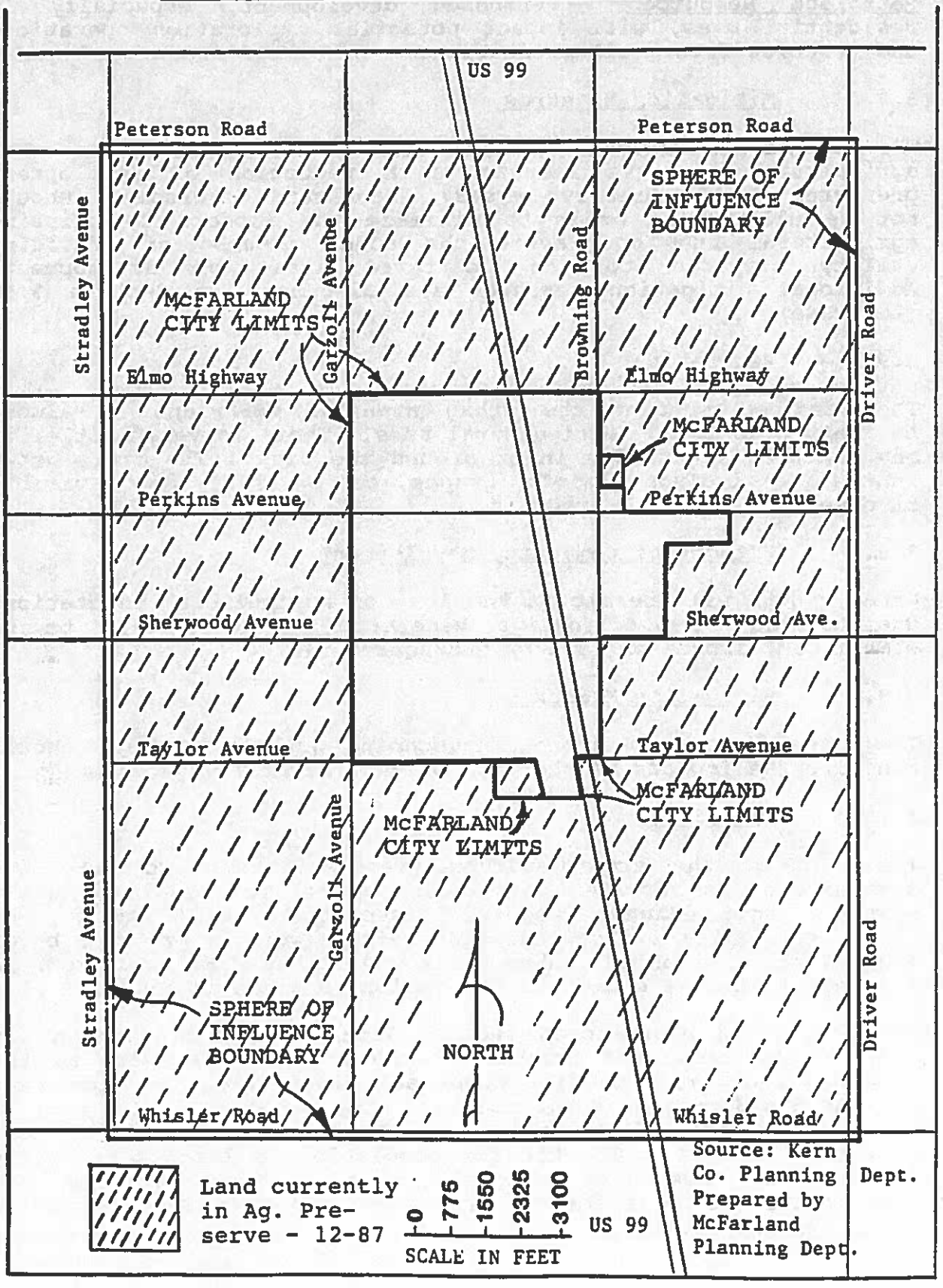


FIGURE E-K

MAP OF McFARLAND LAND IN AG. PRESERVE



Petroleum Resources - Proposed development, especially in residential uses, will impact potential exploration operations and restrict future oil production.

3.8.2 Mitigation Measures

The loss of agricultural acreage itself cannot be mitigated. The agricultural preserve results in a reduction of development pressures in the preserve areas. Haphazard development should not be allowed in order to minimize the impacts to existing agricultural uses and avoid the added expense of providing utility services to the scattered areas of development. Additional mitigation measures are discussed in Section 3.13 (Land Use).

3.9 Vegetation

The land surrounding the urban area of McFarland is almost entirely devoted to agricultural uses. There is very little, if any, natural vegetation in or around the city. The crops grown in the area include almonds, grapes, cotton, kiwi, and a variety of other agricultural products.

3.9.1 Effects of Community Development

Urban growth will result in the loss of agricultural vegetation. Due to the lack of native vegetation, there will be no significant impact on rare or endangered flora.

3.9.2 Mitigation Measures

The development of urban landscaping and vegetation should minimize the impacts of the loss of agricultural vegetation.

3.10 Wildlife

The loss of the area's natural vegetation due to extensive agriculture has resulted in a loss of native animals as well. However, agricultural land will support a wide variety of wildlife. Rabbits, mice, and squirrels as well as predator birds and several species of snakes are found in the McFarland area. A listing of animals common to the region is given in Figure E-L.

The endangered blunt-nosed leopard lizard was once abundant in the native brush and grasses of the region. However, as the land has been irrigated for crops and urban uses, the number of lizards has decreased substantially. The San Joaquin Kit Fox, a State designated rare species, has also suffered from the loss of native habitat. The kit fox population is located primarily in the few remaining natural areas. These animals are occasionally found in agricultural areas and have been spotted in the McFarland area.

FIGURE E-L

COMMON WILDLIFE

Waterbirds:	Common coot
	Pintail duck
	Mallard duck
	Cinnamon teal
	Greenwing teal
	Bufflehead
Shorebirds:	California gull
	Black neck stilt
	Common snipe
	Sanderling (several species)
Landbirds:	Sparrow hawk
	Retail hawk
	Marsh hawk
	Water pipit
	Western King bird
	Cooper's hawk
	White tail kite
	Sparrow (several species)
	Finch (several species)
	Shrike
Reptiles:	California whiptail lizard
	Side blotched lizard
	Western fence lizard
	Common king snake
	Garter snake
	Gopher snake
Amphibians:	Common toad
	Western spadefoot toad
	Bull frog
Mammals:	San Joaquin Kit fox (State designated rare species)
	Coyote
	Possum
	Striped skunk
	Spotted skunk
	Badger
	Squirrel (several species)
	Mouse (5 to 10 species of mice and rats)
	Cottontail rabbit
	Jack rabbit

SOURCE: DEIR for Sewage Treatment Plant Improvements for City of McFarland, February, 1979.

3.10.1 Effects of Community Development

Development within the study area should pose little threat to rare or endangered species due to the lack of native wildlife found in the area. Animals, such as rodents and birds, surviving off agricultural land will be displaced as that land is converted to urban uses. However, other species adapted to an urban environment could be attracted to residential developments.

Air pollutant emissions generated by new developments will create air quality impacts which could also affect wildlife habitat.

3.10.2 Mitigation Measures

If rare or endangered species are found during the course of development within the City, they shall be relocated to areas of suitable habitat.

3.11 Archaeology, Paleontology and Historic Sites

According to the Southern San Joaquin Valley Archaeological Information Center at California State University, Bakersfield, there are no known archaeological sites in the McFarland area nor have any previous archaeological investigations been conducted in the area. There is a possibility, however, that archaeological resources may be present since no archaeological surveys have been conducted.

3.11.1 Effects of Community Development

Development within the study area may have an impact on archaeological resources.

3.11.2 Mitigation Measures

A field survey should be conducted by a qualified archaeologist prior to any new significant development projects to determine if any archaeological resources are present and to make the necessary recommendations.

3.12 Noise

There are a number of potentially significant sources of community noise within the City of McFarland. These sources include traffic on State Route 99 and major city streets, railroad operations, and industrial and food processing operations. No airports are located in the city. The agricultural land surrounding the city has a minimal acoustic impact on the surrounding community and experiences only minimal acoustic impacts from community noise.

In addition to State Route 99, Perkins Avenue and Sherwood Avenue function as primary arterials in the city and could be considered significant noise sources. The Southern Pacific Railroad runs north-south parallel to Highway 99 through the City. An estimated 20 trains would pass through McFarland on a typical day.

Industrial noise sources consist of the Paramount Citrus Association packing plant at the southeast corner of Highway 99 and Sherwood Avenue, and a couple of gins located outside of the city. Existing and future noise contours are shown on Figure E-M.

3.12.1 Effects of Community Development

Continued use of the land for agriculture will cause no significant noise impacts on the surrounding area.

Development of the land for residential or industrial uses will generate additional noise, both during construction and after the development is in place. Additional traffic on Highway 99 and on major city streets will result from community development and create noise impacts on the surrounding land uses.

3.12.2 Mitigation Measures

Construction near residential areas of the city should be limited to daylight hours. High noise generating land uses, such as heavy industry, should be segregated from noise sensitive land uses, such as schools or housing developments.

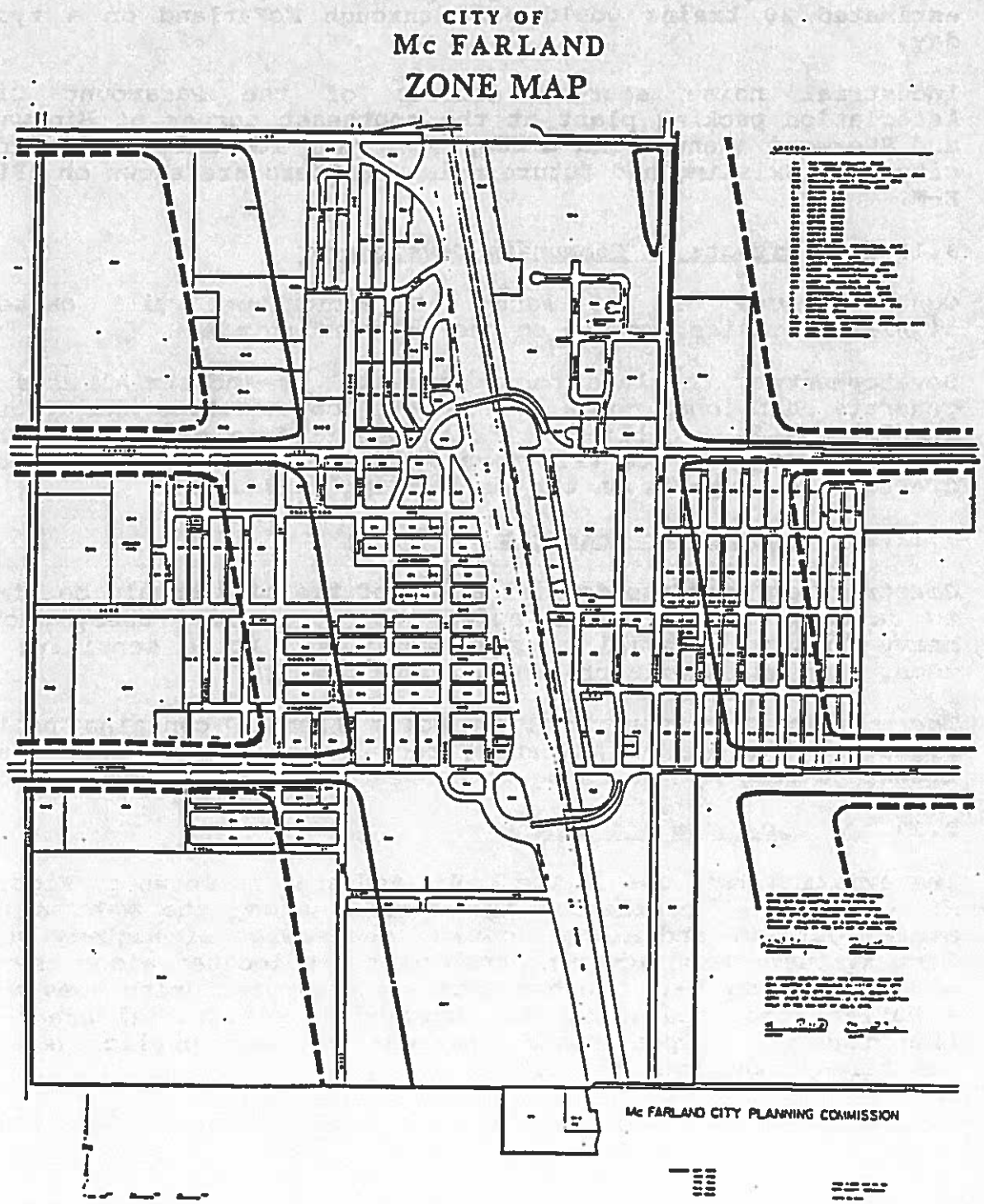
The McFarland General Plan Noise Element contains policies regarding the use of buffering techniques such as brick walls, trees, hedges, and mounding to protect noise sensitive land uses.

3.13 Land Use and Zoning

The existing land use in the McFarland area is shown on Figure E-N. Commercial businesses are located along the west side of State Route 99 and along Perkins Avenue west of Highway 99 and Kern Avenue. Manufacturing companies are located along the east side of Highway 99. The commercial and manufacturing uses act as a buffer zone separating the surrounding residential areas from the highway. Open space, recreation, and public uses are scattered throughout the city.

FIGURE E-M

1988 & 1998 Noise Contours
Combined Noise Sources



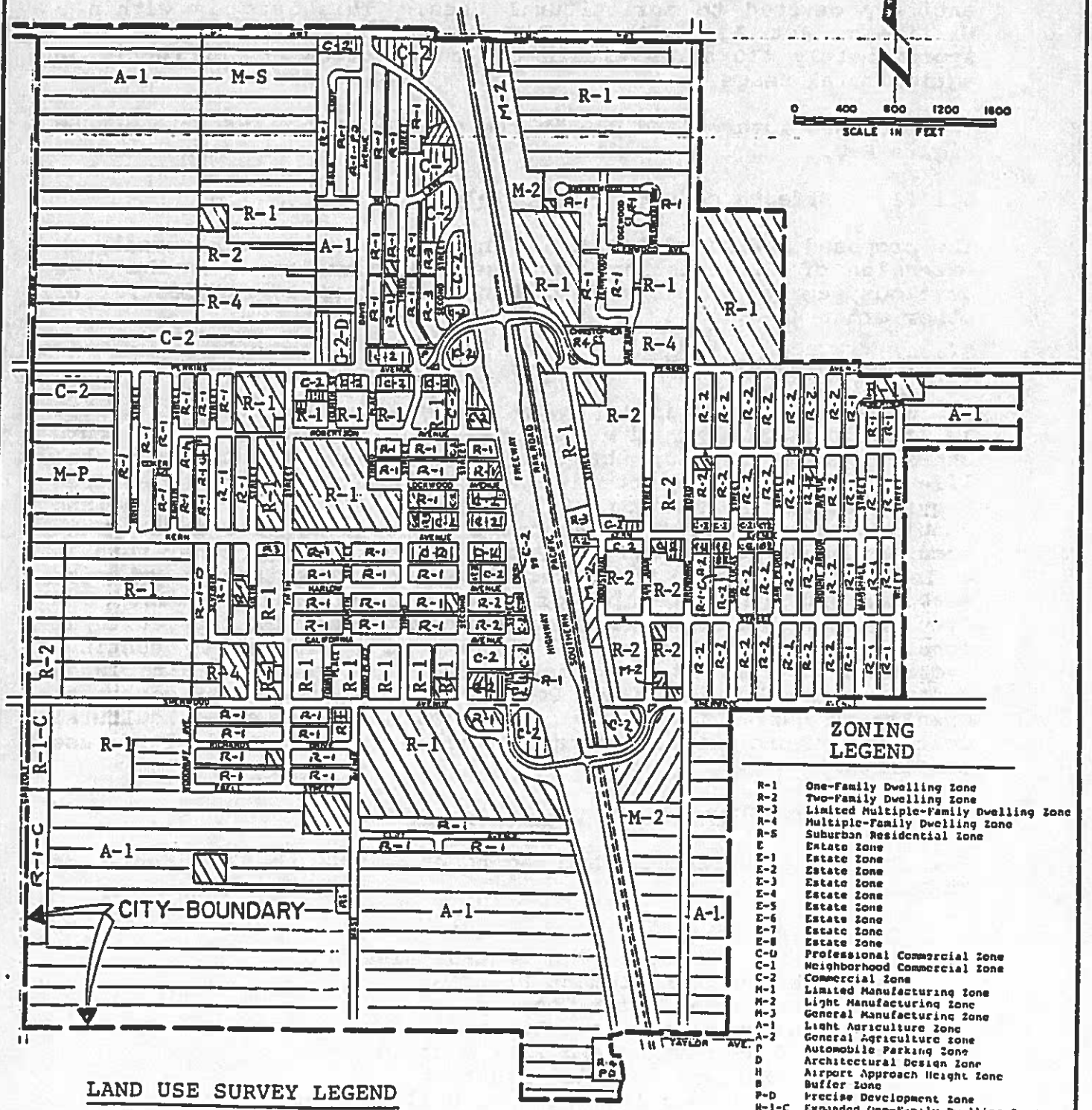
Source: Brown-Buntin Associates, Inc.

BBA

FIGURE E-N

MAP OF LAND USE SURVEY

CITY OF McFARLAND



ZONING LEGEND

R-1	One-Family Dwelling Zone
R-2	Two-Family Dwelling Zone
R-3	Limited Multiple-Family Dwelling Zone
R-4	Multiple-Family Dwelling Zone
R-S	Suburban Residential Zone
E	Estate Zone
E-1	Estate Zone
E-2	Estate Zone
E-3	Estate Zone
E-4	Estate Zone
E-5	Estate Zone
E-6	Estate Zone
E-7	Estate Zone
E-8	Estate Zone
C-O	Professional Commercial Zone
C-1	Neighborhood Commercial Zone
C-2	Commercial Zone
M-1	Limited Manufacturing Zone
M-2	Light Manufacturing Zone
M-3	General Manufacturing Zone
A-1	Light Agriculture Zone
A-2	General Agriculture Zone
P	Automobile Parking Zone
D	Architectural Design Zone
H	Airport Approach Height Zone
B	Buffer Zone
P-D	Precise Development Zone
R-1-C	Expanded One-Family Dwelling Zone
M-P	Mobile Home Park
M-S	Mobile Home Subdivision

LAND USE SURVEY LEGEND

RESIDENTIAL

AGRICULTURE

COMMERCIAL

MANUFACTURING

PUBLIC FACILITIES

Note: Zone boundary lines only, are not to scale

Note: Land Use Survey was conducted by McFarland City Planning Dept. in July of 1985 and updated in January of 1988

Source: McFarland Planning Department

The sphere of influence area outside the city limits is almost entirely devoted to agricultural uses. This land is within a Williamson Act Agricultural Preserve as shown on Figure E-K. Approximately 430 acres within the city limits are currently in agricultural usage.

The proposed future land use in the City of McFarland is shown on Figure E-O.

3.13.1 Effects of Community Development

The proposed McFarland General Plan Land Use Plan is basically an extension of the existing land use configuration. As the area develops, agricultural land will be converted to residential or other urban uses.

3.13.2 Mitigation Measures

The loss of farmland is an impact which cannot be fully mitigated in the context of the proposed General Plan and future annexations. However, the City of McFarland can maximize the life of agricultural operations before development pressures require actual conversion of land use. The City of McFarland should encourage infill development and require that development occur on lands contiguous to existing development, rather than in a leap frog fashion, to ensure the logical extension of city services and the protection of large agricultural parcels. The City of McFarland should also encourage existing agricultural uses, within and adjacent to current city limits, to continue operations as long as possible. This includes encouraging lands under current Williamson Act Contract to continue under contract. Open space buffer zones should be utilized between agricultural uses and urban developments to mitigate potential land use conflicts.

3.14 Local Government and Public Services

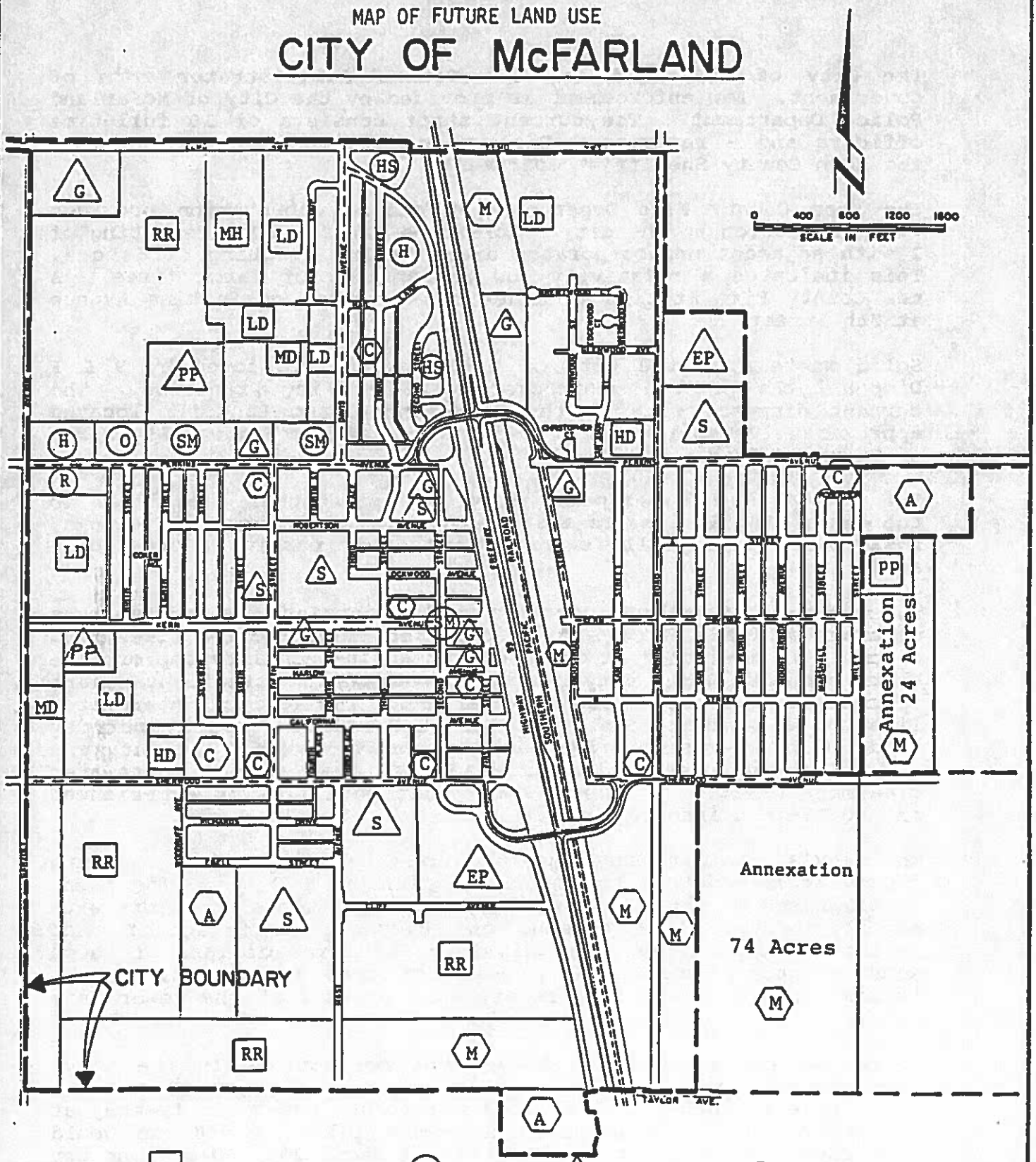
The following districts and agencies serve the residents of McFarland:

City of McFarland
Kern County Air Pollution Control District
Delano Mosquito Abatement District
McFarland Mutual Water Company
McFarland Unified School District
McFarland Recreation and Park District
Delano-McFarland Judicial District
Southern San Joaquin Municipal Utility District
County of Kern

FIGURE E-O

MAP OF FUTURE LAND USE

CITY OF McFARLAND



RESIDENTIAL

- LD Low Density
- MD Medium Density
- MH Medium High Density
- HD High Density
- RR Residential Reserve

COMMERCIAL

- R Retail
- H Heavy
- O Office
- SM Shop. Mall
- HS Hwy. Service

PUBLIC

- S School
- EP Exist. Park
- PP Prop. Park
- G Government

OTHER

- M Manufacturing
- A Agriculture
- C Church
- G Government

CIRCULATION

- Parkway
- Arterial
- Collector
- Freeway

Source: McFarland Planning Department

Note: Boundary lines only are not to scale

The City of McFarland has the Council/Administrator form of government. Law enforcement is provided by the City of McFarland Police Department. The current staff consists of 10 full-time officers and 9 reserves. Back-up protection is available from the Kern County Sheriff's Department.

The Kern County Fire Department McFarland sub-station provides fire protection to the city. McFarland has an ISO fire rating of 2 with adjacent unincorporated areas having a rating of 5 to 9. This indicates a relatively low probability of large fires. A new County Fire Station is under construction on Perkins Avenue at 5th Street.

Solid waste from the City of McFarland is collected by R & F Disposal the private contractor with the City Franchise. The current disposal site is the McFarland-Delano Landfill located approximately 5 miles north of the city, off of Highway 99, north of Schuster Road.

Three schools and two parks provide recreational facilities to the city. Facilities are available for baseball, soccer, tennis, basketball, volleyball, swimming and other passive recreational activities.

The City of McFarland operates and maintains the community's sewerage system. The system is composed of collection lines from 6-inches to 12-inches in diameter and an 18-inch interceptor line that connects the city to the wastewater treatment plant approximately 2 miles west of McFarland. The 18-inch interceptor line has a maximum capacity of about 2 million gallons per day (mgd). The current average daily sewage flows from the city are about 0.6 mgd based on meter readings taken at the wastewater treatment plant. It is not known what peak flow is experienced in the 18-inch interceptor line.

The city's treatment plant has a current capacity of 0.5 mgd with improvements underway to expand the plant to 0.8 mgd. The plant is comprised of three aerated lagoons, a headworks structure with manually cleaned bar screen, and disposal to irrigated crop fields. The city owns approximately 160 acres of land of which some 100 acres are actually used for crop irrigation. Three irrigation storage reservoirs are also present at the sewer farm site.

There are currently about 1500 sewer connections in the City. Approximately one-half of these are east of Highway 99 and all drain to a 10-inch collector line which runs under the freeway at Perkins Avenue. The expanded treatment plant of 0.8 mgd would have capacity for growth in the City of about 200,000 gallons per day. This would equate to an additional 2,000 people to be served by the sewer system in McFarland. The existing 18-inch interceptor line may have capacity for the full 0.8 mgd flows.

However, a peak flow study and interceptor pipeline condition study should be made to actually determine the capacity of the interceptor pipeline.

3.14.1 Effects of Community Development

Individual projects are not likely to have a significant effect on public services since services are currently being provided to developed incorporated areas. However, as the community grows, the cumulative demand for these services will require additional manpower and facilities.

General Government

As the need for additional city offices increases, the existing facilities can be expanded on existing city land to form the planned Civic Center Complex.

Police

The City of McFarland currently enjoys a favorable ratio of one full-time police officer per 650 residents. Based on this ratio and an estimated 1998 population of 8776, an additional 4 police officers would be required in 1998.

Fire Protection

The new fire station at Perkins Avenue and 5th Street should serve the city and the surrounding area through the year 1998, assuming normal growth of the department. Adopted county ordinances at the time of development will determine fire flows and spacing of fire hydrants.

Recreation

The two existing parks in the city will adequately serve the community needs well beyond the year 1998. However, these two parks are considered "community parks" serving a relatively large area. McFarland does not have any "neighborhood parks" at this time. Three parks of approximately 5 acres each should be added to serve the needs of individual neighborhoods.

Solid Waste

The existing McFarland-Delano Landfill will be ready for closure by September, 1990. A proposal for expanding the landfill site is in the permit process. The land use hearings and rezoning process have been completed. Currently, the proposal is being reviewed by the Regional Water Quality Control Board in order to determine that the underlying groundwater basin will be adequately protected. It is not known when approval of the permit for the proposed expansion will be given, if at all. The

Shafter-Wasco Landfill located approximately 20 miles southwest of the City of McFarland at Lerdo Highway and Schofield Avenue could be used for solid waste disposal while the permit process for a new landfill is completed.

Sewer Service

The sewer treatment plant expansion should be able to handle sewage flows through 1998. Improvements to the sewer pipeline system itself may be necessary as development progresses.

3.14.2 Mitigation Measures

Increasing demands on community services are anticipated to be met by normal growth in the respective service entities. Sewer connection charges should provide a revenue reserve to pay for necessary sewer line improvements. Recently enacted developer fees for the School District should provide funds to go toward any new expansion needed. Current laws relating to subdivisions allow the city to require that the parks be installed or fees paid by the developer. The use of residential fire sprinklers in new construction could mitigate possible fire damage.

3.15 Utilities

Electricity

Electric power is provided by Southern California Edison to areas east of Highway 99 and by Pacific Gas and Electric to areas west of Highway 99. Both utilities have indicated that they have sufficient capacity in their facilities to meet demands due to projected growth. Facilities to serve an individual development would need to be installed at the time of development.

Natural Gas

Southern California Gas Company supplies natural gas to the city. According to Gas Company officials, there will be no problem in meeting the community's projected natural gas needs.

Telephone

Contel provides telephone service to the community. They are currently in the process of upgrading their facilities and should have no problems in meeting the needs of the city as development occurs.

Water

The McFarland Mutual Water Company supplies water to the community of McFarland. The current Water Company boundary approximates the McFarland corporate limits. Currently the Water Company has three deep wells for supplying water to the system. The majority of McFarland's water distribution system is composed of 6-inch and 8-inch pipelines. There are some 10-inch and 12-inch lines serving as backbone pipeline tying the wells to the system. Some older steel 4-inch pipeline still exists in limited areas within the system.

Of the three existing wells supplying the system, Well No. 4 located on the east side of town and Well No. 2 located in the southwest portion of the city contain nitrate levels which exceed the State's maximum contaminant level (MCL). Both of these wells have been fitted with nitrate removal plants and operate to the point where nitrate levels are dropped below the State MCL. Well No. 6, located in the northwest area of town, does not have any water quality constituents exceeding State levels. Until recently the Water Company had a fourth well producing good quality water located in the northeast section of town (Well No. 5). This well recently developed levels of the pesticide DBCP in excess of State MCL. It was determined that the well could not be salvaged and was abandoned late last year.

The Water Company has one additional well (Well No. 1) also located on the west side of town, which serves as emergency standby for periods of peak flow and/or fire flow when the existing three wells cannot meet demand. This well is not used on a day-to-day basis since it also has high levels of nitrate. Well flow capacities for the existing wells are shown in Figure E-P. Production values have been shown for 50 psi since that is the "average" system operating pressure. The total sum water supply capacity of the Water Company's three operable wells is about 3 million gallons per day (mgd).

FIGURE E-P
McFARLAND MUTUAL WATER COMPANY
WELL CAPACITIES

Well No.	Estimated Production @ 50 psi
2	600 gpm
4	825 gpm
6	875 gpm
TOTAL	2300 gpm

Source: McFarland Mutual Water Company

Current average day demand for the entire City is approximately 1 mgd with maximum day demands occurring during the summer of about 2 mgd and peak hourly demands exceeding the 3 mgd capacity. This results in periodic summertime deficiencies in water supply which results in low pressures for several hours in some areas of the City. The Water Company is currently studying their water system and their water supply facilities and will probably be constructing a new well in the near future. Replacement of pipelines in areas of small diameter may also result, improving the overall water supply efficiency of the system.

Each of the existing wells discharges into a hydropneumatic tank which is then directly connected to the distribution system. There are four connections between the east and west side of town. These are each encased underneath the state highway and the Southern Pacific Railroad. Three of the connections are 8-inch diameter pipelines with the northerly most connection being 10-inch. The system does not contain any storage, other than minimal storage in the hydropneumatic tanks, and there are no booster pumps in the system.

3.15.1 Effects of Community Development

Additional developments within the City will result in increased demands on existing utilities. The Water Company's current facilities would limit any significant growth within the city since existing peak demands can just barely be met by existing well capacity. The construction of an additional well, with estimated capacity at 1,000 gallons per minute or about 1.5 mgd, would provide for a growth of about 2,500 population in the city.

3.15.2 Mitigation Measures

The Water Company is currently investigating options to provide additional water sources to the community. The Company is also engaged in a concerted construction project to replace and enlarge the water delivery lines in the city. The projected system consists of a grid of 8-inch, 10-inch, and 12-inch pipelines.

3.16 Health Care Facilities

The City of McFarland is served by the McFarland Community Health Center. Medical services are also available at the Delano Regional Medical Center or the North Kern Hospital in Wasco.

3.16.1 Effects of Community Growth

As the community grows, the need for more health care facilities will increase.

3.16.2 Mitigation Measures

No practical mitigation measures are available to the developers of typical urban projects for health care facility impacts. Community efforts to attract health care professionals should continue.

3.17 Schools

The City of McFarland is served by five schools: two K-5 elementary schools, one 6-8 middle school that shares a site with a K-5 school, one comprehensive High School and one continuation High School. In addition, an independent study program and an adult education program are available.

3.17.1 Effects of Community Development

New development projects will result in more school age children. A new Middle School has been proposed next to the high school at Mast Avenue and Ebell Street. This should relieve pressure at the Kern Avenue Elementary School site, which now has grades 1 through 8, and should allow the existing two elementary schools to accommodate growth through 1998. The High School should be able to meet the City's needs through 1998.

3.17.2 Mitigation Measures

The School District has recently enacted developers' fees to provide funding for necessary future expansion of school facilities.

3.18 Transportation Facilities and Circulation Patterns

Transportation services in the McFarland area consist of the following:

Rail: Santa Fe and Southern Pacific Railroads.

Truck: Many truck lines operate regular schedules. United Parcel Service also serves McFarland on a regular basis.

Air: Delano Airport is located 5 miles north of McFarland. Meadows Field is located 25 miles south of McFarland in Bakersfield.

Bus: Greyhound has daily stops in McFarland. McFarland Public Transit serves the McFarland area.

State Route 99 runs through the City with access to the city at Perkins Avenue, Sherwood Avenue, and Elmo Highway. Highway 99 constitutes a barrier to the local flow pattern, but it is not a part of McFarland's internal circulation system.

The future circulation plan, Figure E-R, shows that the proposed circulation network consists of, in addition to the freeway, three different types of streets - arterials, collector streets, and service streets. The latter are given no special symbolic representation on the map.

Several streets in the City of McFarland are in need of repair. Existing pavement conditions are shown on Figure E-S. Also shown are street right-of-way widths, pavement widths, and location of curbs and gutters for major city streets.

The Circulation and Scenic Highways element of the McFarland General Plan gives standard pavement widths and right-of-way widths for the various street types discussed above. These are listed in Figure E-Q.

FIGURE E-Q

STANDARD PAVEMENT AND RIGHT-OF-WAY WIDTHS

STREET TYPE	PAVEMENT WIDTH	RIGHT-OF-WAY WIDTH
Arterial:	64	110
Collector:	64	90
Service:	34	60

Source: City of McFarland Improvement Standards

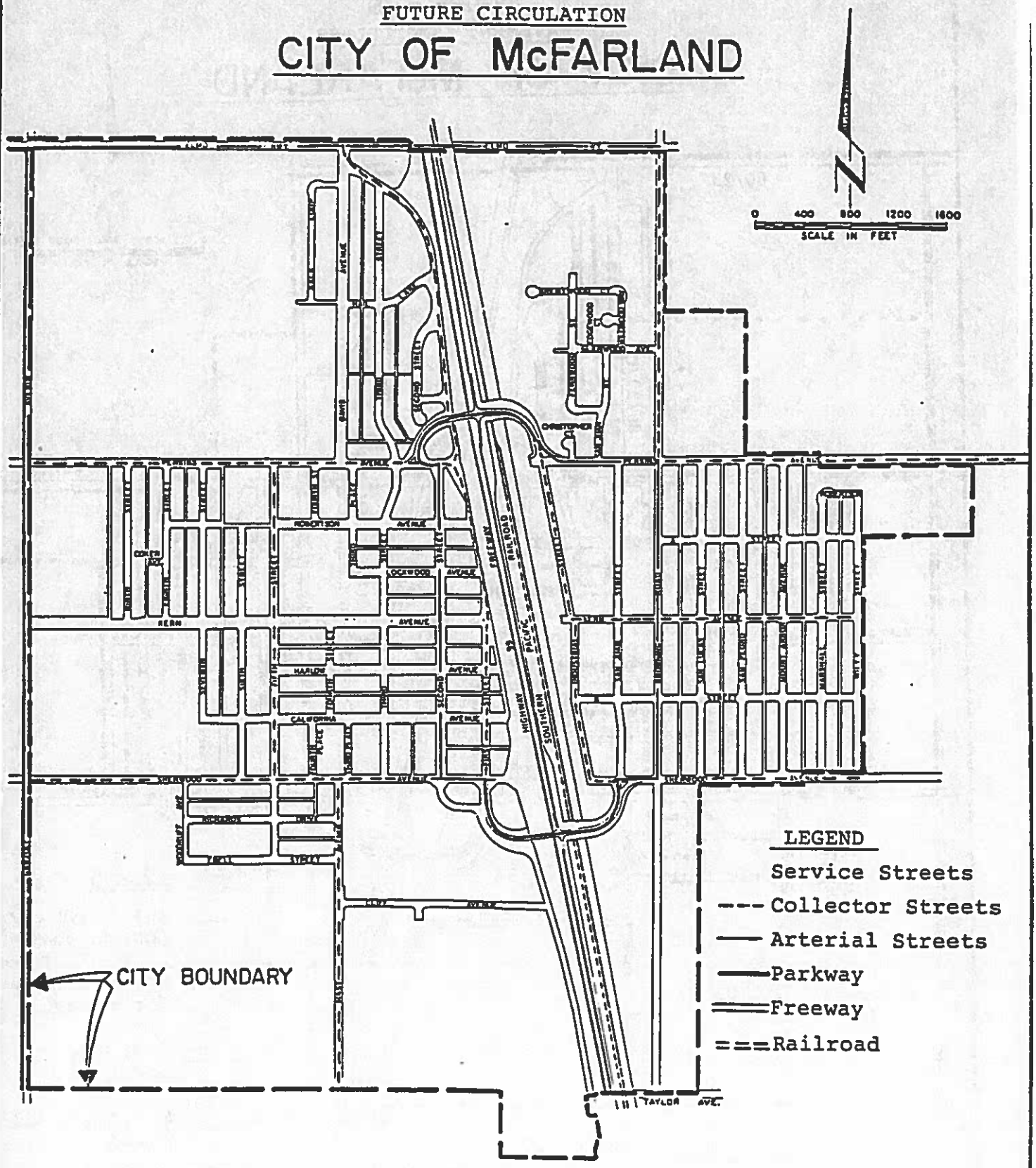
3.18.1 Effects of Community Development

Development projects will result in increased traffic volumes on city streets affecting air quality and increasing ambient noise levels along those streets.

FIGURE E-R

FUTURE CIRCULATION

CITY OF McFARLAND

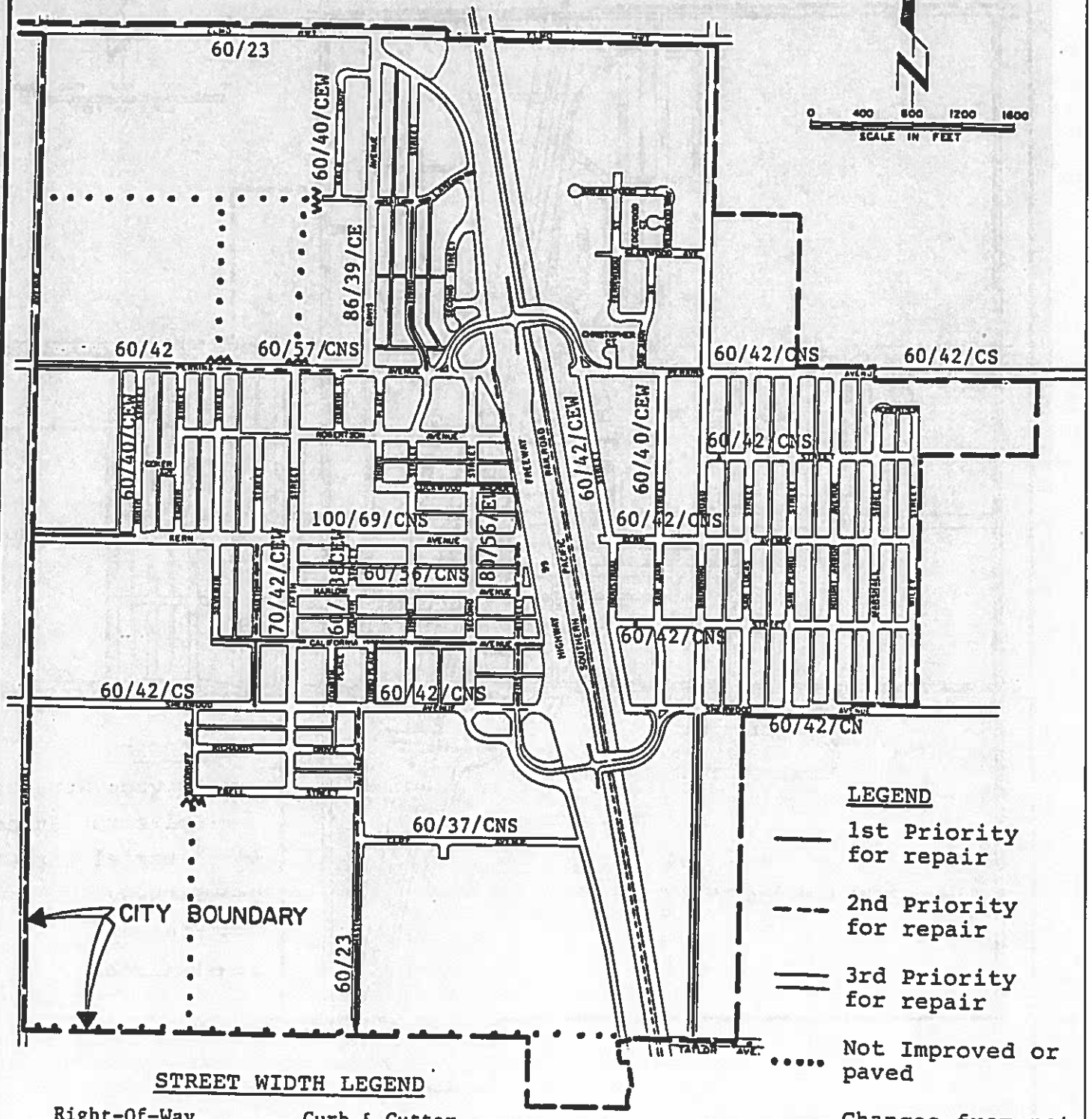


Source: McFarland Planning Department,
1972 McFarland Circulation Element

FIGURE E-S

PAVEMENT CONDITIONS

CITY OF McFARLAND



LEGEND

- 1st Priority for repair
- 2nd Priority for repair
- 3rd Priority for repair
- Not Improved or paved
- Changes from not paved to paved

STREET WIDTH LEGEND

60/40/CE

- 60 — Right-Of-Way
- 40 — Pavement width
- CE — Curb & Gutter; East Side of Street

Source: McFarland Planning Department, Boyle Engineering March 1988

Note: Pavement width is from curb to curb

Note: Streets not noted are typically 60/40

Note: Priority is based on condition of pavement only, the traffic volumn is not considered

3.18.2 Mitigation Measures

The Circulation and Scenic Highways element outlines circulation system improvements, which should concentrate traffic on arterial and collector streets having adequate widths, cross sections, and traffic control devices. This will mitigate the effects of increased traffic loads on city streets. Federal and state auto emission reduction standards will mitigate adverse effects of air pollution created by automobiles.

3.19 Water Quality

The groundwater underlying the City of McFarland is contaminated with nitrates and DBCP. Currently, nitrate removal plants operate at two of the Water Company's wells bringing the nitrate concentration below standard limits. One of the Water Company's wells has been removed from service due to DBCP contamination.

3.19.1 Effects of Community Development

Continued use of the land surrounding McFarland for agricultural uses will probably continue to increase nitrate levels in the groundwater. Industrial or other proposed uses may also contribute to groundwater degradation. Urban development may actually decrease the continued degradation of groundwater. Potential contamination of groundwater by urban runoff would be insignificant due to the depth of water in the area.

3.19.2 Mitigation Measures

Proposed developments should be analyzed in order to determine if they could cause groundwater contamination. Monitoring and control of industrial developments should be provided in order to prevent groundwater contamination.

3.20 Population and Housing Characteristics

The estimated 1988 population for the City of McFarland is 6,500 persons. The historic and projected population estimates for McFarland are given in Figure E-T.

FIGURE E-T

HISTORIC AND PROJECTED POPULATION ESTIMATES

YEAR	POPULATION	AVERAGE ANNUAL GROWTH RATE
1970	4,177	
1975	4,418	1.2%
1980	5,151	3.3%
1985	6,205	4.1%
1988	6,500	1.6%
1990	6,678	1.4%
1998	8,776	3.9%

Source: U. S. Census Bureau; State of California Dept. of Finance; City of McFarland Planning Department.

The ethnic diversity of the City of McFarland is reflected in Figure E-U. As shown in Figure E-U, the ethnic makeup has changed considerably from the years from 1970 to 1980. The percent of the population with Spanish surnames has increased from 41 percent in 1970 to 76 percent in 1980, while the white population has declined from 56 percent in 1970 to 23 percent in 1980. This is a reflection of the farming economy of the area and the influx of Spanish surnamed laborers and their families.

FIGURE E-U

CITY OF McFARLAND
ETHNIC CHARACTERISTICS

	1970		1980	
ETHNIC GROUP	NUMBER*	PERCENT	NUMBER*	PERCENT
White	2339	56	1176	23
Black	--	-	--	-
Spanish Surname	1713	41	3904	76
Other	125	3	71	1
Total:	4177	100	5151	100

*Actual number of persons in each ethnic group.

Source: U. S. Census Bureau; California State Dept. of Finance; Urban Projects, Inc.

Based on statistics from the 1980 census, 7.5% of the population is 65 years of age or older while 44.9 percent is under 20 years of age. The median family income was $11,887 per year in 1980 with 20.8 percent of households below the poverty level.

As shown in Figure E-V, 62% of the housing units are owner occupied. It is also noteworthy that the average population per household was 3.71 in 1980, and has been estimated as 3.85 in 1986 by the State Dept. of Finance. This, compounded with the low vacancy rate, suggests that additional, low income, single family homes are needed in McFarland.

FIGURE E-V

CITY OF McFARLAND HOUSING TYPES

	Number of Housing Units	Percent
Owner Occupied	906	62%
Renter Occupied	493	34%
Vacant	65	4%
Total	1464	100%

Source: U. S. Bureau of Census, 1980.

A 1985 building condition survey conducted by the City of McFarland revealed that 50 percent of the housing units in the city were in good condition, with 38 percent in need of minor rehabilitation and the remainder in need of major rehabilitation or candidates for demolition.

3.20.1 Effects of Community Development

The population of the City of McFarland is projected to increase to 8,776 in 1998. Assuming an average of 3.4 persons per household, a total of 2,581 housing units would be required. Due to the increased population, additional demands will be placed on utilities, services, and recreational facilities.

3.20.2 Mitigation Measures

Mitigation measures to reduce the above described impacts of community growth have been discussed in other sections of this report.

SECTION IV

SUMMARY OF UNAVOIDABLE ADVERSE ENVIRONMENTAL IMPACTS

3.1 Visual Features: No significant adverse effects.

3.2 Topography: No significant adverse effects.

3.3 Geology & Seismicity: No significant adverse effects.

3.4 Meteorology & Climatology: No significant adverse effects.

3.5 Air Quality: Development may cause an increase in air pollutant emissions.

3.6 Surface Hydrology: No significant adverse effects as long as flood plain management controls are utilized.

3.7 Groundwater Hydrology: No significant adverse effects.

3.8 Soils and Petroleum Resources: Urban expansion will result in the loss of prime agricultural soils. Oil exploration activities may be impacted by urban growth.

3.9 Vegetation: Development will result in the loss of agricultural crops, but no known rare or endangered plant species.

3.10 Wildlife: No significant adverse effects.

3.11 Archaeology, Paleontology and Historic Sites: No significant adverse effects.

3.12 Noise: Increases in noise levels can be expected as agricultural areas are converted to urban uses.

3.13 Land Use and Zoning: Urban growth within the Sphere of Influence will result in the loss of approximately 550 acres of prime agricultural soils. Open space buffer zones will be utilized between agricultural uses and urban developments to mitigate potential land use conflicts.

3.14 Local Government and Public Services:

General Government:	No significant adverse effects.
Police Services:	One employee per 650 residents.
Fire Protection:	No significant adverse effects.
Recreation:	No significant adverse effects.
Solid Waste:	A new disposal site will be required.
Sewer Service:	No significant adverse effects.

3.15 Utilities:

Electricity:	No significant adverse effects.
Natural Gas:	No significant adverse effects.
Telephone:	No significant adverse effects.
Water:	Improvements to the water system being investigated at this time should mitigate the effects of future development.

3.16 Health Facilities: No significant adverse effects.

3.17 Schools: No significant adverse effects due to planned school improvements.

3.18 Transportation Facilities and Circulation Patterns: No significant adverse effects if new developments conform to adopted design standards and circulation patterns.

3.19 Water Quality: No significant adverse effects.

3.20 Population and Housing: No significant adverse effects.

SECTION V

ALTERNATIVES TO THE PROPOSED PROJECT

The No Project Alternative

If no further development were to occur in the City of McFarland, the impacts to local air quality, noise, circulation, agricultural land, utilities and public services would be the smallest. However, this alternative may result in the transfer of growth from the McFarland area to neighboring communities and the increased effects of growth impacts on a regional basis. Development with the mitigation measures set forth in this EIR would result in no "significant" environmental effects. Therefore, the no-project alternative may not be the environmentally superior alternative on a regional basis.

SECTION VI

RELATIONSHIP BETWEEN SHORT-TERM USES AND LONG-TERM PRODUCTIVITY

This project will not result in a loss of long-term productivity. Land use and community development policies specified in the McFarland General Plan will preclude the unnecessary or premature conversion and use of resources for urban development.

SECTION VII

GROWTH INDUCING IMPACTS OF THE PROPOSED ACTION

The proposed project is considered to be growth inducing since it outlines policies and improvements necessary to accommodate future developments. The growth inducing impacts of typical urban developments would need to be evaluated individually due to the varying impacts that can occur. An annexation, for example, would have a different growth inducing potential than a major commercial development and the resulting increase in employment opportunities. The impacts of growth and projected populations for the City of McFarland have been discussed in previous sections of this EIR.

SECTION VIII

SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED SHOULD THE PROJECT BE IMPLEMENTED

The implementation of the City of McFarland General Plan will result in various irreversible environmental changes in the area. The most significant effect would be the loss of agricultural land as the area is converted to urban uses. Improvements such as roads, structures, drainage facilities, and water and sewer systems will permanently alter the rural character of the McFarland area.

Other significant environmental effects include increased usage of groundwater resources, additional air and noise pollution emissions, and increased consumption of natural resources such as electrical energy and petroleum products.

Housing Element

McFarland

2011

Consolidated General Plan

1991

HOUSING ELEMENT

A PART OF
THE

McFARLAND
CONSOLIDATED
2011
GENERAL PLAN

PREPARED BY THE
McFARLAND PLANNING DEPARTMENT

D. Michael O'Haver - City Planner

ADOPTED BY

McFarland Planning Commission	-	September 3, 1991
McFarland City Council	-	September 12, 1991

HOUSING ELEMENT

Table of Contents

Table of Contents (cont.)

List of Figures

Definitions

Annexation: Process through which a city incorporates (adds to the city limits) additional land.

Conservation: On-going maintenance of standard housing units to prevent deterioration.

Density: The number per unit of measure, i.e., ten housing units per acre has a housing density of ten.

Dwelling: A building or portion thereof designed for (or presently used for) residential purposes, including single family and multiple family dwellings.

Dilapidated: Highly deteriorated building with major structural problems that are not economically cost-effective to repair.

Elderly: Persons sixty-five years old or older.

Handicapped: Persons with physical impairment or mental disorder.

Household: All persons occupying a single dwelling.

Housing Element: An adopted Section of the General Plan, required by State Law for all cities and counties in California. It covers the housing needs and supply for McFarland.

Income Levels: Income categories are defined with respect to the area or county median income and are adjusted for household size. For detailed definitions of these terms, the reader should consult Chapter 6.5 (Commencing with Section 6910) of Title 25 of the California Administrative Code.

Very Low Income - Less than 50% of the area or county median income.

Other Lower Income - Between 51% and 80% of the county median income.

Lower Income - Less than or equal to 80% of the county median income (i.e., combination of very low income and other lower income).

Moderate Income - Between 81% and 120% of the county median income.

Above Moderate Income - Above 120% of the county median income.

Infilling: Development on vacant land surrounded by previously developed land.

Leapfrog Development: A pattern of growth characterized by developments not contiguous to the central core and reflected on land use maps by patterns of undeveloped lands "jumped over" by scattered developments.

Major Rehabilitation: A building with visual structural or foundation damage in need of major repair.

Market Area: A regional area within which economics and social forces interact to provide housing, service, and employment opportunities.

Median: The middle of a series of numbers, e.g. 10 in the series, 7, 8, 10, 14, 19.

Mean: The average of a series of numbers, e.g. 11.6 in the series of 7, 8, 10, 14, 19.

Mobile Home: A semi-permanent housing unit which is factory built and transported to a lot, and usually 400 square feet or more and not intended for use as a travel home.

Mobile Home Park: An area or tract of land where two or more mobile home sites are rented or held out for rent. In the MH zone all lots must be 6,000 square feet minimum.

Mobile Home Subdivision: An area or tract of land where two or more mobile home sites are located. In the MS zone the average square footage can vary from 5,000 to 18,000 square feet.

Modular Home: A permanent housing unit which is factory built and transported to a lot, usually in sections. It is mounted on permanent foundations.

Open Space: Any unimproved parcel of land set aside, dedicated or designed for public or private aesthetic or recreational use.

Overcrowded: A residential unit containing more than 1.01 persons per room.

Quasi-standard: A building in need of minor repairs such as touch-up painting or landscaping.

Standard: Buildings in no need of repair and whose surrounding landscaping is pleasantly aesthetic.

Zoning: The division of a city into districts for the purpose of regulating land, and is usally enumerated by city ordinance which is the legal basis for enforcement of zoning.

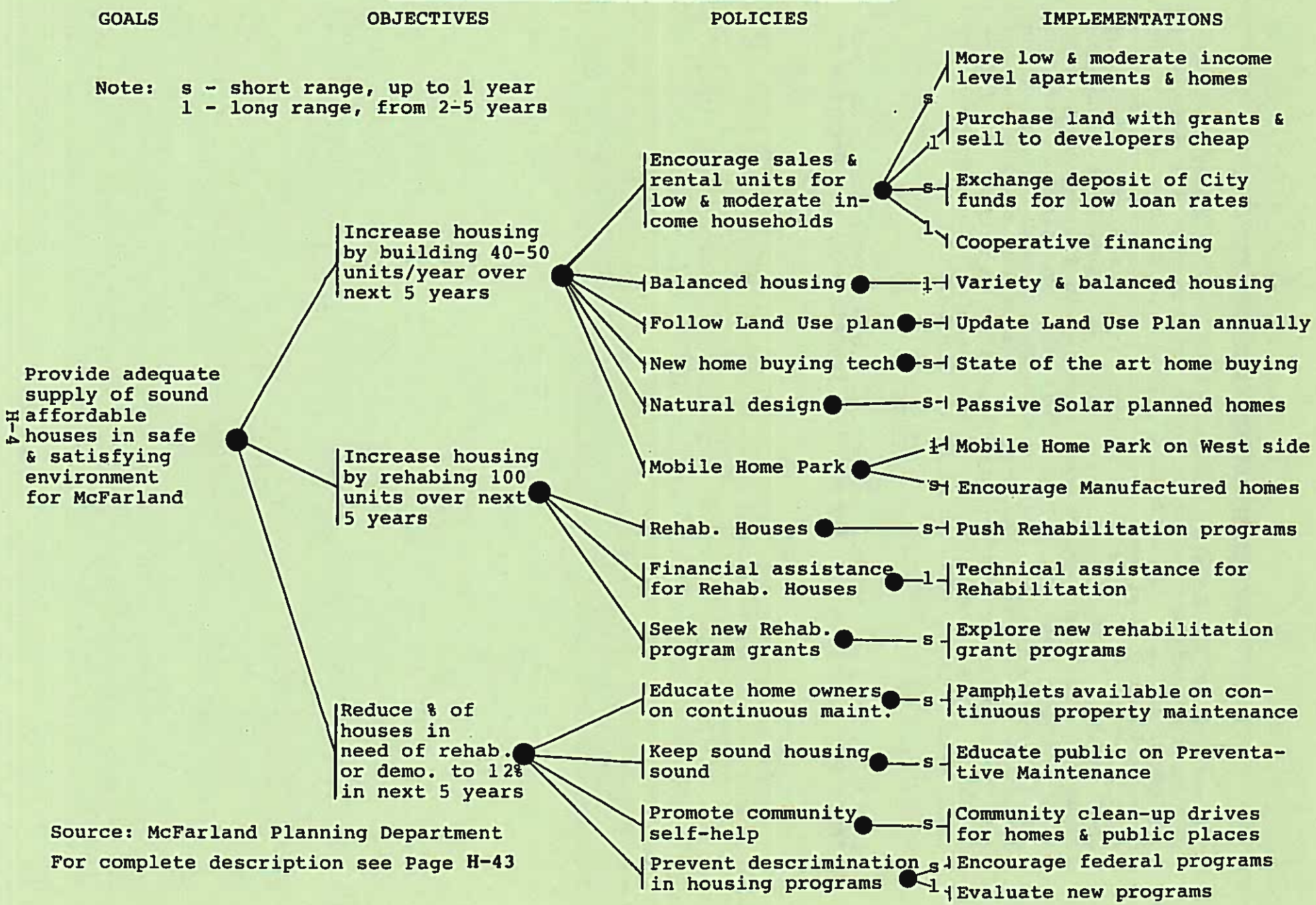
Purpose of the Housing Element

The purpose of the Housing Element is to provide a documentation of housing needs and a schedule of actions that the City will implement to meet those needs. Prior to documentation, the primary housing goal was identified: To provide an adequate supply of sound, affordable housing in a safe and satisfying environment. Therefore, the City of McFarland's housing situation has been defined and assessed in this document with that primary goal in mind. This Housing Element includes background information that affects the housing situation, an inventory of existing housing, an evaluation of the housing market, comments on constraints, a section on current and future housing needs, and, finally, a program to address any deficiencies in housing that are discovered.

Summary

For a summary chart of the Goals, Objectives, Policies, and Implementation measures for the Housing Element, see Page H-4.

FIGURE NO. H-A SUMMARY
CHART OF HOUSING ELEMENT
GOALS-OBJECTIVES-POLICIES-IMPLEMENTATIONS



Source: McFarland Planning Department

For complete description see Page H-43

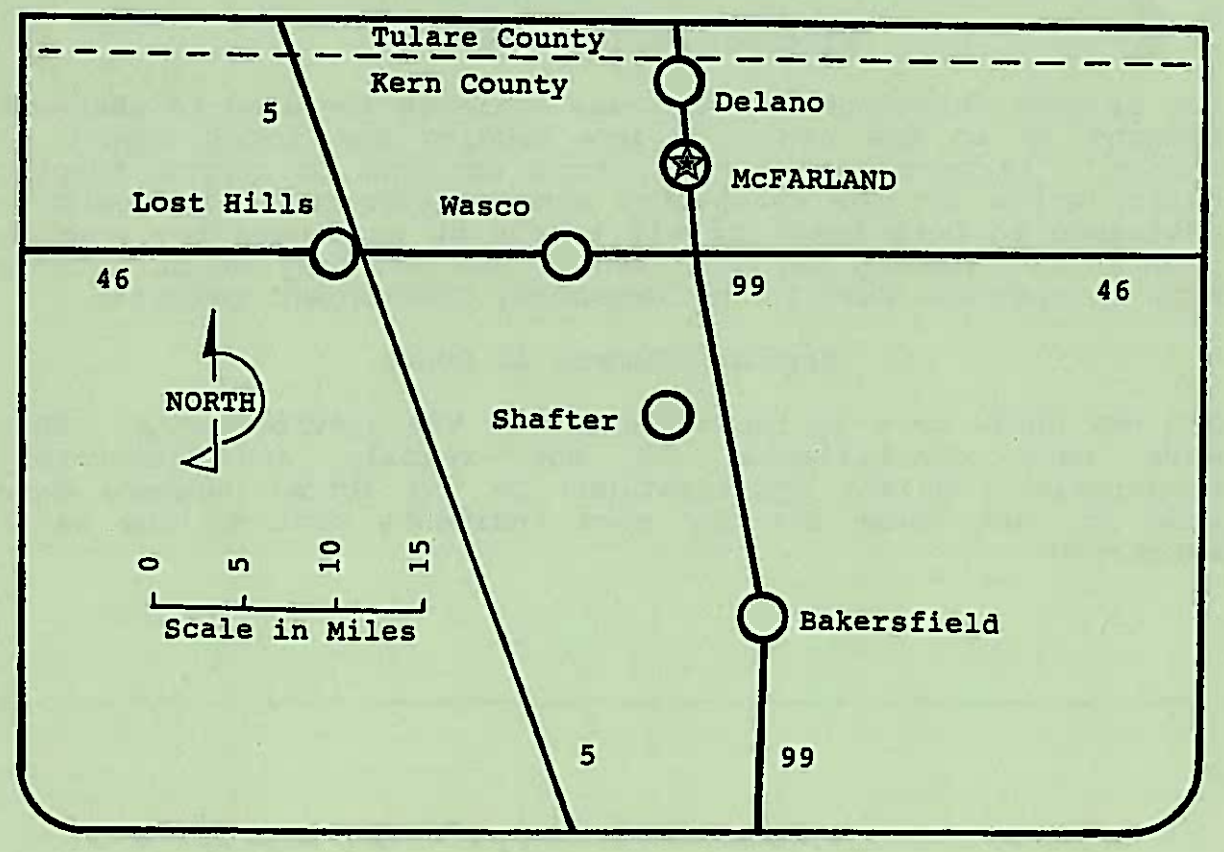
Geographic Setting

The City of McFarland, located in the extreme northern portion of Kern County, is surrounded by prime agricultural land characteristic of the fertile San Joaquin Valley (see Figure No. H-B below). The terrain is relatively flat, with the Sierra Nevada Mountain Range lying to the east. Climate in the area is generally mild: humid in the winter, hot and dry in the summer. The annual precipitation level is 6.36 inches, and this occurs primarily from January through March.

The economy of McFarland is based primarily on agriculture, with one-third of the household heads reported as laborers in 1980. The median family income for the city in 1985 was approximately $14,460, which was considerably lower than the overall county median income of $16,360 for the same year. The employment and income data discussed later indicate the impact of agriculture on the community's economy.

Only 750 acres of McFarland's total 1,260 acres are developed. The City is surrounded by agricultural land, much of which is prime land under the Williamson Preservation Act. While there is plenty of vacant land available within the City Limits to accommodate future growth, the predominantly single-family development may not be conducive to protecting valuable agricultural land over the long-term.

FIGURE NO. H-B
MAP OF McFARLAND & ITS VICINITY



1987 Housing Element Review

The chart in Figure No. H-A depicts various programs called for to implement the policies, which supported the objectives, that were to achieve the overall housing goal: To provide an adequate supply of sound, affordable houses in a safe and satisfying environment for the citizens of McFarland and for those who would like to move to McFarland. The following analysis is an attempt to measure the effectiveness of these programs

Effectiveness of the Element

The chart in Figure H-V on page H-46 lists percentages after each objective which represent the degree to which they were accomplished. The first objective, to increase housing by building 70-80 units/year over the next five years has only accomplished 26%. This was due to the unexpected building moritorium established by the McFarland Mutual Water Company two years ago due to inadequate water supply. For 1987 (37) and 1988 (30) which were the last typical years, at best a 48% accomplishment can be claimed, using the 1987 and 1988 figures. For the second objective only 25 units were rehabed through the Kern County Community Development Program (this is probably a gross undercount because private rehabs were not kept track of). This is 21.74%. For the last objective, to reduce the percentage of houses in need of any type of rehab to 11%, since according to the 1991 land use survey a 9.73% figure was obtained, this was deemed 113% accomplishment. These all average out to be only 61% overall accomplishment, due mainly to inadequate record keeping and the water moritorium.

Progress in Implementation

The primary deficiency in what was achieved compared to what was planned is in the areas of new housing and total number of rehabs. As mentioned before, this was due to record keeping deficiencies and the unexpected water moritorium. It would be advisable to keep track of all rehabs by examining the monthly records of building permits issued, and not rely on only those done through the Kern County Community Development programs.

Appropriateness of Goals

The new goals were an improvement over the previous ones. They were more quantifiable, if not readily and accurately measurable. Slight modifications in the actual numbers were made in case there are any more incidents such as the water moritorium.

HOUSING ISSUES

Inventory

Ethnic Makeup

The ethnic diversity of the City of McFarland is reflected in the table below. Since 1980, the proportion of white population has declined considerably, from 23 percent to 15 percent in 1990. In contrast, the segment of the population with Spanish surnames has increased from 76 percent in 1980 to 83 percent in 1990. This is a reflection of the farming economy of the area and the influx of Spanish surnamed laborers and their families. The proportion of the population made up of blacks and other races is very small. While figures for Kern County also reflect a similar ethnic makeup, they are not as marked as those for the City of McFarland.

FIGURE NO. H-C
ETHNIC CHARACTERISTICS
City of McFarland

Ethnic Characteristics	--(1980)-- Number*	Percent	--(1990)-- Number*	Percent
White [1]	1176	23	1076	15.4
Black	-[2]	-[2]	7	-[2]
Spanish Surname [3]	3904[4]	76	5809	82.9
Other	71	1	113	1.7
Total	5151	100	7005	100.0

* Actual number of persons in each ethnic group.

1) Except persons with Spanish surnames or Spanish Origin.

2) Less than 0.5 percent.

3) Includes persons of Spanish heritage and Spanish language.

4) Persons with Spanish Origin, 3710 of which listed themselves as "Mexican".

Source: U.S. Bureau of the Census; California State Department of Finance; Urban Projects, Inc.

Elderly/Handicapped

The number of elderly and handicapped persons in a city has important implications to planning. A need for certain social services, specialized access facilities throughout the city, and housing suited to the special needs of the elderly and handicapped may result from a better understanding of elderly and handicapped.

Census data from 1990 is not available for age distribution. The City's 1,399 households in 1980 included 299 (21.4%) with at least one resident 65 years old or older. Senior citizens headed 51% (171) of these households. The proposed senior citizen housing development in town will have approximately 60 units available. Current regulations require $750/unit additional to be spent toward making all ground floor units handicapped adaptable.

The percentage of handicapped persons in McFarland is comparable to that of Kern County. 9.1% of all McFarland residents between the working ages of 16 and 64 have a work disability. Furthermore, 64.7% of these persons are unable to work as a result of their disability. According to the State Department of Rehabilitation, the largest portion of handicapped persons in the County have a skeletal or muscular disability. For that reason, all but one of McFarland's public buildings have provisions for handicapped access. (The one public building that does not have access for the handicapped is the County Library Branch.) There is still a need, however, for handicapped access to stores, restaurants, and other buildings in town. McFarland's progressive Parks and Recreation Department has insured handicapped access to all new facilities, providing a recreational availability for the handicapped. Overall, the special needs of the handicapped have been well taken care of in McFarland.

FIGURE NO. H-D
TABLE OF HOUSEHOLDS WITH MORE THAN 1.01 PERSONS PER ROOM
City of McFarland - 1985

	Number of Households	Percent of Total
Households Reporting More than 1.01 Persons per Room	441	26.3

Source: Calif. State Department of Finance; Urban Projects, Inc.

Housing Conditions

In order to determine the condition of residential structures in McFarland, a Windshield Survey was conducted in January 1991.

The condition of housing in the City was classified as follows:

- Standard - No work needed
- Quasi-Standard - In need of minor rehabilitation, painting, or landscaping
- In need of major rehabilitation - Painting, or landscaping, visual structural or foundation damage*

- Should be demolished - Poor condition, unsuited for rehabilitation*

* For the purpose of identifying housing need, these last two categories are considered Substandard, therefore, unless improved, cannot be counted towards meeting overall housing goals.

FIGURE NO. H-E
BUILDING CONDITION SURVEY
City of McFarland
January 1991

Building Condition	Number of Units	Percent
Standard	1,081	63.00
Quasi-Standard	468	27.27
In Need of Major Rehabilitation	124	7.23
Should be Demolished	43	2.51
	1,716	100.00

Source: City of McFarland, January 1991

Energy Costs

Utilities are another major cost that adds to basic housing costs. Space heating and water heating are the two major utility costs faced by renters and homeowners. All of the renters in McFarland pay their own utility bill. Electricity, natural gas, and wood are the main energy sources used in McFarland. Natural gas is the single largest source of space heat and the heating of water. Many residents rely on electricity for water and space heating, electricity being the easiest but least cost-effective source. The average total gas and electicity bill in McFarland is $117 a month. In addition, sewer charge is $6.50 per month, average water charges are $30 per month, and garbage pickup is $7 more. Altogether, the total utility bill averages nearly $130 per month. In addition there are the "refundable deposits" required for any new service, an amount that totals $220 and must be paid before any service is provided.

Energy Conservation

The conservation of natural energy resources has become an important goal at all levels of government. The state law which governs Housing Elements incorporates this goal by requiring that each Element include a discussion of opportunities for energy conservation in the local housing stock.

Natural energy resources can be conserved in a variety of ways. Energy-saving features can be built into new housing. Housing can be designed so as to take advantage of the natural climate in such a way that heating and cooling needs are reduced, both through the manner in which units are sited and through design of windows and doors, and insulation specifications. Energy-saving devices can be installed in existing dwellings, as can more efficient insulation. Residents can take measures to reduce energy consumption by modifying the way in which they use their appliances.

The City of McFarland will be participating in the County sponsored Energy Conservation Library Program. The City will assist in program publicity and encourage builders/developers/ private citizens to utilize the library and incorporate energy conservation methods in the development and rehabilitation of units.

Additionally, most major utility companies conduct consumer-oriented energy conservation information programs, and some conduct award programs which reward builders whose projects meet certain energy efficiency standards. These programs go far to increase community awareness of the need to conserve and protect our energy resources.

Public Services

The following utility and community services are available in McFarland:

Electricity - Pacific Gas and Electric Company and Edison Electric Company service the west and east sides of town, respectively. ($90 deposit on new service)

Gas (Natural)- Southern California Gas Company provides service to all of McFarland. ($50 deposit on new service)

Sewer - The City of McFarland provides systems for nearly all residents. There is an initial $1,000 fee for new hookups to the system (plus $50 per apartment, hotel room, etc.) for newly constructed housing units. In addition, there is a $6.50 per month fee for each occupied unit (including apartments, hotel rooms are pro-rated).

Garbage - R&F Disposal services McFarland, and the monthly charge to a single-family home is $7.

Water - The 1987 Water Co. rates are, for Residential: $11 for the first 1,500 cu. ft., 55 cents/100 cu. ft. thereafter. For Commercial: 55 cents/100 cu. ft., starting with the first 100 cu. ft. In addition each new hookup must pay $250/7,500 sq. ft. of lot for shares in water company. There is a fee of $250/hookup on residential lots 7,500 sq. ft. and under, or on larger lots an additional $100 per family if it is multiple family. The average monthly water bill is $30.

Telephone - Normal local service is provided by Continental Telephone Company and initial hookup fee is $40 (deposit is extra). Long Distance services are available through several long distance "carriers" by choice of the consumer. ($80 deposit on new service)

Cable TV & Radio - All services are provided by Warner Cable (hookup fee is $20). Some areas do not have service.

Additional City Services - The City is serviced by the following community agencies: City Hall, Police, Public Works, Transit, County Fire Department, McFarland Recreation and Park District, McFarland Unified School District, Salvation Army, McFarland Coordinating Welfare Council, and the County Building Inspection Department.

On and Off-Site Improvements

Whenever developers or anyone proposes a project within the City of McFarland, all the required on site and off site improvements in the form of public utilities, streets, sidewalks, curbs and gutter, etc. are specified in the City's formally adopted Improvement Standards. The standards which were first adopted in August of 1987 and updated annually, covers the following five basic areas:

1) Design Criteria - Water; Sewer; Streets; and Drainage

2) Technical Specifications - Earthwork; Concrete; Pipes; Paving and Lift Stations

3) Standard Details - Water; Sewer; Streets; and Storm Drainage

4) Forms - Agreements; Dedications; Easements; Certificates; Environmental Assessment; Zoning Applications; Petition for Annexations; and Bonds

5) Checklists and Form Letters - Zoning; Environmental Review; Street Abandonment; Subdivisions; Bonds and Insurance Forms; and Encroachment Permits.

Copies of the Improvement Standards are available to the public for the charge of $30.00.

Building Permits

Recent development trends in the City are reflected in the number of building permits issued in that development period. The striking feature of McFarland's building permit history is the lack of substantial multi-family units, that is duplexes, triplexes, and larger apartment complexes.

By comparison, recent County permit history reflects a much higher proportion of multi-family units. McFarland's building permit history can be found below:

FIGURE NO. H-F
BUILDING PERMIT HISTORY
City of McFarland
1980 to 1990

Year	Single-Family	Multi-Family	Mobile Home	Total
1980	41	0	0	41
1981	15	9	0	24
1982	114	0	0	114
1983	7	36	0	43
1984	8	0	0	8
1985	10	1	0	11
1986	7	2	0	9
1987	34	3	0	37
1988	29	0	1	30
1989	11	0	0	11
1990	4	0	0	4
Annual Average	25.45	4.64	0.09	30.18
% Distribution	86.68%	13.01%	0.31%	100%

Source: McFarland Planning Department

Code Enforcement

Enforcement of Building Codes is handled by the County Building Inspector. The County has recently initiated a new policy of charging double the normal building permit fee for builders who start a project prior to obtaining a building permit. Zoning enforcement is handled by the City Planner with citations issued by the Police Department. Enforcement of health codes is done by Kern County Environmental Health Services Department.

Special Housing Needs

ELDERLY AND HANDICAPPED

The preceding discussion has quantified elements of existing housing needs within the community. It also is important to a comprehensive assessment of McFarland's housing needs to qualify certain additional characteristics of housing needs and to identify special housing needs if they exist.

The disparity between current housing prices and the price which City residents can afford is detailed in later material.

The suitability of the current housing supply to other than price criteria is indicated by the nature and characteristics of units available in the marketplace.

There is only a very small supply of housing which is suitable to the needs of the handicapped and disabled persons within the community. This is true not only for older, single, or two-family members, but also for members of larger households. For these persons and families, housing accessibility and suitability constitutes a special housing need. No Section 8 housing exists.

According to the California State Department of Rehabilitation and Department of Mental Health, it is estimated that approximately 2.5 percent of the population of each community in California is physically handicapped or disabled. With McFarland's 1990 population of 7,005, that would be 175 handicapped people in the City. Included in the definition used to derive this figure are those who are legally blind, those who are deaf, and those who need assistance getting around. This particular definition is the most relevant to housing needs, as it corresponds more closely than most to special physical features in housing, such as ramps, wide doorways, lowered kitchen and bathroom fixtures, and the like.

In addition to the needs of the physically disabled and handicapped persons discussed above, overcrowding and large families also constitute persons with special housing needs.

OVERCROWDING

Households with more than 1.01 persons per room are considered overcrowded, and constitute a special need for that reason. The current need due to overcrowding in the City is for 441 households, or 26.3% of the total households in the City.

The City of McFarland has one of the highest levels of household size in Kern County, at 4.01 persons per unit, according to the 1990 Census figures. This contributes to the severe overcrowding problems with the City's housing. The problem is

worse in the summer and early fall due to the seasonal migrant workers, who cohabitate with relatives and other families. The overcrowding lessens during the winter months when the workers move out of the area.

The high percentage of Hispanic surname families within the community, 82.3% according to the 1990 Census, which constitute the majority of the migrant workers, compounds the overcrowding problem. Another contributing factor is McFarland's high percentage of single family homes to multi-family homes ratio. In 1990 a City study revealed a ratio of 172 multi-family units to 1,118 single family units, which is 86.67% single family units.

It is extremely difficult to police or prevent overcrowding activities, even though they may be building and/or health code violations. Few people who move in with relatives or friends come by City Hall and ask permission, even though it often involves remodeling or garage or shed conversions. This, of course, is due to a high percentage of these situations involving illegal migrant workers who are afraid of deportation. About the only time the situation is reported is when the overcrowding becomes such a problem the neighbors start complaining.

LARGE FAMILY SIZE

Although family size data is not yet available from the 1990 Census, McFarland has historically had a large family size. In 1980 the percentage was 3.68% and the projections were for 3.70% for a high 1990 projection. The high percentage of Hispanic, which is documented, compounds this problem due to a tendancy toward large families. In a 1991 recycling survey done by the City, 50% were Hispanic and 50% were non-Hispanic. Even though the survey was sent out in both English and Spanish, and the high percent of Hispanic population overall, the low response rate for Hispanics was attributed to traditionally low Hispanic involvement in civic activities. Even though the Hispanic community was grossly underrepresented, tabulation showed of all those households of over 4 in size, 77.78% were Hispanic. On the contrary, even though the non-Hispanic households represent such a small overall minority in McFarland, of all those households with 2 or less reported, the non-Hispanics constituted a 60.00% majority.

Even though large families are not prohibited, there are situations where too many people living in the same unit may constitute a health problem. The only solution to this problem is to encourage larger single family living units. Another possible solution would be to encourage duplex and triplex structures where larger families can at least live in the same structure even though they are not in the same unit. These solutions are the only viable ones for the overcrowding problems the community is experiencing as well. The concept of Density

Bonuses, which offers a partial solution, is discussed in a later section.

In addition to the needs of the handicapped, overcrowded, and large families, the elderly and female-headed households have traditionally been needs in McFarland. New Census data substantiating this trend is not currently available. This subject will be covered in subsequent updates when reliable data is available.

DENSITY BONUS PLAN

California State Government Code Section 65915 (as amended in 1989 and 1990) provides that a local government shall grant a density bonus of at least 25%, and an additional incentive, or financially equivalent incentive(s), to developers with housing projects agreeing to construct at least:

a) 20% of the units for lower-income households; or
b) 10% of the units for very low-income households; or
c) 50% of the units for senior citizens

In addition, qualifying projects are eligible for both a density bonus and at least one additional incentive, unless the jurisdiction provides an alternative incentive of equivalent financial value, based upon the land costs. The density bonus may be allowed as a density transfer within a group of housing developments, physically separate from the target units. Standards for setting qualifying rents for income-restricted units are established in the state law.

This means that in McFarland if there is a multi-family residential project that is going in on a R-3 zoned lot of 18,000 square feet, which would normally allow for 12 units at 1/1,500 square feet, the density bonus would allow 15 units, if any of the three provisions mentioned above are met.

This procedure would certainly help the overcrowded problems that currently exist in McFarland. It would at least provide for higher planned densities rather than the higher unplanned densities that currently exist.

COMMUNITY DEVELOPMENT SERVICES

The City of McFarland would like to be able to provide complete Community Development Services to its citizens. If funds were available, they would certainly do more toward insuring that all constraints to the maintenance, improvement, and development of housing for all income levels are minimized. The realities are that funding is tight. Like all local municipalities in California, especially since the mid-1970's and the passage of tax fund limitations such as Proposition 13, other vital public services have had to take priority. The health, safety, fire, and food provision services must have a higher priority than

equal housing opportunity. The City of McFarland is currently doing all it can to provide a balanced price range of houses within the community, but development has been so restricted as it is that if additional conditions were placed, development would stop altogether. Rest assured that the City is providing all possible assistance to insure that equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color. With this in mind, the following plan is proposed.

The City will encourage multi-family development on site "K" as shown in Figure L-M, page L-22 of the Land Use Element. This site has been proposed as Seniors Apartments in the past but funding has never come through. In addition, Site "P" on the same map will be pushed to be developed as multi-family housing for low income. This encouragement will be:

1) When developers inquire for potential sites for these types of developments, the City will provide these sites.

2) The sites will be zoned for such developments.

3) The present owners of these sites will be contacted by the City and such developments will be suggested.

4) When developers show an interest in such development on the specified sites, funding sources will be provided.

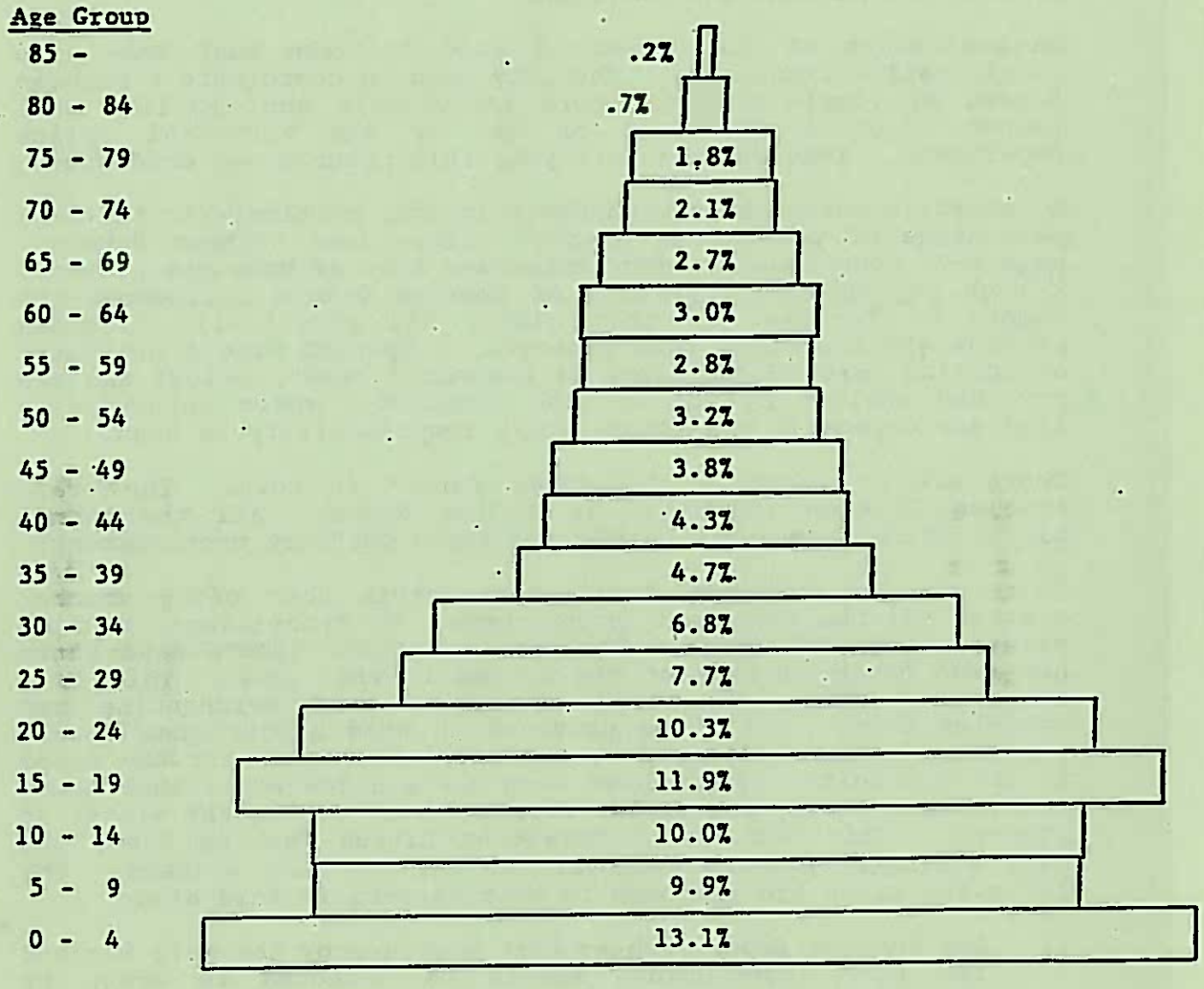
Any further proposals such as bans of contrary developments on the specified sites might be grounds for reverse discrimination litigation.

Analysis

Age Distribution

The age distribution for the City of McFarland from the 1980 census is well reflected by the population pyramid on the next page. A striking feature is the disproportionate share that the lower-aged classes (0-19) have. Four classes make up nearly half of the total population. This is compared to less than one-third for Kern County. Note that the 15-19 class are children born between 1961 and 1965 - a "Baby Boom" era. An implication to housing in the area is that these children will soon be leaving home and will need rental or "first-home" housing. Another implication is that they will also begin starting their own families and having their own children, which would increase the population and put additional pressure on the housing situation in McFarland. Without the 1990 census data in this area, it is assumed that the percentages remain the same in 1990 and just the overall population has increased.

FIGURE NO. H-G
(%) OF TOTAL POPULATION



POPULATION PYRAMID
City of McFarland

SOURCE: 1980 U.S. Census

Transient/Homeless

The California State Government code on Housing Elements requires, in Section 65580 - 65589.8, consideration of the needs of homeless persons and families.

An estimation of the number of such homeless must take into consideration transients. The City used to coordinate a program funded by local churches where individuals and families were issued vouchers for food or gas by the McFarland Police Department. 1989 was the last year this program was conducted.

McFarland's unique ethnic characteristics, particularly the high percentage of persons of Spanish Origin (see "Ethnic Makeup", page H-7) contribute to make McFarland free of homeless persons. A high percentage of persons of Spanish Origin influences the number of homeless in that almost all potentially homeless persons are transient farm laborers, a Spanish Origin dominated occupation (see "Occupations of Household Head", below) and are provided shelter by the Spanish Community, where inter-family ties are extensive and inter-family responsibility is high.

There are no locations for "Hobo Camps" in town. The train station is gone and there is no bus depot. All the normal places where transients gather and "Hang Out" are non-existant.

There are no shelters, hotels, or motels that offer voucher systems for the transient or homeless. No transitional housing exists within McFarland. The Care and Share Second Hand Store has been assigned many of the duties in this area. This is a store that takes donations of second hand merchandise and recycles them. The funds provided in this manner goes toward providing food, shelter, gas, and outright loans, for the needy in the community. There have been quite a few additional needy individuals lately due to the Citrus Freeze during the winter of 1990-91. This has forced Paramount Citrus Packing Shed, the City's largest private employer, to lay off many workers. The following steps are proposed to help matters in this area:

1) Any surplus food, such as that provided by the Gulf War and its early conclusion, should be directed to areas of economic depression, such as McFarland.

2) Any vacant motel rooms should be offered on a voucher system to serve stranded transients in the community.

3) The City should designate and zone a potential shelter site to meet the needs of the community.

4) The City should designate and zone potential transitional housing sites to meet the needs of the community.

5) The suitable site for either short term shelter or longer term transitional housing should be:

a) It should be located within a reasonable distance from public services and not require high site development costs.

b) Any of the following would be suitable for 20 people or less: Apartments, Mobile Homes, Single Family Homes, Converted Commercial or Office Facilities, or Churches.

c) Special considerations should be given for parking, fire steandards, and normal design standards.

6) Funding sources for such shelters would be:

a) The Emergency Food and Shelter Program (U.S. FEMA)
b) Federal Emergency Grant Program (HUD or HCD)
c) Community Services Block Grant Funds
d) Community Development Block Grant Funds for acquisition or rehabilitation (HUD or HCD)
e) State Emergency Shelter Program
f) Department of Mental Health
g) Office of Criminal Justice
h) Aid to Families with Dependent Children Emergency Assistance Program
i) Charitable organizations such as churches, Travelers' Aid, and other non-profit groups
j) Private Foundations (e.g., Robert Wood Johnson Foundation for Homeless Health Care)

Household Head

Figure No. H-H below, indicates the occupations of household heads in the City, and shows more than one-third of the labor force classified as "laborer". Retirees constitute approximately 15 percent of the total, and about 11 percent are reported unemployed. Professional/Technical/Managerial fields account for only 6 percent of the total occupations of household heads. This data correlates with the high profile that agriculture plays in the community.

FIGURE NO. H-H
OCCUPATION OF HOUSEHOLD HEAD
City of McFarland
1985

Occupation	
Professional, Technical and Kindred Workers	3.9%
Managers, Officials & Proprietors (including farmers)	2.7%
Clerical & Kindred Workers	1.4%
Sales Workers	1.2%
Craftsmen, Foremen & Kindred Workers	4.7%
Operatives & Kindred Workers	3.5%
Service Workers (including private household workers)	3.6%
Laborers (including farm workers)	33.9%
Retired	14.9%
Unemployed	11.4%
Unknown	18.9%

The source for the Occupation of Household Head data was the California State Department of Finance; California State Employment Development Department; and Urban Projects, Inc.

FIGURE NO. H-I
TABLE OF HOUSEHOLD TYPES
City of McFarland
1980

Household Type	Household Total	Owner	Renter
Total	1,399	906 (65%)	493 (35%)
Elderly-Number	267	185 (69%)	82 (31)
% Total	19%	20%	17%
Large (5+)-Number	442	291	151
Percent	32%	32%	31%
Overcrowded-Number	387	222	165
Percent	28%	25%	33%
One Person-Number	174	99	75
Percent	12%	11%	15%
Female-Number	142		
Percent	10%		

Poverty	Total	286/1376	21%
	Senior	48/ 280	17%
	Female	66/ 142	46% (All with children)
		66/ 103	64%

Disability	371	-	240 prevented from working
Transit Dependent	133	-	59 seniors

Source: 1980 Census

From the data in Figure No. H-I, it can be seen that 35% of the total households in McFarland in 1980 rented, rather than owned their home. It is also noteworthy that 32% of the households were larger than five persons and that 28% were living in overcrowded conditions. This would suggest that units with three or more bedrooms would sell better in McFarland. More recent (1985) data on overcrowding is present in Figure No. H-D, on Page H-7.

Service Availability

All City Services are generally adequate and available to accommodate development to 2011. The exception is the water supply. The water company is in the process of building a storage tank and plans to drill another well to accomodate new development. A complete inventory of City Services is contained

in the current update to the Land Use Element to the General Plan.

Household Income

Estimated household incomes for the City of McFarland are shown in Figure No. H-J below. As can be seen in the table below, the median household income in the City has increased from a level of $10,000 in 1977 to $11,887 in 1980, and to $14,461 in 1985. These levels are considerably below those for the County as a whole and reflect the low incomes received by the large number of farm labor workers residing in the City.

FIGURE NO. H-J
TABLE OF HOUSEHOLD INCOME DISTRIBUTIONS
City of McFarland
1977 to 1985
as a %

Income Group	1977	1980	1985
Under $5,000	19	17	16
$ 5,000 to 9,999	31	24	21
$10,000 to 14,999	24	26	29
$15,000 to 24,999	15	18	20
$25,000 to 49,999	9	11	10
$50,000 and over	2	4	4
TOTAL	100%	100%	100%
Median Household Income	$10,000	$11,877	$14,461

Source: U.S. Bureau of the Census; California State Department of Finance; U.S. Department of Housing and Urban Development

Housing Stock

Trends and changes in McFarland's housing stock are shown in Figure No. H-K on the following page, and indicate an increase from approximately 1,369 total units in 1977 to 1,747 units in 1990. Since 1977, 327 new units have been constructed, 86% of which are single family units. Nearly three-fourths of the 95 units built since 1985 were constructed through a low-income FmHA program, as reflected in the 1987-88 time period.

Compared to the County, McFarland's ratio of the number of multi-family units to the number of single family homes is extremely low. Because of the anticipated influx of mobile homes and other low-income single family homes, the percentage of owner occupied units should increase steadily until 2011.

FIGURE NO. H-K
TABLE OF HOUSING INVENTORY TRENDS
City of McFarland
1977 - 1990

Year	Housing Inventory	Type of Unit: Single-Family	Multi-Family	Mobile Home	Total
1977	Total Units	1,222	143	4	1,369
	Occupied Units	1,144	139	4	1,287
	Pop./Household	-	-	-	3.53
1980	Total Units	1,310	143	4	1,457
	Occupied Units	1,239	140	4	1,383
	Pop./Household	--	--	-	3.68
1983	Total Units	1,446	179	4	1,629
	Occupied Units	--	--	-	--
	Pop./Household	--	--	-	3.82
1986	Total Units	1,471	182	4	1,657
	Occupied Units	--	--	-	1,623
	Pop./Household	--	--	-	3.85
1990	Total Units	1,549	185	13	1,747
	Occupied Units	--	--	-	--
	Pop./Household	--	--	-	4.01
1977-1990	Housing Inventory Change				
	Total	327	42	9	378
	Annual Average[1]	25	3.2	0.69	29

NA means Not Available

1) Total may not add due to independent rounding.

Source: U.S. Bureau of the Census; California State Department of Finance; Kern County Planning Department; McFarland City Planning Department; Urban Projects, Inc.

Land Availability

The amount of land available for the development of housing is crucial in considering methods of meeting housing needs. There must be sufficient vacant, residentially zoned land within the city limits to meet the projected housing needs.

A review of Figure No. L-M reveals the amount of vacant residential land by zoning density. All the recent development has been to the zoned density except for 5 units of single

family units that were developed in R-4 on Christopher Court and 100 units (half of which have been built, the other half tentatively approved) on 9th and 10th Streets between Kern and Perkins Avenues, in a mobile home park zone. The loss of the mobile home land is not seen as critical because there is a combined mobile home park and recreational vehicle park planned for another section of town. It is not likely that McFarland could support more than one such park.

A new determination of land availability was made by reviewing the City's updated zoning map and other data. The map in Figure No. H-L shows Residential zoned land A-22.9 Acres, E-32.8 Acres, and K-18.9 Acres. It also shows A-1 zoned land (Residential Reserve) B-12.3 Acres, C-38 Acres, D-108.3 Acres, F-15.2 Acres, G-71.2 Acres, H-11.4 Acres, and J-8 Acres.

As shown in Figure No. H-L, the City will have enough available vacant land zoned residential or that is in residential reserve, to meet its housing need through 2011. In April 1991 the vacant land analysis indicated that, based on existing and potential zoning, the City could accomodate an additional 1,637 single family units, with considerably more units for duplexes or apartments.

The City has 31 R-1 zoned lots at scattered sites throughout the developed area. In addition, the undeveloped R-1 zoned fringes provides more space for growth. Parcels B, C, D, G, H and J all have the potential to be rezoned for residential use. The City also has 15 acres on the west side of town zoned for mobile homes.

Allowable Densities

According to the current zoning ordinance, the following densities are permitted in the following residential zones:

R-1 6,000 square feet per Dwelling Unit

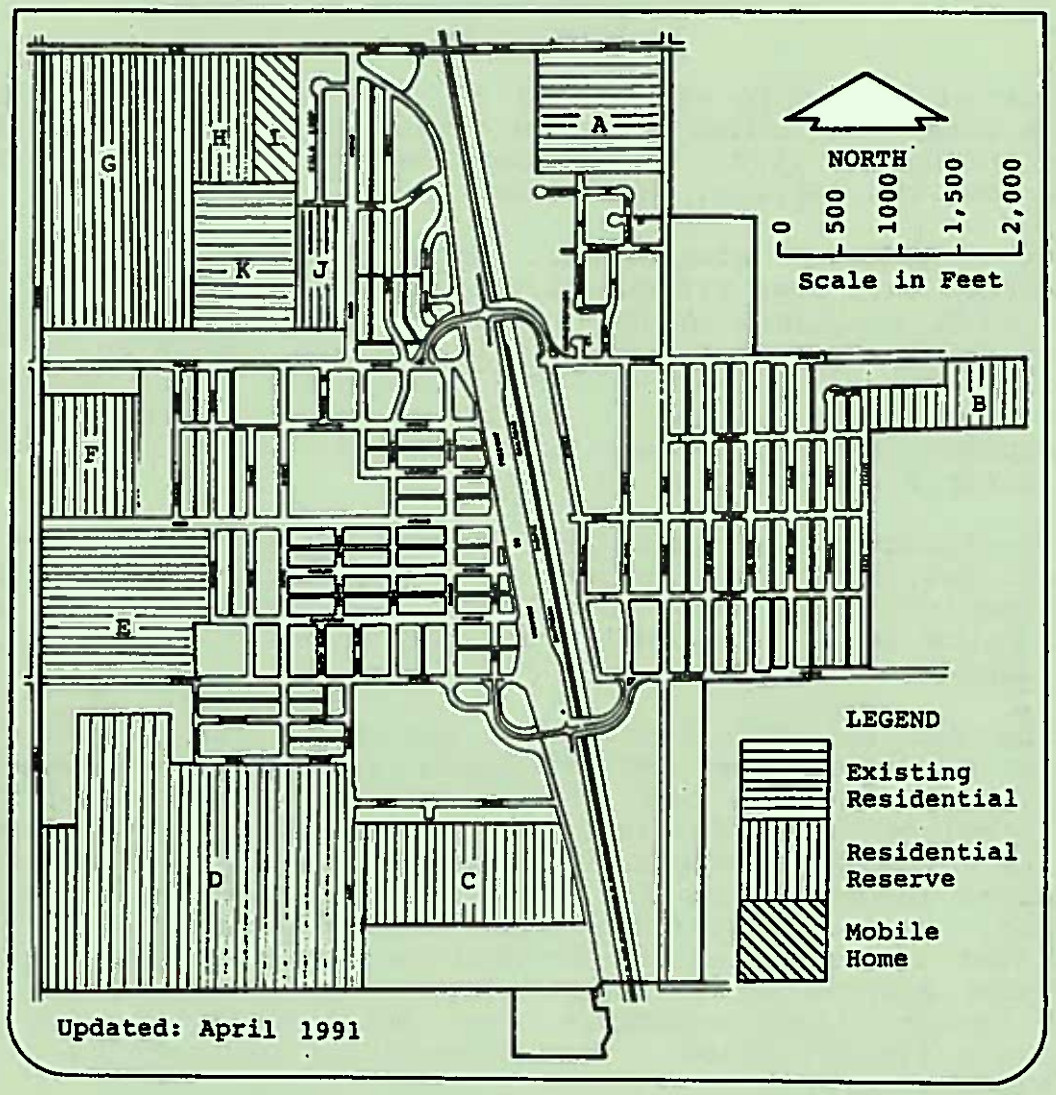
R-2 3,000 square feet per Dwelling Unit

R-3 1,500 square feet per Dwelling Unit

R-4 1,000 square feet per Dwelling Unit

R-S (Suburban Residential) 6,000 square feet per Dwelling Unit

FIGURE NO. H-L
MAP OF VACANT LAND ANALYSIS
City of McFarland



Jobs Housing Balance

The concept of Jobs Housing Balance (JHB) is one utilized in many metropolitan areas. The easiest to explain formula defines JHB as 1:1 correlation between jobs and housing units. This is an important concept in metropolitan areas where a serious housing shortage might drive up home prices and workers' salary requirements as well. For McFarland this concept has little, if any, validity. There are about 2,000 housing units in McFarland, with the closest estimates on jobs from the six top employers in town being 750. Clearly this reflects the proximity of McFarland to Delano (6 miles to the north) where the population of 24,000 makes many more jobs available. The

JHB concept must be utilized on a regional basis and has little use in small rural communities, like McFarland.

Housing Costs

The price of ownership of housing in McFarland is rising at a moderate rate. According to sales data reflecting transactions in the spring of 1990, the average sales price of a three-bedroom home was $68,128. Most sales were in the low $60's.

Very few rentals are advertised. Local realtors indicate that most rentals turn over without being listed and that prospective renters find available units by word of mouth. Rental rates vary widely in McFarland, depending upon the condition of the unit primarily. Usual prices for a two-bedroom unit range from $175 to $225 per month. Smaller units (one-bedroom and efficiencies) rent for between $125 and $175. Very few, if any, larger rentals appear to be available.

Newly constructed sales units, when built, will carry prices of at least $60,000 (except units financed through Farmers Home Administration programs, which have lower prices). No new rental units were being built at the time of this Housing Element Update being prepared.

Financing for existing housing on the east side of town is spotty. Mortgages are not available in some areas due to foundations, roofing, and other reasons. Financing for rehabilitations is administered through the Kern County Community Development Program Department. There are no apparent underserved income groups for either new or rehab construction financing. The average undeveloped single family zoned 6,000 square foot lot costs around $15,000 on the east side of town and around $18,000 on the west side of town. There is not enough vacant land available for multi-family zoning to establish a typical price. Land speculators are holding on to these vacant lots.

It has been customary practice in housing analysis for many years to utilize as a rule of thumb a standard that no more than 25% of household income should be spent for shelter. Most of the government-assisted housing programs have been based upon this rule (although it should be noted that in the economy of the mid-1980's not only do most households actually pay a higher proportion of income for housing but lending institutions, in evaluating the ability of families to repay mortgage loans, also utilize a substantially higher rule of thumb in their assessments of ability to pay).

Utilizing the 25% income standard, the following table presents the range of rental rates and sales prices which correlate to the distribution of the population.

FIGURE NO. H-M
PRICE RANGE OF AFFORDABLE HOUSING
BY INCOME GROUP
City of McFarland
1979

Income Group	Percent of Population	Affordable[1] Rental Rate	Affordable[2] Sales Price
Under $5,000	18%	Under $104	Under $13,038
$ 5,000 to 9,999	28%	$104-$ 208	$13,038 to 25,316
$10,000 to 14,999	25%	$208-$ 313	$25,316 to 37,594
$15,000 to 24,999	16%	$331-$ 521	$37,594 to 62,150
$25,000 to 49,999	10%	$521-$1042	$62,150 to 123,540
$50,000 & Over	4%	$1042 & Over	$123,540 and Over

1) Assumes rent equal to 25% of gross income.

2) Assumes 20% down, 10.5% interest, 30-year term; principal, interest, taxes and insurance included in monthly payment; monthly payment equal to 25% of gross income.

Source: Urban Projects, Inc.

A comparison of housing cost data previously presented with the estimates of affordable housing cost outlined previously indicates that in the 1985 housing market, a household without more than a 20% downpayment must have an income of almost $24,000 per year in order to afford the most reasonably priced, previously occupied sales unit offered on the market in mid-1985.

It is important to a fair picture of the City's housing situation that it be remembered that over 63% of the existing units are owner-occupied as of the date of preparation of this Housing Element Update. That implies that many McFarland households seeking alternative sales housing indeed would have equity buildup sufficient to make higher downpayments, thus raising the price level which they can afford.

With respect to rental housing, the prevailing price structure for two-bedroom dwellings in the City necessitates annual income of $8,400 to $10,800.

These statistics indicate that substantial numbers of McFarland households cannot afford to move to different ownership or rental units without having to pay more than the traditional 25% of income for shelter.

A look at Figure H-O reveals 25.6% of McFarland's homeowners are overpaying for housing. A significantly higher percentage of renters, 60.3%, are overpaying. This indicates more programs aimed at helping low income renters are needed.

FIGURE NO. H-N
TABLE OF HOUSEHOLDS PAYING MORE THAN 25% OF INCOME FOR HOUSING
City of McFarland
1985

Income Group	Number of Households		Percent of Total
Under $5,000	229		89
$ 5,000 - $ 9,999	111		31
$10,000 - $14,999	33		7
$15,000 - $24,999	6		2
$25,000 - $49,000	--		--
$50,000 and Over	--		--
TOTAL	379	AVERAGE	25%

NOTE: Due to the structure of the Census Data, it was not possible to directly correlate overpayment to tenure.

Source: California State Department of Finance.

FIGURE NO H-O
HOUSEHOLDS OVERPAYING FOR HOUSING
(More than 25% Income in 1980)

McFARLAND

Household Income Group	Owner	Renter	Total
Very Low	38	138	176
(%)	20.8	68.0	45.6
Other Low	53	58	111
(%)	30.6	47.5	37.6
Total Low Income	91	196	287
(%)	25.6	60.3	42.1
Moderate	28	18	46
(%)	13.5	41.8	18.3
Above Moderate	8	0	8
(%)	3.3	-	2.7

Vacancy Rates

Vacancy information for the City is reflected in Figure No. H-P below and shows an average vacancy rate of 4 to 5 percent over the past few years. This level is considered "normal" for a City with an agriculture-oriented economy; however, most of these vacant units are under construction, second homes, or seasonal/migratory housing. The actual number of units available for occupation yields a near 0 vacancy rate, mostly because of the seasonal/migratory factor. In the summer, the demand for housing increases because of the influx of farm laborers, and consequently the vacancy rates go to nearly 0, with only more expensive housing available. In the winter, market pressures from farm laborers are relaxed and vacancy rates are increased to normal. Vacancy rates listed in the table are those that were determined during January of the respective years.

FIGURE NO. H-P
TABLE OF ESTIMATED VACANCY DATA
City of McFarland
1977 & 1979

		Type of Unit			
Year	Number of Units	Single Family	Multi-Family	Mobile Home	Total
1977	For Sale	1	1	-	2
	For Rent	9	2	-	11
	Available Vacant	10	3	-	13
	% of Total Units				1.0%
	[1]Other Vacant	68	1	-	69
	Total Vacant	78	4	-	82
	% of Total Units				6.0%
1979	For Sale	2	1	-	3
	For Rent	11	1	-	12
	Available Vacant	12	2	-	15
	% of Total Units				1.1%
	[1]Other Vacant	55	1	-	56
	Total Vacant	68	3	1	71
	% of Total Units				5.0%

1) Includes units "under construction", "usual residence elsewhere", "second home", "migratory", and "other".

Source: California State Department of Finance; Kern County Planning Department; Local Realtors; and Urban Projects, Inc.

Market/Governmental Constraints

In planning for the provision of housing, constraints to housing development must be recognized. Many of these constraints cannot be overcome by local government, particularly those related to the condition of the national economy, but others can be addressed. Constraints to housing include market constraints and government constraints.

When unforseen incidents occur, such as the recent building morotorium because of the water situation in McFarland, the rate of residential development slows. This type of complication has occurred in the past and will continue to occur, despite the best efforts of the local city government to prevent it.

A number of costs figure into the cost of developing housing. They include the cost of land, site improvements such as grading and provision of utilities, streets and sidewalks. Most of these efforts cannot be lessened by city government. In two areas, the City could provide some relief to help provide low and moderate income housing -- land cost and street and sidewalk provision. The City could monitor and take advantage of state and federal grants which would allow the purchase of land and then write down the cost of it to developers at some time in the future. In this case, the City would want to ensure the continuing affordability of the housing so that the City's investment would benefit those intended in the long term. The City can also provide streets and sidewalks to cut costs to the developer by issuing assessment bonds for street improvements which provides lower interest financing than the developer would have been able to obtain if he had been required to install these improvements.

Other factors that drive up the cost of housing include financing, market, profit to the developer or homeowner, and property taxes. Interest rates reflect directly on the cost of housing. In McFarland, the difference between a 13.75% average interest rate and a 17% interest rate is the difference in an adequate supply of affordable housing and a housing supply out of the price range of many families. Interest rates are dropping, though it remains to be seen when they will level off. The City can provide assistance in this area through the deposit of funds in local banks in exchange for the offering of below market interest rates to developers.

Marketing of new housing as well as resale homes adds to the costs of homes. Marketing and sales can add 4-10% to the cost of housing. Real Estate fees range from 3-6% on resale units. Enticing developers to decrease marketing budgets would not be successful unless an adequate local market and ready affordable financing could be demonstrated, decreasing the need for expensive regional promotion.

The water hookup moritorium that has existed for nearly two years is about to be ended. With the approval of the Negative Declaration for the one million gallon water storage tank, hookups will again be permitted. This should allow for a backlog of development to be completed and a return to normal growth. The Water Company is planning on drilling another well as soon as funds become available. The capacity of the sewer system is adequate, with planned improvements, to serve the expected growth until the year 2011. There is nothing in the land use controls, including zoning, density, parking, setbacks, on and off-site improvements, that would unduly restrict any level of development, low or high income. There are no provisions for second unit (Granny Flat) type of development in R-1 zones. Enforcement of zoning in the areas of illegal second units in R-1 zones is minimal due to staffing limitations. This is seen as a benefit to low income citizens. The following chart is an attempt to quantify the various constraints and their impact on all citizens regardless of their income.

FIGURE NO. H-Q
THE MAINTENANCE, IMPROVEMENT, OR DEVELOPMENT CONSTRAINTS IMPACT ON INCOME GROUPS

1=least impact
5=most impact

Type of Constraint	Very Low Income	Other Low Income	Moderate Income	Above Moderate Income
Density	2	2	1	1
Parking	1	1	2	2
Setbacks	1	1	1	1
On Site Improvements	2	2	1	1
Off Site Improvements	2	2	1	1
Zoning	1	1	1	1
Land Cost	2	2	1	1
Construction Costs	2	2	1	1
Financing	2	2	1	1
Land Availability	1	1	1	1
Utility Availability	1	1	1	1
Circulation Improvements	1	1	1	1
Building Fees	2	2	1	1
School Fees	2	2	1	1
Building Codes	2	2	1	1

The City of McFarland has intentially restricted the rise of fees for developers, over the years, to encourage new or improvements in housing. A comparison between McFarland's fees and Kern County's fees shows McFarland's typically 1/4 to 1/2 as much.

New Construction Fees

Some of the new fees added since the last housing plan's publication include:

1)	Sewer Hookup Fee	$1,000/Residential Unit
2)	Water Drainage Fee	$800/Acre
3)	Parks and Recreation Land Dedication or in-lieu fees	Formula based on appraised valuation of land

Housing Construction Costs

In McFarland the cost for local developers to construct residential housing in '87 varies from $40 - $45/square foot for single family, and $30 - $35/square foot for multi-family. This is the cost not including insurance, security bond, etc.

Housing Availability

Because of the seasonal characteristic of the vacancy rates (see Vacancy Rates), the availability of housing - especially for the lower income families is also seasonal. During the summer, when demand for farm laborers (a popular occupation in McFarland) is high, the number of housing units available, is near zero. Furthermore, no rental units are available, and the only units for sale are units priced over $60,000. During the winter, farm activity goes down, rental units become available, and some low income single-family homes are put up for sale. The amount of higher income units available remains about the same throughout the year.

Continual profit making on housing spirals the cost of the original unit over the years. By using cooperative financing of government aided housing, the cost of the unit would remain the same since no profit would be allowed. Yet owners would still regain their equity contribution. The City should promote such cooperative housing to ensure the affordability of government aided housing.

Total property taxes are only 1% since Proposition 13. Including homeowner tax benefits, the property tax cannot be considered a great constraint to affordable housing compared to other costs.

Local government constraints to housing development include land use regulation, infrastructure provision, and permit approval. In McFarland, land use regulations currently do not constrain housing. Land zoned for various housing densities is available. The building permit and approval process is not complex in McFarland. The time span from application to approval averages 15-30 days if no special approval is necessary. A building permit and plan check for a 1,200 square foot structure with air conditioning costs $665. If special planning consideration is necessary, a Parcel Map is $75, a Zone Change is $150, and

Environmental Review is $50. The school fee would be $1,896. The average monthly water bill is $30. The current sewer charge is $6.50/unit.

Regional Housing Allocation Plan

Assembly Bill 2853 set up requirements for Regional Housing Allocation Plans that addressed non-market rate housing and the housing needs of persons of all income levels. Section 65584 establishes criteria that must be taken into consideration when determining the local jurisdictions' share of the regional housing need. Portions of the Regional Housing Allocation Plan which are relevant to McFarland are covered in the next few pages. The complete Plan is published by the Kern County Council of Governments.

Northern San Joaquin Planning Area

McFarland is located in the Northern San Joaquin Valley Housing Area. This subsection of Kern County is located in the north central part of the county and includes the incorporated cities of Delano, McFarland, Shafter, and Wasco. It is made up of census tracts 39, 40, 41, 43, 43, 44, 46, 47, 48, 49, and 50.

Employment opportunities are offered by several oil companies located in the area. There is extensive agriculture activity, and two major railroads (Southern Pacific and Santa Fe). Also, urban service jobs, such as retail, medical, governmental and educational provide for varied employment opportunities.

The planning area had an estimated population of 59,159 at the beginning of 1989. The population is projected to be 65,359 (excluding institutionalized individuals) by the year 1996.

The Northern San Joaquin Planning area is economically based in agricultural production. A wide variety of products are grown in the region owing to the mild climatic conditions, good soil, imported water sources for irrigation purposes and an advanced farm to market transportation system that includes two national railroads (Santa Fe and Southern Pacific), a major north-south state highway (SR, 99) and several other well-maintained state and county roads. Recently, several prison facilities have been sited in this area which will undoubtedly stabilize the employment situation for this area, which has been impacted by employment fluctuations in the past. Currently, both the city of Delano and the city of Wasco are aggressively attempting to diversify their economies with additional manufacturing employment opportunities.

At the beginning of 1989 the Northern San Joaquin Planning area had an estimated 18,310 housing units of all types, with 16,997 units occupied. Single family structures predominated, with 77% of the total. Multi-unit structures account for 19% of the housing stock, while mobile homes constituted 4% of the housing

stock. According to the 1980 United States Census 58% of the housing units were owner occupied within the planning area, although this figure varies widely by census tract. Census tract 39, for example, has an ownership rate of only 39%, while census tract 43 has a reported 73% owner occupancy.

Based on an analysis of 1980 census information the household income characteristics of the unincorporated area and the incorporated cities are shown in Figure No. H-P.

In the following tables the following definitions will be useful:

Very Low Income - Between 51% and 80% of the county median income.

Lower Income - Less than or equal to 80% of the county median income.

Moderate Income - Between 81% and 120% of the county median income.

Above Moderate Income - Above 120% of the county median income.

FIGURE NO. H-R
NORTHERN SAN JOAQUIN PLANNING AREA
HOUSEHOLD INCOME CHARACTERISTICS - 1980

	Uninc.	Delano	Wasco	McFarland	Shafter
Very Los Income (<50% of Median HH)	22%	29%	27%	29%	25%
Low Income (<80% of median HH)	18%	19%	21%	23%	20%
Moderate Income (80% to 120% median HH)	25%	22%	21%	25%	23%
Above Moderate (>120% of median HH)	34%	30%	31%	23%	32%

Commuting Patterns show that a large number of people living in the Northern San Joaquin Valley Housing Area commute to the Westside Housing Area to work in the oilfields and agricultural operations. An estimated 400 people commute to the Bakersfield Metropolitan area from the Westside Housing Area and nearly 800 from the Mountain Housing Area. The census indicates that nearly 100 people commute to Fresno County and more than 650 to Tulare County from the San Joaquin Valley Housing Area (mostly from the Delano/McFarland area).

Farmworkers do not tend to follow the traditional mitgration patterns that were established in the past decades. Farmworkers now tend to reside in centralized areas and work through labor contractors on a daily basis. Workers are transported from central locations to work locations in the field. It appers that migrant farmworker camps are slowly disappearing from Kern County. It is estimated that only about a dozen privately operated migrant camps remain. The Kern County Housing Authority operates two migrant camps one near Shafter and one near Arvin. The Farm Home Administration (FHA) will continue the "502" Home Loan Program in the area, primarily in McFarland, Wasco and Shafter.

FIGURE NO. H-S
TABLE OF ESTIMATED HOUSEHOLDS
NEEDED BY INCOME GROUPS
NORTHERN SAN JOAQUIN VALLEY HOUSING AREA
1996

Community	Very Low	Other Low	Moderate	Above Moderate	Total Estimated Households
City of Delano	231	148	170	233	782
City of McFarland	52	43	46	42	183
City of Shafter	31	25	30	41	127
City of Wasco	72	57	58	85	272
Unincorporated	98	78	107	149	432
Area Totals	484	351	411	550	1796

Source: Department of Housing and Community Development, Housing Elements of the Cities of Delano, McFarland, Shafter, Wasco, and the County of Kern.

As can be seen in the above data, McFarland is one of the cities impacted to a large degree by low-income population, relative to the county as a whole, as well as the state.

FIGURE NO. H-T
TABLE OF ESTIMATED HOUSEHOLDS
DISTRIBUTED BY INCOME GROUP
SAN JOAQUIN VALLEY HOUSING AREA
1991

Community	Very Low	Other Low	Moderate	Above Moderate	Total Estimated Households
City of Delano	2,458	1,156	1,043	1,485	6,142
City of McFarland	921	413	285	397	2,016
City of Shafter	644	564	750	985	2,943
City of Wasco	832	1,097	1,092	772	3,793
Area Totals	4,855	3,230	3,170	3,639	14,894

FIGURE NO. H-U
TABLE OF POPULATION PROJECTION
CITY OF McFARLAND
1985-2011

Year	Total Pop.	Population: Mobile Homes	Population: Group Quarters	Total Housing Units	Single Family Units	Multiple Family Units	Mobile Homes	Population/ Household	Percent Vacant
1985	6205	26	4	1671	1423	232	8	3.80	4.29
1986	6290	150	4	1716	1444	310	40	3.68	6.57
1987	6410	280	-	1845	1450	310	85	3.64	6.41
1988	6500	320	-	1870	1452	310	108	3.67	6.30
1989	6610	400	200	1903	1458	310	135	3.58	6.04
1990	7005	429	200	1990	1463	310	143	4.04	5.83
1991	7701	429	224	2025	1521	348	143	3.80	6.36
1992	8397	474	224	2079	1542	364	159	3.81	6.47
1993	8565	519	224	2132	1563	380	174	3.81	6.58
1994	8733	564	224	2186	1584	396	189	3.82	6.68
1995	8900	608	224	2240	1605	412	204	3.83	6.79
1996	9068	653	224	2293	1626	428	220	3.84	6.90
1997	9236	698	224	2347	1647	444	235	3.84	7.01
1998	9403	743	224	2401	1668	460	250	3.85	7.12
1999	9572	788	224	2454	1689	476	265	3.86	7.23
2000	9740	832	224	2508	1710	492	281	3.87	7.34
2001	9907	878	224	2562	1731	508	296	3.88	7.45
2002	10075	922	224	2615	1752	524	311	3.88	7.56
2003	10243	967	224	2669	1773	540	326	3.89	7.67
2004	10411	1012	224	2723	1794	556	342	3.90	7.78
2005	10579	1057	224	2776	1815	572	357	3.91	7.89
2006	10747	1102	224	2830	1836	588	372	3.91	8.00
2007	10914	1147	224	2884	1857	604	387	3.92	8.11
2008	11082	1192	224	2937	1878	620	403	3.93	8.22
2009	11250	1236	224	2991	1899	636	418	3.94	8.33
2010	11418	1281	224	3045	1920	652	433	3.94	8.44
2011	11586	1326	224	3098	1941	668	448	3.95	8.55

SOURCE: 1990 Census for population only. Other figures were projected using a trend analysis computer program.

Projections

Projected Needs

The projections of housing demand for the City of McFarland take into account the City's economy and the expected growth in population resulting from the influx of additonal farm laborers and their families. There has not been any significant indication of the likelihood of development of other industries (which might be agriculturally related) to provide employment for City residents. The population projections presented earlier are, therefore, used as the basis for forecasting future housing demand.

Available Housing Programs

Program: Community Housing Partnerships
Contact: Kern Co. Community Development Dept. 861-2041
Dates: 1991 to 1996 Depends on Congressional appropriations

Program: Home Program
Contact: Kern Co. Community Development Dept. 861-2041
Dates: 1991 to 1996 Depends on Congressional appropriations

Program: Community Development Block Grant (CDBG) - General
Contact: (916) 445-6000
Dates: Proposals due - May 1, 1991

Program: CDBG - Economic Development
Contact: (916) 445-6000
Dates: Continuous awards made quarterly.

Program: CDBG - Planning and Technical Assistance
Contact: (916) 445-6000
Dates: Continuous awards made every 4 months

Program: CDBG - Native American
Contact: (916) 445-6000
Dates: Proposals due - May 1, 1991

Program: Farmworkers Housing Grant Program
Contact: (916) 324-0695
Dates: Continuous, awards made monthly

Program: Office of Migrant Services
Contact: (916) 327-3712
Dates: Continuous, awards made monthly

Program: California Housing Rehabilitation Program - Owner
Contact: (916) 445-6501
Dates: Continuous, awards made monthly

Program: California Housing Rehabilitation Program - Rental
Contact: (916) 445-6000
Dates: Continuous, awards made monthly

Program: Owner/Builder Century Freeway Housing Program
Contact: (213) 419-2300
Dates: Continuous

Program: Section 202 - Elderly
Contact: HUD - (202) 708-0837
Dates (1991): Proposals due - June 17, 1991
Awards announced - September 30, 1991

Program: Housing for Handicapped
Contact: HUD - (202) 708-0837
Dates (1991): Proposals due - June 17, 1991
Awards announced - September 30, 1991

Program: Mod. Rehabilitation - SRO
Contact: HUD - (202) 708-0837
Dates (1991): Proposals due - July 1, 1991
Awards announced - September 30, 1991

Program: Section 8 Certs. and Housing Vouchers: Tech. Rejects
Contact: HUD - (202) 708-0837
Dates (1991): Proposals due - February 7, 1991
Awards announced - April 26, 1991

Program: Section 8 Certs. and Vouchers: Incremental HOFA
Contact: HUD - (202) 708-0837
Dates (1991): Proposals due - June 14, 1991
Awards announced - September 20, 1991

Program: Section 8 Certs. and Housing Vouchers: Family Self-Sufficiency
Contact: HUD - (202) 708-0837
Dates (1991): Proposals due - July 20, 1991
Awards announced - September 20, 1991

Program: LMSA
Contact: HUD - (202) 708-0837
Dates (1991): Proposals due - May 31, 1991
Awards announced - September 30, 1991

Program: Flexible - Subsidy
Contact: HUD - (202) 708-0837
Dates (1991): Proposals due - June 26, 1991
Awards announced - September 30, 1991

Program: SF Counseling Services
Contact: HUD - (202) 708-0837
Dates (1991): Proposals due - June 10, 1991
Awards announced - August 10, 1991

Program: SF Nehemiah Housing Opportunity Grants
Contact: HUD - (202) 708-0837
Dates (1991): Proposals due - June 26, 1991
Awards announced - September 26, 1991

Program: NOFA Formula Allocations for Rental Rehab. Program
Contact: HUD - (202) 708-2087
Dates (1991): Proposals due - May 23, 1991
Awards announced - June 21, 1991

Program: NOFA Section 312 Rehab. Loans
Contact: HUD - (202) 708-2087
Dates (1991): Proposals due - August 8, 1991
Awards announced - September 23, 1991

Program: NOFA Neighborhood Development Demonstration Program
Contact: HUD - (202) 708-2087
Dates (1991): Proposals due - May 15, 1991
Awards announced - August 23, 1991

Program: NOFA Community Development Work Study Program Grant
Contact: HUD - (202) 708-2087
Dates (1991): Proposals due - April 14, 1991
Awards announced - June 14, 1991

Program: NOFA District Heating Grant
Contact: HUD - (202) 708-0837
Dates (1991): Proposals due - June 13, 1991
Awards announced - September 4, 1991

Program: NOFA Self-Employment Tech. Assistance Public Housing Residents
Contact: HUD - (202) 798-0837
Dates (1991): Proposals due - July 7, 1991
Awards announced - September 30, 1991

Program: NOFA HBCU: CDBG Tech. Assistance Program
Contact: HUD - (202) 708-0837
Dates (1991): Proposals due - April 8, 1991
Awards announced - June 28, 1991

Program: NOFA Permanent Housing for Handicapped Homeless
Contact: HUD - (202) 708-0837
Dates (1991): Proposals due - April 30, 1991
Awards announced - July 31, 1991

Program: NOFA Transitional Housing
Contact: HUD - (202) 708-0837
Dates (1991): Proposals due - May 31, 1991
Awards announced - August 30, 1991

Program: NOFA HUD-Administered CDBG Small Cities - OBGA
Contact: HUD - (202) 708-0837
Dates (1991): Proposals due - June 10, 1991
Awards announced - August 30, 1991

Program: NOFA CDBG Grants for Indian Tribes & Alaskan Natives
Contact: HUD - (202) 708-0837
Dates (1991): Proposal due - November 15, 1991
Awards announced - January 20, 1992

Program: NOFA HUBC: Grant Program
Contact: HUD - (202) 708-0837
Dates (1991): Proposals due - June 14, 1991
Awards announced - September 20, 1991

Program: NOFA Fair Housing Assistance Program
Contact: (202) 708-0836
Dates (1991): Proposals due - June 25, 1991
Awards announced - September 28, 1991

Program: NOFA Fair Housing Initiatives Program
Contact: (202) 708-0836
Dates (1991): Proposals due - May 30, 1991
August 30, 1991

Goals - Objectives - Policies - Implementations

GOAL

To provide an adequate supply of sound, affordable housing in a safe and satisfying environment for residents and others who wish to live in McFarland.

Objective 1:
To increase the supply of sound affordable housing for all segments of the community by building 70 - 80 units annually over the next 5 years.

Policy 1-a:
Encourage additional sales and rental units for low and moderate income households.

Implementation 1-a(1): Short Range
Get more low and moderate income level apartment complexes developed.

Implementation 1-a(2): Short Range
Get more low and moderate income level single family residential projects.

Implementation 1-a(3): Long Range
Look for grants for the purchase of land so developers can be given a break by writing down the cost in the future.

Implementation 1-a(4): Short Range
Arrange with local banks an exchange for the deposit of City funds for below market interest rates to developers.

Implementation 1-a(5): Long Range
Ensure the affordability of government aided housing by using cooperative financing.

Policy 1-b:
Encourage balanced housing stock, including a variety of housing types and ownership configurations, and a variety of price structures.

Implementation 1-b(1): Long Range
Require as a condition of approval for tracts of 30 units or more, that they have variety and balanced price range.

Policy 1-c:
Direct new construction to areas consistant with the General Plan Land Use patterns.

Implementation 1-c(1): Short Range
Update the Future Land Use Plan annually.

Policy 1-d:
Encourage more use of favorable home buying techniques as they are available.

Implementation 1-d(1): Short Range
Keep up on home buying technique development and inform developers whenever possible.

Policy 1-e:
Encourage Natural Design concepts and passive solar planning to increase energy efficiency.

Implementation 1-e(1): Short Range
Require as conditions of approval passive solar planning on all residential construction.

Policy 1-f:
Encourage Mobile Home Parks

Implementation 1-f(1): Long Range
Require a Mobile Home Park zone on the west side of McFarland.

Implementation 1-f(2): Short Range
Encourage the use of manufactured homes.

Objective 2:
To increase the supply of housing by rehabilitating 115 dwellings over the next 5 years.

Policy 2-a:
Encourage the rehabilitation of owner-occupied and income properties in the City of McFarland.

Implementation 2-a(1): Short Range
Keep up on owner-occupied and rental rehab programs and inform landlords and owners whenever possible.

Policy 2-b:
Promote the availability of financial and technical assistance to homeowners who otherwise could not undertake the rehabilitation of their homes.

Implementation 2-b(1): Long Range
Provide technical assistance for rehabilitation in finding financial backing for target home owners.

Policy 2-c:
Agressively pursue the acquisition of grant monies to finance rehabilitation programs.

Implementation 2-c(1): Short Range
Keep up on new rehabilitation grant projects and make the latest info available to potential clients.

Objective 3:
Encourage conservation and maintenance of housing including new, current, and rehabilitation and reduce the percentage of houses in need of rehab. or demolishing to 11% or lower over the next 5 years.

Policy 3-a:
Promote increased awareness among property owners and residents of importance of long-term housing quality and continuous property maintenance.

Implementation 3-a(1): Short Range
Have educational pamphlets available on continuous property maintenance.

Policy 3-b:
Encourage owners and occupants of sound housing to maintain that housing on a coninuing basis.

Implementation 3-b(1): Short Range
Educate the public whenever possible that preventative maintenance is better than rehabilitation.

Policy 3-c:
Promote community clean up drives for homes and public areas around town.

Implementation 3-c(1): Short Range
Have community clean up drives for homes and public areas around town.

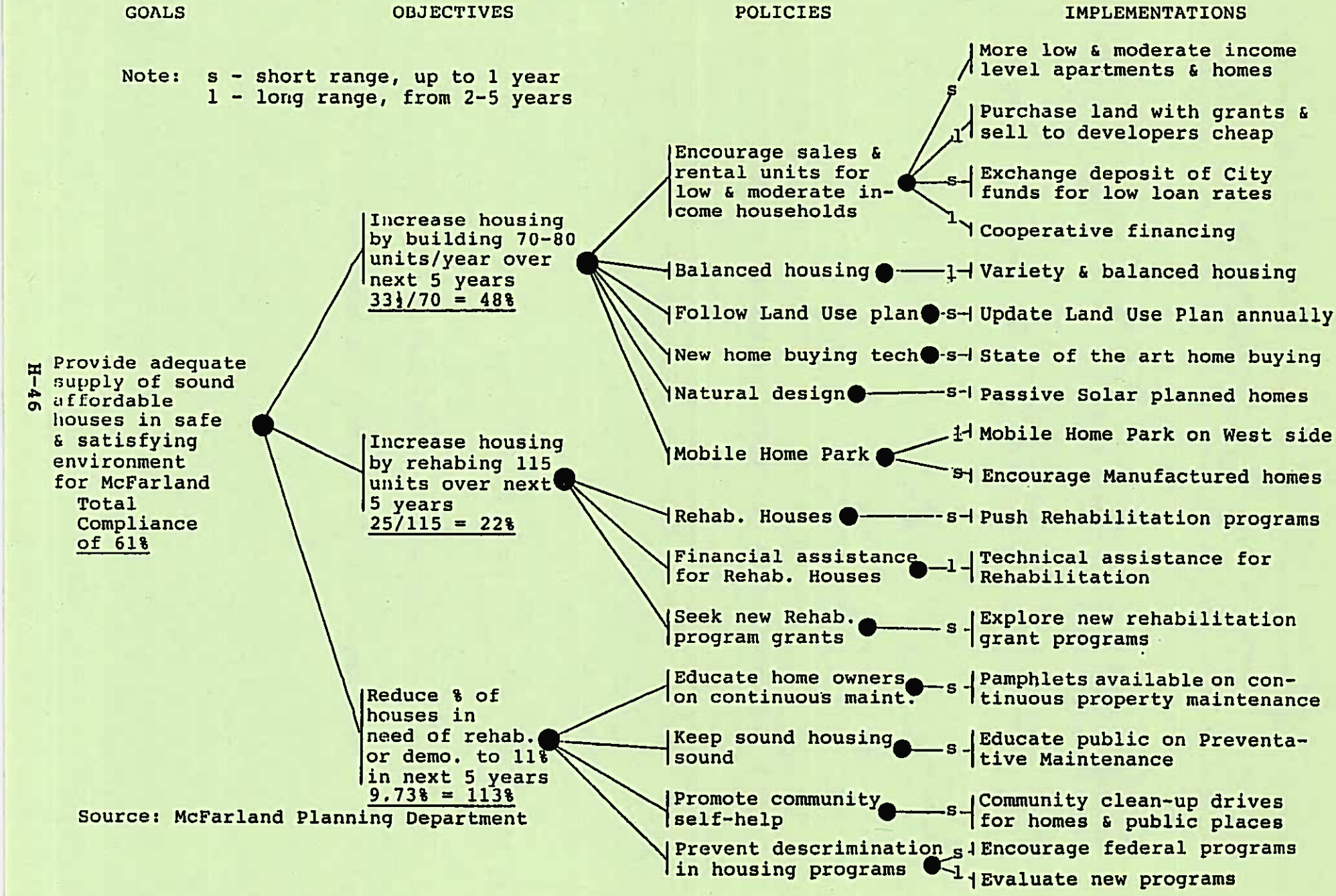
Policy 3-d:
Prevent descrimination as to race, religion, sex, or martial status in community housing programs.

Implementation 3-d(1): Short Range
Encourage federal housing programs with existing non-discrimination policies.

Implementation 3-d(2): Long Range
Evaluate all new programs for discrimination.

NOTE: Short Range is up to 1 year, Long Range is 2-5 years.

FIGURE NO. H-V SUMMARY CHART OF HOUSING ELEMENT OBJECTIVES COMPLIANCE



Source: McFarland Planning Department

SOURCES

1 - Boyle Engineering Corporation, Bakersfield, CA (McFarland City Engineer)

2 - California State Department of Finance

3 - California State Department of Industrial Relations

4 - Central California Labor Market Information Group, Employment Data and Research Division, Los Angeles, CA

5 - City of McFarland Housing Element to the General Plan, 1983

6 - City of McFarland Housing Element to the General Plan, 1987

7 - City of McFarland Planning Department

8 - City of McFarland Police Department

9 - City of Portola Housing Element to the General Plan, 1983

10 - County of Kern Planning Department

11 - County of Kern Planning Department, Building Inspection

12 - County of Kern, Housing and Community Development Department

13 - Kern Council of Governments

14 - Local Developers Don Coker, Earl Leach, & James Miles

15 - Local Realtors

16 - McFarland Press, Classified Section, January 1985-July 1985

17 - Pacific Gas & Electric Company, Wasco, CA

18 - Regional Housing Allocation Plan for Kern County, Kern COG December 1989

19 - Shelters for the Homeless, California State Department of Housing and Community Development

20 - United States Bureau of the Census 1980, 1990

21 - United States Department of Housing and Urban Development

22 - Urban Projects, Incorporated, Los Angeles, CA

23 - Welfare Council of McFarland

APPENDIX NO. 1

Updating the Plan

Review and Revision

According to the Government Code, Section 65588, it is the responsibility of the local legislative body (City Council and Planning Commission) to update the Housing Element at least every five years. This review must cover:

1 - The appropriateness of the housing goals, objectives, policies, and implementation measures in contributing to the attainment of the State Housing Goal.

2 - The effectiveness of the Housing Element in attainment of the community's Housing Goals and Objectives.

3 - The progress of the City in implementation of the Housing Element.

By keeping track of program implementation and changes in housing conditions on a yearly basis, the planning staff will be able to accurately advise the City Council and the Planning Commission of the need for significant update of the Housing Element when the need arises. Such an effort will better enable the City to make its contribution to meeting the housing needs of all economic segments of the community.

Whenever the Housing Element is updated a review of the previous element to evaluate its appropriateness, effectiveness, and progress in implementation should be done. There are three areas that this review should cover:

1 - "Effectiveness of the element" - A comparison of the actual results of the earlier element with its goals, objectives, policies and implementation programs. The results should be quantified where possible but may be qualitative where necessary.

2 - "Progress in implementation" - An analysis of the significant difference between what was projected or planned in the earlier element and what was achieved.

3 - "Appropriateness of goals, objectives, and policies" - A description of how the goals, objectives, policies, and implementation programs of the updated element incorporate what has been learned from the results of the prior element.

APPENDIX NO. 2

1980 HOUSING STATISTICS
(SOURCE: 1980 U.S. CENSUS)

FIGURE NO. H-2A
TABLE OF OCCUPANCY STATUS OF YEAR-ROUND HOUSING
City of McFarland
1980

Number of Persons			
Total	5,151		
Inside Urbanized Areas	0	Total	1,464
Rural	0	Occupied	1,399
		Vacant	65
Total Households	1,399		

FIGURE NO. H-2B
TABLE OF TENURE BY AGE OF HOUSEHOLDER
FOR OCCUPIED HOUSING UNITS
City of McFarland
1980

	Total	Renter Occupied
Householder Under 65 Years Old	32	8
Householder 65 & Over (1 or more)	267	82

FIGURE NO. H-2C
TABLE OF UNIT VACANCY STATUS
City of McFarland
1980

Units for Sale Only	11
Units for Rent	35
Units Held for Occasional Use	4
Other Vacant Units	15
Total	65

FIGURE NO. H-2D
TABLE OF NO. OF OCCUPANTS/HOUSING UNITS
City of McFarland
1980

	Total Occupied Units	Renter Occupied Units
Occupied Housing Units	1,399	493
One Person Per Unit	174	75
Two Persons Per Unit	308	101
Three Persons Per Unit	239	94
Four Persons Per Unit	236	72
Five Persons Per Unit	194	62
Six Persons Per Unit	248	89
Mean Persons Per Unit	3.68	-
1.00 Persons Per Room or Less	1,012	328
1.01 to 1.50 Persons Per Room	212	81
1.50 or More Persons Per Room	175	84
Median Persons Per Unit	3.41	-
Persons In Occupied Units	5,147	1,774

FIGURE NO. H-2E
TABLE OF FAMILIES & HOUSEHOLDS
City of McFarland
1980

Total Families	1,190
Total Households	1,376
Persons in Subfamily	87

FIGURE NO. H-2F
TABLE OF HOUSEHOLD TYPES & PRESENCE OF CHILDREN
City of McFarland
1980

	Total	White	Black	Indian	Asian	Spanish
Married Couple w/Children	635	235	0	10	0	544
Married Couple w/o Children	355	239	0	7	19	135
Male Householder, No Spouse w/ Children	22	0	0	0	0	22
Male Householder, No Spouse w/o Children	36	5	0	0	8	28
Female Householder, No Spouse w/ Children	103	27	0	0	0	81
Female Householder, No Spouse w/o Children	39	34	0	0	0	32
Non-Family House-holds	186	133	0	0	21	65

FIGURE NO. H-2G
TABLE OF DISABILITY
City of McFarland
1980

WORK	
With Work Disability:	
In Labor Force	102
Not in Labor Force:	
Prevented from Working	240
Not Prevented	29
No Work Disability	2593
PUBLIC TRANSIT	
16 - 64:	
With Public Transit Disability	84
No Public Transit Disability	2880
65+:	
With Public Transit Disability	59
No Public Transit Disability	326

FIGURE NO. H-2H
TABLE OF TELEPHONE AVAILABILITY
City of McFarland
1980

	Total Occupied	Renter Occupied
With Telephone	1,110	335
No Telephone	289	158

	Householder 60 - 64	Householder 65+
With Telephone	83	219
No Telephone	17	27

FIGURE NO. H-2I
TABLE OF WORKERS BY INDUSTRY
City of McFarland
1980

Industry	
Agriculture, Forestry, Fisheries, & Mining	830
Construction	44
Nondurable Goods Mfg.	29
Durable Goods Mfg.	29
Transporation	12
Communication & Other Public Utilities	31
Wholesale Trade	28
Retail Trade	225
Finance, Insurance, & Real Estate	34
Business & Repair Services	52
Personal, Entertainment, & Recreation Services	23
Health Services	52
Educational Services	162
Other Professional & Related Services	41
Public Administration	31

FIGURE H-2J
TABLE OF WORKERS BY OCCUPATION
City of McFarland
1980

Occupation	
Executive, Administrative, & Managerial	52
Professional Specialty	62
Technicians & Related Support	0
Sales	85
Administrative Support, Including Clerical	148
Private Household	0
Protective Service	14
Service, Except Protective & Household	221
Farming, Forestry & Fishing	754
Precision Production, Craft, & Repair Services	104
Machine Operators, Assemblers, & Inspectors	70
Transportation & Material Moving	44
Handlers, Equipment Cleaners, Helpers, & Laborers	69

FIGURE NO. H-2K
TABLE OF HOUSEHOLD INCOME
City of McFarland
1980

Household Income		Household Income	
$ 0 - $ 2,499	69	$22,500 - $24,999	35
$ 2,500 - $ 4,999	149	$25,000 - $27,499	59
$ 5,000 - $ 7,499	123	$27,500 - $29,999	23
$ 7,500 - $ 9,999	187	$30,000 - $34,999	39
$10,000 - $12,499	212	$35,000 - $39,999	36
$12,500 - $14,999	93	$40,000 - $49,999	13
$15,000 - $17,499	169	$50,000 - $74,999	4
$17,500 - $19,999	77	$75,000 or more	5
$20,000 - $22,499	83	Median	$11,887

FIGURE H-2L
TABLE OF AGE OF HOUSES
City of McFarland
1980

Year Built	Total	Total Occupied	Renter Occupied
1979 - 1980	56	50	6
1975 - 1978	165	165	21
1970 - 1974	136	130	13
1960 - 1969	357	339	148
1950 - 1959	328	303	138
1940 - 1949	279	273	107
1939 or before	139	139	60

Note: Year-Round Houses Only

FIGURE H-2M
TABLE OF FAMILY TYPE & CHILDREN'S AGE
City of McFarland
1980

	Above Poverty	Below Poverty
Children 0-5 & 6-17	144	87
Children 0-5 Only	169	37
Children 6-17 Only	302	73
No Children	337	41

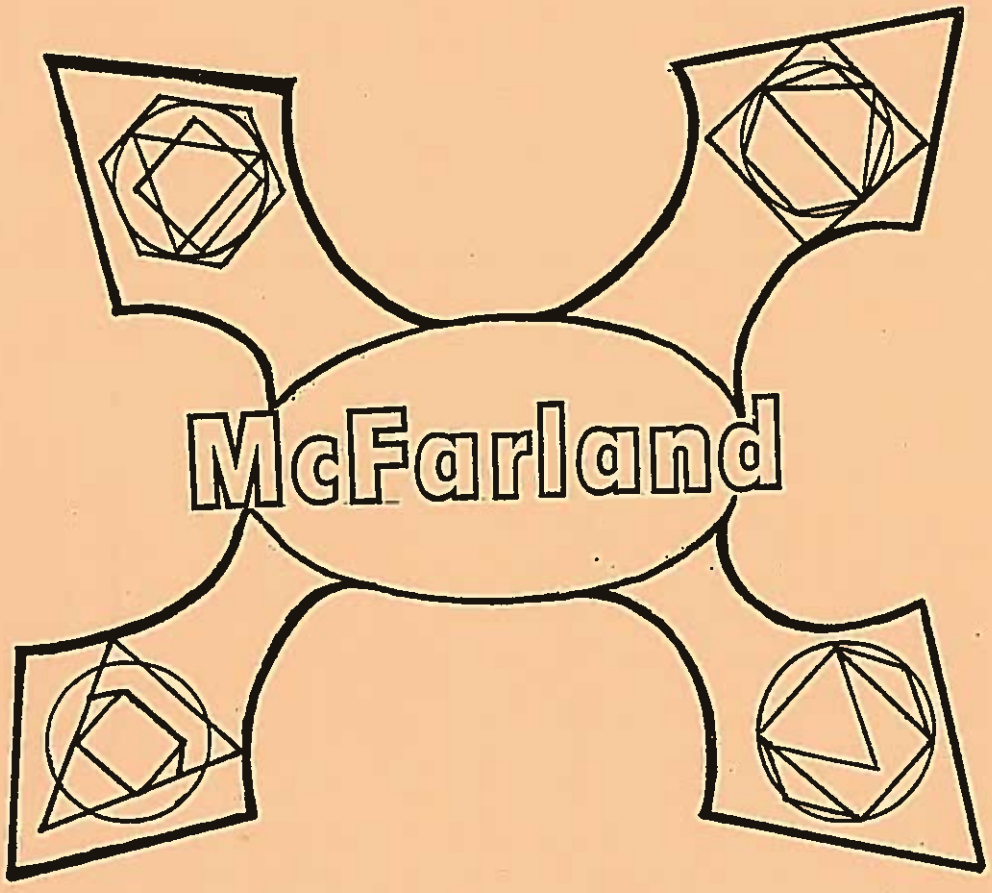
FIGURE NO. H-2N
TABLE OF AGE OF HOUSEHOLDER
City of McFarland
1980

Householder Age	Families	Nonfamilies
Below Poverty:		
Householder 15-64	212	26
Householder 65+	26	22
Between 100% & 124% of Poverty:		
Householder 15-64	82	7
Householder 65+	19	32
125% of Poverty & Above:		
Householder 15-64	730	39
Householder 65+	121	60

FIGURE NO. H-20
TABLE OF YEAR ROUND HOUSING UNITS
City of McFarland
1980

	Total	Total Occupied	Renter Occupied
1, Detached	1,190	1,157	319
1, Attached	72	66	43
2	49	43	24
3 or 4	67	54	54
5 or More	71	68	53
Mobile Homes	11	11	0

Land Use Element



McFarland

2011

Consolidated General Plan

1991

LAND USE ELEMENT

A PART OF
THE

McFARLAND
CONSOLIDATED
2011
GENERAL PLAN

PREPARED BY THE
McFARLAND PLANNING DEPARTMENT

D. Michael O'Haver - City Planner

ADOPTED BY

McFarland Planning Commission	-	September 3, 1991
McFarland City Council	-	September 12, 1991

LAND USE

Table of Contents

List of Figures

Definitions

For a listing of specific planning terms, see the definitions sections in front of each separate element of the Consolidated 2011 General Plan. The following is a list of terms dealing primarily with Land Use Planning.

Annexation: Process through which a city incorporates (adds to the city limits) additional land.

CBD: Central Business District or downtown civil and business center of the city.

Cul-De-Sacs: Short local streets, usually residential in nature and having only one exit or entrance with a turn around at the dead end.

Density: The number of units per acre, for an R-1 Zoned 5 acre parcel, the density would be 10 if there were 10 houses on each acre.

Floodplain: The areas in McFarland subject to flooding. This is the entire East side of town (East of Highway 99 and the Railroad Tracks), with the majority of the land next to 99 being in the A-H Zone (1-3 Foot) and the rest being in the X Zone (1 Foot or less).

Holding Capacity: The maximum number of units that can fit on the parcel following sound land use planning principles.

Kern COG: Kern Council of Governments, the designated regional planning agency in Kern County with representatives from all of the incorporated cities in the county and the County of Kern.

Principles: Assumptions and guidelines that influence and direct development in and around McFarland.

Sphere of Influence: The area surrounding a city's boundaries that affects the city's development and which in turn, is effected by development of the city.

Standards: Specifications, provisions, and best available scientific projections of data relative to planning matters in McFarland.

Williamson Act: The California Land Conservation Act which enables cities and counties to form "Agricultural Preserves" and to enter into contracts with owners of land with such preserves. Only agricultural, recreational, and open space land is eligible for contractual restrictions, but areas such as salt ponds and wildlife habitats have also been brought into the Act. The owners of land in such preserves pay less taxes but are required to keep the land in the preserves for at least 9 years and 90 days.

Zoning: A police power measure, enacted by units of government under permissive state legislation. Zoning regulations establish, in advance of applications for development, groups of permitted uses that vary from district to district. They also control the placement, height, bulk and coverage of structures within each of the districts into which the jurisdiction is divided by the zoning map, which is a part of the zoning ordinance.

100 Year Floods: Flood events of such magnitude that are expected to be equaled or exceeded once on the average during any 100-year period. These events are selected as having special significance for flood plain management and flood insurance premium rates.

Purpose of the Land Use Element

All city general plans are required by state law to contain a Land Use Element. Section 65302 (a) of the California Government Code states that the Land Use Element shall designate the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall also identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to such areas.

The intent of the McFarland Consolidated General Plan is to provide a set of plans, policies, and implementation measures to be used to guide the development of the city and to communicate to the public. The Land Use Element is recognized as an important portion of this policy set. Subsequently, if the Element is to be effectively utilized, it must be standardized and institutionalized for use by City Council and the various commissions in their review processes. Some of the major issues of concern are discussed in the other elements of the General Plan; therefore, those issues will be superficially discussed herein and references will be made to their respective elements.

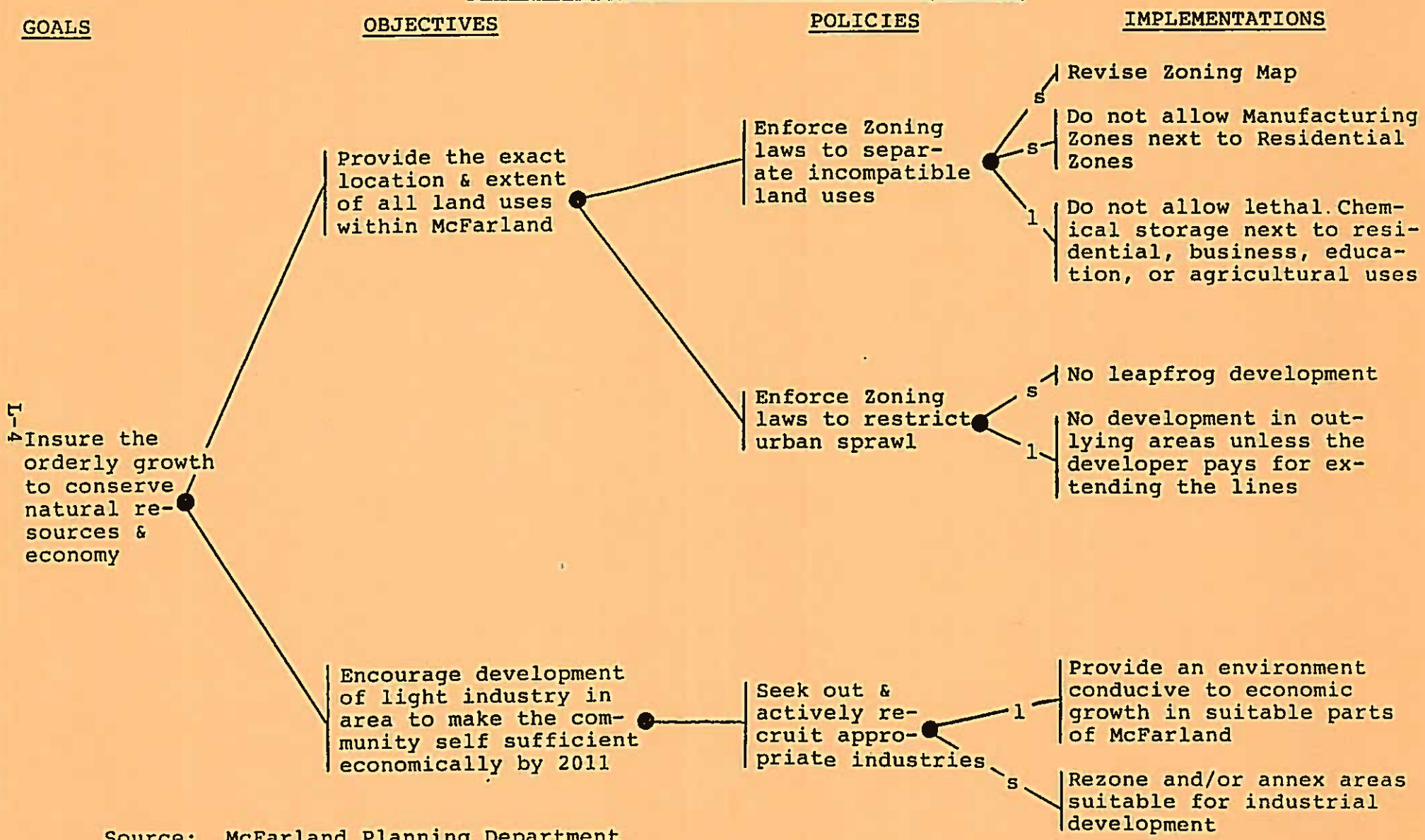
The Land Use Element is an essential element of the General Plan because it synthesizes all the other elements together. Included in this element will be policy statements governing the future uses of land in the McFarland Planning Area. Consistency between the General Plan and the City Zoning Ordinance is a requirement under Chapter 4 in the Planning Act of the State of California. The attainment of consistency lies in the compatibility between

the policies of the General Plan and the regulatory devices contained in the Zoning Ordinance.

Summary

For a summary chart of the Goals, Objectives, Policies, and Implementation measures for the Land Use Element, see Figure No. L-A on page L-4.

FIGURE NO.L-A
SUMMARY CHART OF LAND USE ELEMENT
GOALS-OBJECTIVES-POLICIES-IMPLEMENTATIONS



Source: McFarland Planning Department
for complete description see Page L-34

Note: Short Range (s) 1 - 5 years
Long Range (l) 5 - 10 years

LAND USE ISSUES

Inventory

Principles

The Land Use Plan is based upon certain principles which are the result of forces and actions which do not necessarily take place within the Planning Area. The principles and standards set out below represent the basic guidelines within which the Land Use Plan was formulated. These are continually subject to change and as these changes occur, the Land Use Plan should be studied so that their effect may be noted and the Plan revised accordingly.

1 - Agriculture is the basic industry of the McFarland Planning Area. As such, it is necessary to preserve as much prime agricultural land as possible from encroaching urban uses.

2 - New development should expand and reinforce the existing downtown core area as opposed to encouragement of new services and commercial centers.

3 - A provision must be made for the distribution of land uses to serve the needs of 11,586 people within the City by 2011. The amount of land designated for each use should be sufficient to permit a choice of location; however, it should not be excessive as to encroach into land that would be better developed with another use.

4 - A basic assumption of the Plan is that the historical trends in population increases will continue over the next twenty year period.

5 - McFarland should contain a balance of industry, commerce, and housing of sufficient size with respect to its population, to be a diversified economic unit. The encouragement of proper types of industry and commerce should be of major concern to the community. Industries or commerce which might have an adverse effect on agriculture, the environment, or which use prime agricultural lands should not be located in the area.

Standards

The following standards were derived from studies of existing conditions in the McFarland Planning Area and projections of future conditions. The Plan was developed using these standards as guides:

FIGURE NO. L-B
TABLE OF McFARLAND POPULATION ESTIMATES & PROJECTIONS

YEAR

1985 - 6,205	1992 - 8,397	1999 - 9,572	2006 - 10,747
1986 - 6,290	1993 - 8,565	2000 - 9,740	2007 - 10,914
1987 - 6,410	1994 - 8,733	2001 - 9,907	2008 - 11,082
1988 - 6,500	1995 - 8,900	2002 - 10,075	2009 - 11,250
1989 - 6,610	1996 - 9,068	2003 - 10,243	2010 - 11,418
1990 - 7,005	1997 - 9,236	2004 - 10,411	2011 - 11,586
1991 - 7,701	1998 - 9,403	2005 - 10,579	

Sources: Calif. State Dept. of Finance, McFarland Housing Element, McFarland City Planning Dept.

Residential areas are categorized into the following densities:

Rural Density:	Not more than one dwelling unit per five gross acres.
Low Density:	Not more than six dwelling units per gross acre.
Medium Density:	Not more than twelve dwelling units per gross acre.
Medium-High Density	Not more than twenty dwelling units per gross acre

Gross acreage includes the actual residential lot plus collector and local streets serving the neighborhood.

Future commercial and service uses should be placed within the downtown area in order to provide a compact, readily accessible retail district.

Strip Commercial areas along major arterials and highways should be discouraged. This type of development has blighting effects upon surrounding uses and does not make efficient use of the available land. Poor traffic pattern, which develop as a result of strip commercial areas, slow the efficient flow by vehicles and produce a high number of accident-causing turning movements.

Land which is not required for orderly urban growth should be reserved for agriculture and its supporting industries.

Parks should be provided in the McFarland area according to the following standards:

FIGURE NO. L-C
SERVICE POPULATION FOR PARKS

Type	Minimum Area	Population Served
Neighborhood	5 Acres	1,000 People
Community-City	10 Acres	10,000 People
Regional-County	100 Acres	50,000 People

Source 1972 McFarland Land Use Element

Planning Area

The Planning Area is that area which, in the City's judgement, bears relation to its planning. For the City of McFarland the planning area extends to the boundaries of the Sphere of Influence as determined by the Local Agency Formation Commission. The Planning Area boundary is shown on the map on the following page.

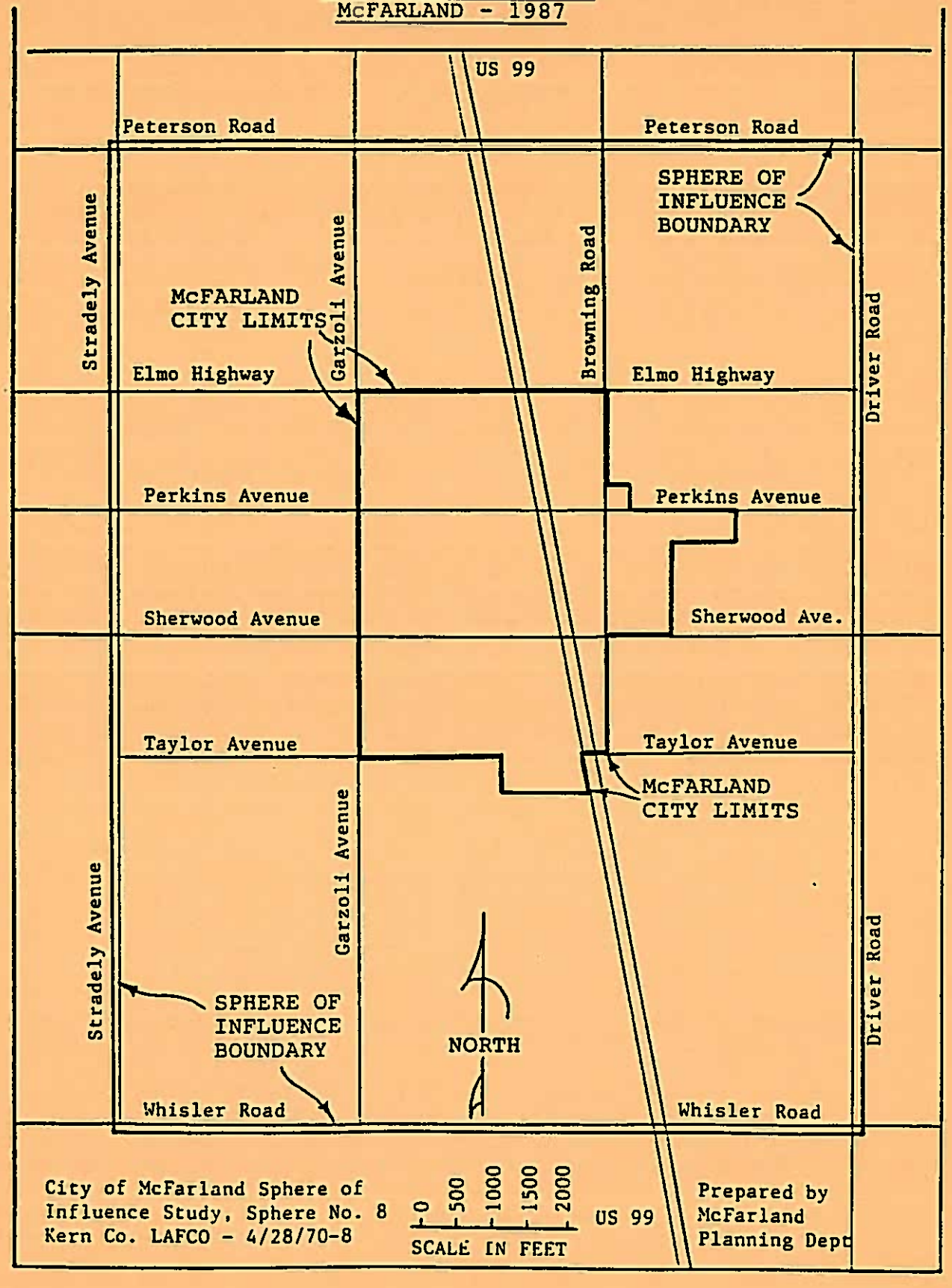
Many factors indicate that water from the California Aqueduct, improved access, and a displacement of a variety of agricultural uses from the Los Angeles Region are factors expected to further the growth of agricultural development in the San Joaquin Valley. Labor camps are expected to decline as migratory labor is replaced by the mechanization growth. The farm laborer that remains, will be better educated, higher skilled, better paid and permanently employed. This "New Type" of worker is expected to move off the farm and into an adjacent community where he can find permanent housing and a variety of services and facilities.

AGRICULTURAL PRESERVES

The establishment of Agricultural Preserves as provided for in the Williamson Act has stabilized the assessed values and taxes on agricultural lands throughout the Valley. The result is a reduction of development pressures in the preserve areas but an increase in development pressures around the communities.

The Agricultural preserve boundaries encompass a substantial area around the City of McFarland. This area outside the City Limits, but within its planning area, is critical to the future development of the community. If haphazard development is allowed, the orderly planned growth of the City would be in jeopardy. If scattered urban development is allowed to take place in the area set aside for future development, the relative cost of living in McFarland would increase and the quality of development would probably decrease. The increased cost would result from the added expense of providing public service and

FIGURE NO. L-D
SPHERE OF INFLUENCE
McFARLAND - 1987



facilities, such as water, sewer, power, parks, schools and roads to the scattered areas of development.

These costs would be born by all the residents of McFarland through higher taxes and user fees. The quality of development would probably be lower because of the added cost of initial development.

Scattered development would also have the effect of reducing the size of agricultural plots and reducing the efficiency of agricultural production. The less efficient farm operation would become more vulnerable to tax pressures and the agricultural use of the land threatened. This kind of rural residential sprawl is presently occurring in some of the outlying areas of Bakersfield and other areas of the southern San Joaquin Valley.

SPHERE OF INFLUENCE

The McFarland Planning Area, as shown on the Sphere of Influence Map in Figure No. L-D extends to Peterson Road to the North, Driver Road to the East, Whisler Road to the South, and Stradley Avenue to the West. The area to the North of McFarland is of critical concern due to the close proximity of Delano, only 6 miles away and their continued growth to the South.

The General Plan - Land Use

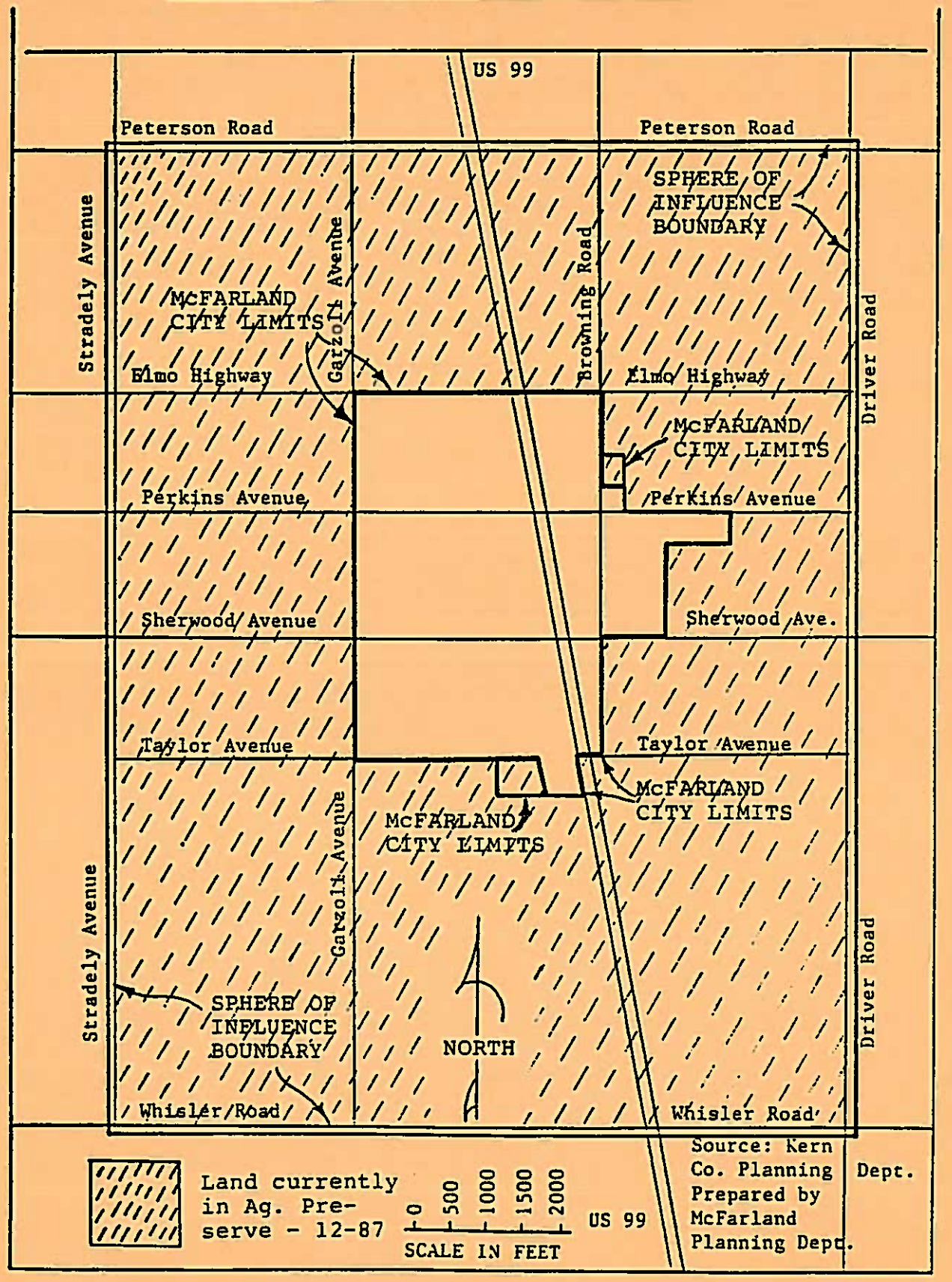
The General Plan is based on the principle of encouraging a strong expandable core consisting of commercial uses and public services and facilities, around which new areas of community development will occur. The nucleus is centered on the west side of town with a hypothetical center at 2nd Street and Kern Avenue. Kern Avenue School, the New Continuation School, the High School on Sherwood Avenue, the Park and Recreation Complex, the Police Station and adjacent City Offices, along with the concentration of commercial uses extending to Perkins Avenue, from the town center on which future development must depend for the vital services it provides.

RESIDENTIAL

Residential areas are those which contain housing. In McFarland the residential zones include R-1 (Single-Family Dwelling); R-2 (Two-Family Dwelling); R-3 (Multi-Family Dwelling limited); R-4 (Multi-Family Dwelling or Apartments); R-1-C (Single-Family Dwelling plus Farm Equipment storage facilities); E (Estate); MH (Mobile Home Park); and M-S (Mobile Home Subdivision).

Residential density standards permit a variety of housing types within each category. Low Density is basically R-1, Medium Density is basically R-2, Medium High Density is basically R-3, and High Density is basically R-4.

FIGURE NO. L-E
MAP OF McFARLAND LAND IN AG. PRESERVE



COMMERCIAL

Businesses and offices as well as retail stores make up the Commercial areas of town. They include C-1 (Neighborhood Commercial Centers), C-2 (General Commercial), and C-O (Professional Commercial).

MANUFACTURING

The Manufacturing or Industrial zones are M-1 (Limited Manufacturing), M-2 (Light Manufacturing), and M-3 (General Manufacturing).

PUBLIC SERVICES

The McFarland City Hall and Police Station on Kern Avenue and 4th Street, along with the Kern Avenue School, the Continuation School, Water District Office, Post Office, and Fire Station form the nucleus of Public Services that will soon be joined by the new County Library to be built on Kern and 5th Street.

SCHOOLS

The McFarland Unified School District established in 1980 consists of one comprehensive High School (9-12), one Middle School (6-8), two Elementary Schools (K-5), and a Learning Center that houses the District's Continuation High School, Independent Study School, and Adult Programs. There are plans to construct a new Middle School near the existing comprehensive High School as soon as funding becomes available.

Standards recommended for elementary school planning are: not more than thirty pupils per class, three classes per grade, or a total of eight hundred and ten pupils. Schools larger than this become difficult to administer and maintain.

The current land use is depicted in Figure No. L-G, Land Use Survey, and Figure No. L-I, Aerial Photograph. The land use survey was completed by in-house staff in January of 1991. The survey was done by a Windshield Survey (this is the determination of land uses to the extent possible from a car driving by and stopping on infrequent occasions as the need arises). The land use is shown as overlays on a current (1991) zoning map, so the actual land use can be easily compared to current zoning.

The aerial photograph of McFarland, taken on May 13, 1987 by Cartwright Aerial Surveys, Inc., of Sacramento, is shown in Figure No. L-I, page L-16, to assist in land use analysis and planning for McFarland.

FIGURE NO. L-F

MAP OF PRIME AG SOILS

CITY OF McFARLAND

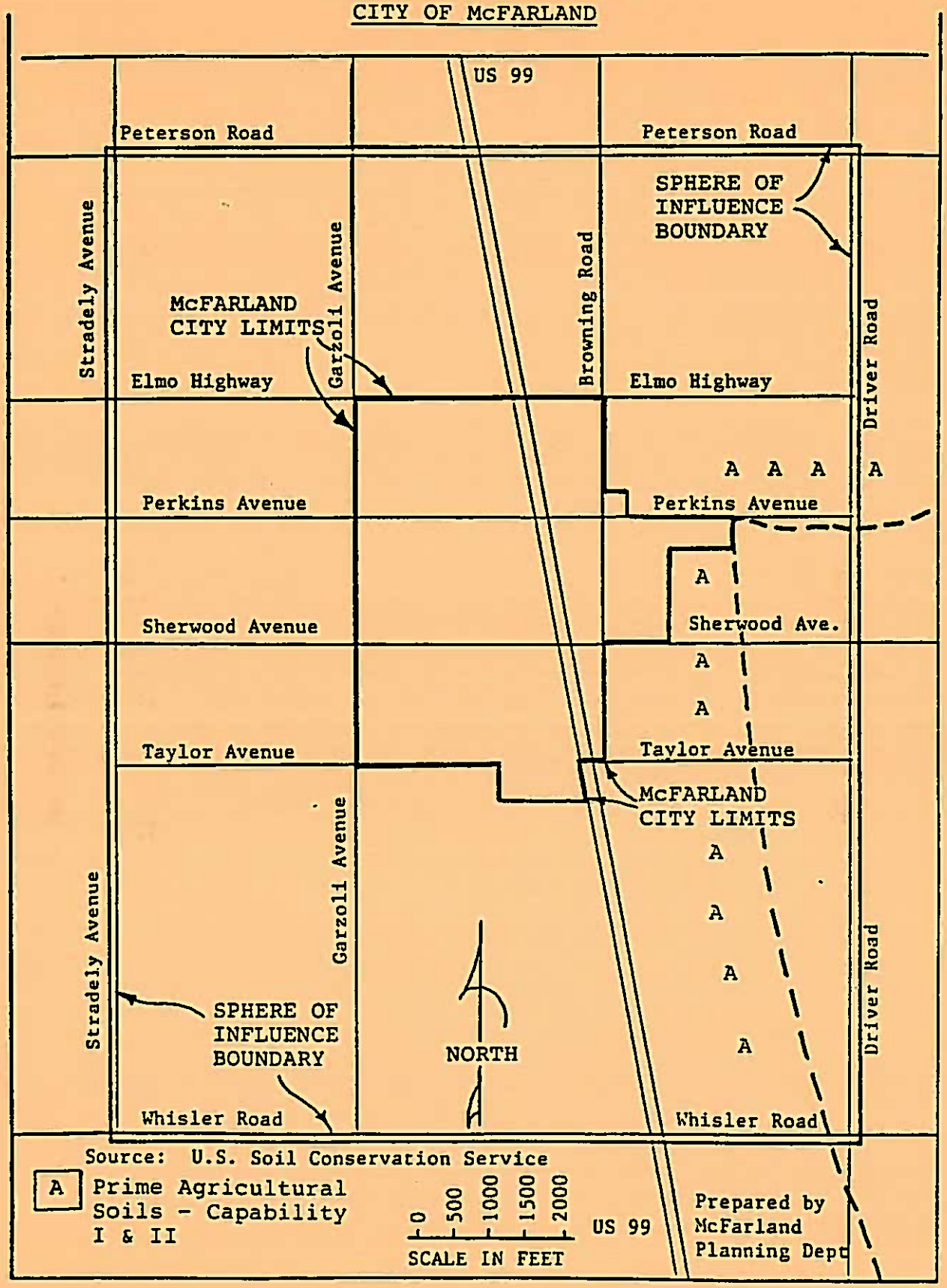
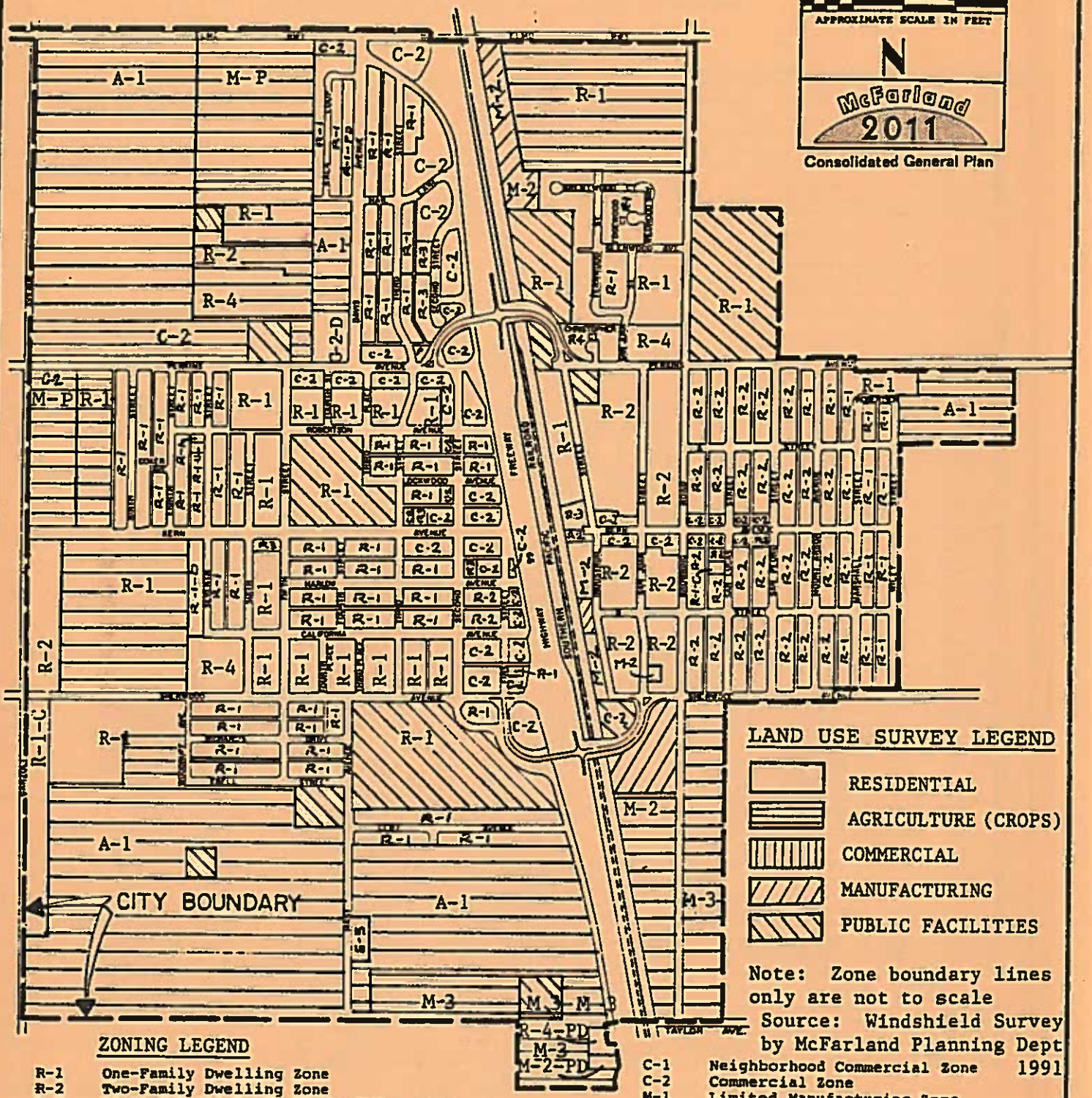


FIGURE NO. L-G

MAP OF LAND USE SURVEY

CITY OF McFARLAND



LAND USE SURVEY LEGEND

- RESIDENTIAL
- AGRICULTURE (CROPS)
- COMMERCIAL
- MANUFACTURING
- PUBLIC FACILITIES

Note: Zone boundary lines only are not to scale

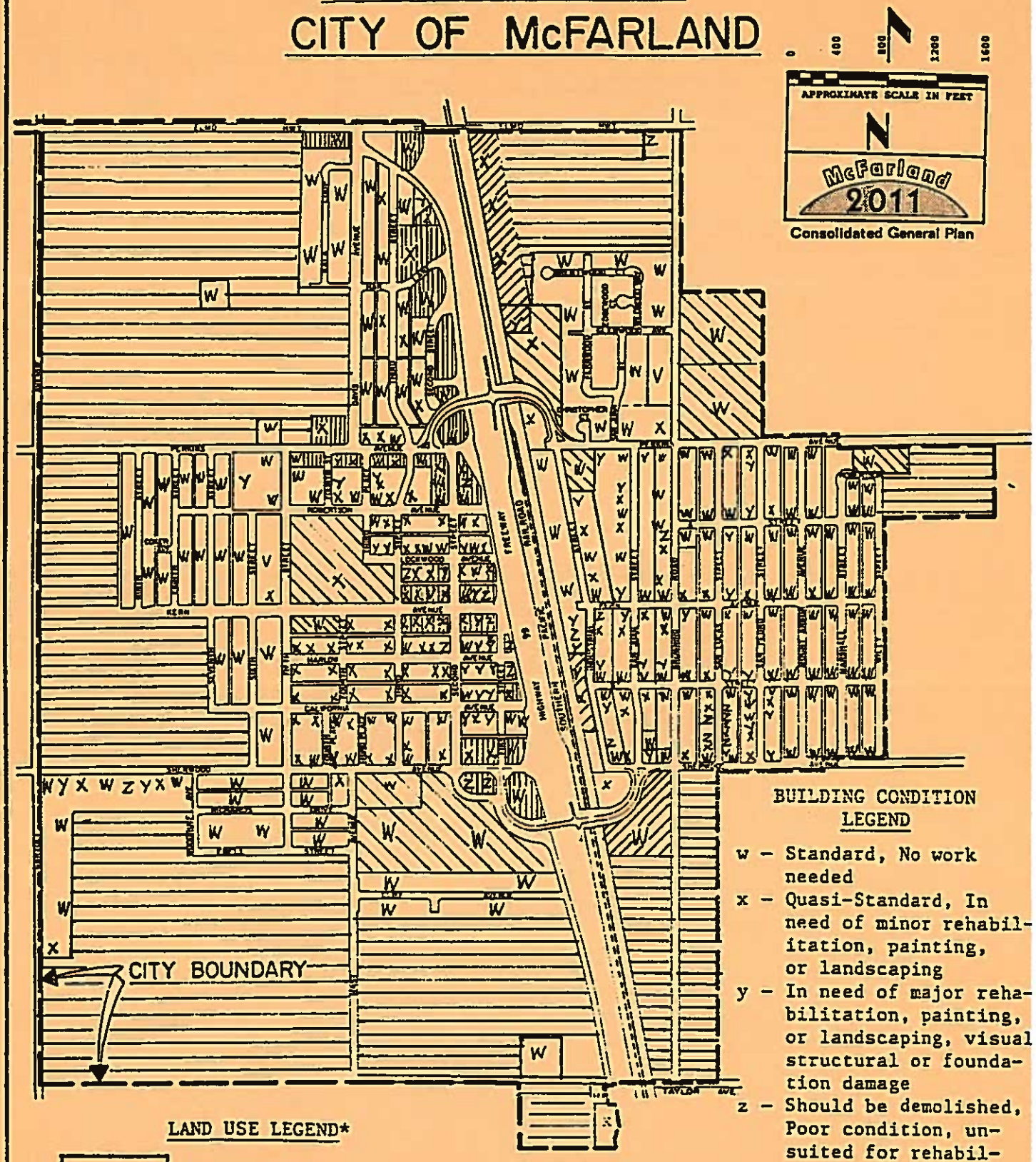
Source: Windshield Survey by McFarland Planning Dept 1991

ZONING LEGEND

R-1	One-Family Dwelling Zone
R-2	Two-Family Dwelling Zone
R-3	Limited Multiple-Family Dwelling Zone
R-4	Multiple-Family Dwelling Zone
R-S	Suburban Residential Zone
E	Estate Zone (Minimun Lot Size-10,000 Sq. Ft.)
E-1	Estate Zone (Minimum Lot Size-12,000 Sq. Ft.)
E-2	Estate Zone (Minimum Lot Size-18,000 Sq. Ft.)
E-3	Estate Zone (Minimum Lot Size-24,000 Sq. Ft.)
E-4	Estate Zone (Minimum Lot Size-1 Acre)
E-5	Estate Zone (Minimum Lot Size-2½ Acres)
E-6	Estate Zone (Minimum Lot Size-5 Acres)
E-7	Estate Zone (Minimum Lot Size-10 Acres)
E-8	Estate Zone (Minimum Lot Size-20 Acres)
C-O	Professional Commercial Zone
C-1	Neighborhood Commercial Zone
C-2	Commercial Zone
M-1	Limited Manufacturing Zone
M-2	Light Manufacturing Zone
M-3	General Manufacturing Zone
A-1	Light Agriculture Zone
A-2	General Agriculture zone
P	Automobile Parking Zone
D	Architectural Design Zone
H	Airport Approach Height Zone
B	Buffer Zone
P-D	Precise Development Zone
R-1-C	Expanded One-Family Dwelling Zone
M-P	Mobile Home Park Zone
M-S	Mobile Home Subdivision Zone

FIGURE NO. L-H
MAP OF BUILDING CONDITION SURVEY

CITY OF McFARLAND



BUILDING CONDITION LEGEND

- w – Standard, No work needed
- x – Quasi-Standard, In need of minor rehabilitation, painting, or landscaping
- y – In need of major rehabilitation, painting, or landscaping, visual structural or foundation damage
- z – Should be demolished, Poor condition, unsuited for rehabilitation

LAND USE LEGEND*

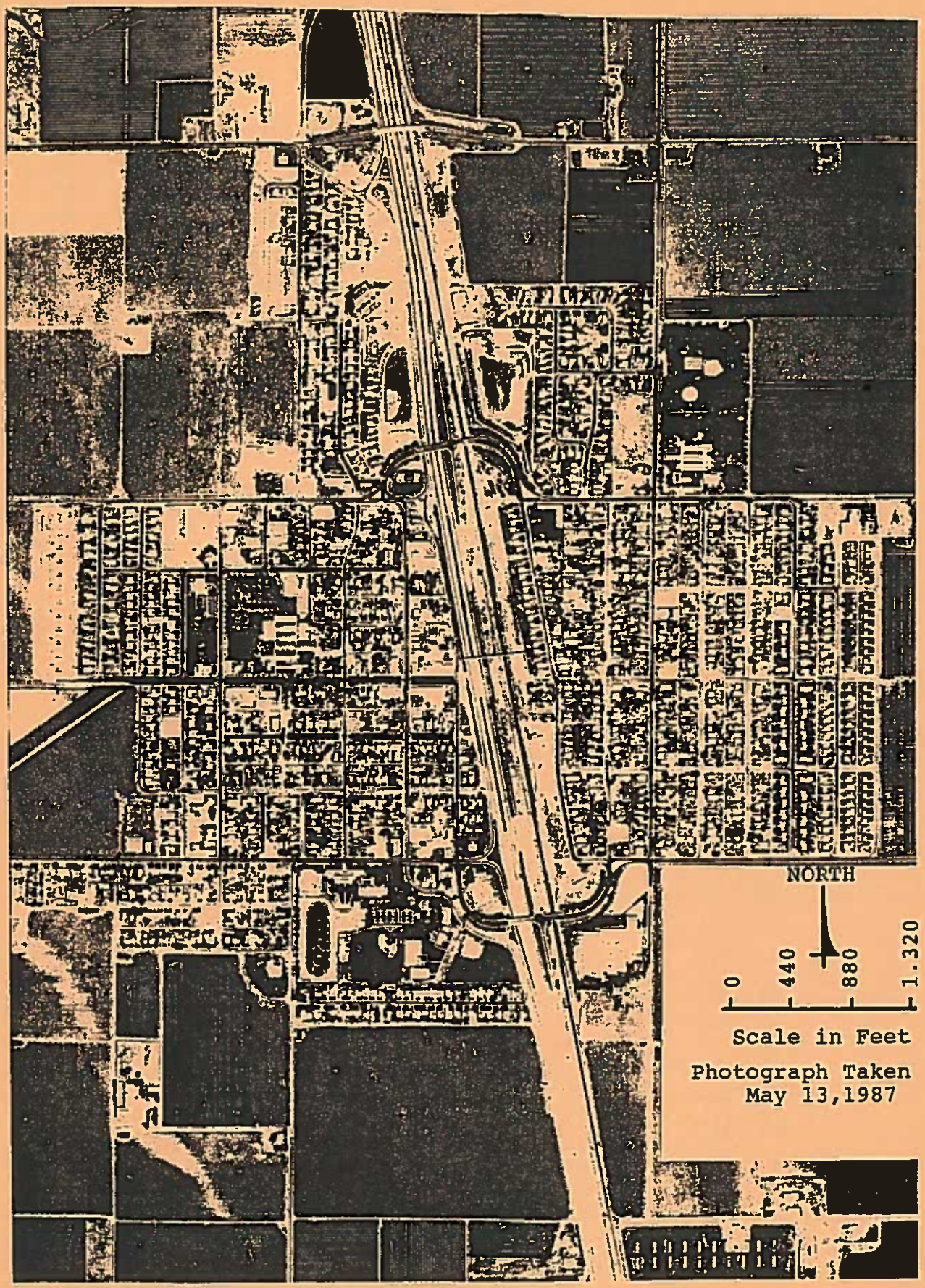
- RESIDENTIAL
- AGRICULTURE
- COMMERCIAL
- MANUFACTURING
- PUBLIC FACILITIES

Source: Land Use Survey conducted in January 1991

*Land Use not Zoning

Note: Boundary lines only, are not to scale

FIGURE NO. L-I
AERIAL PHOTOGRAPH OF McFARLAND

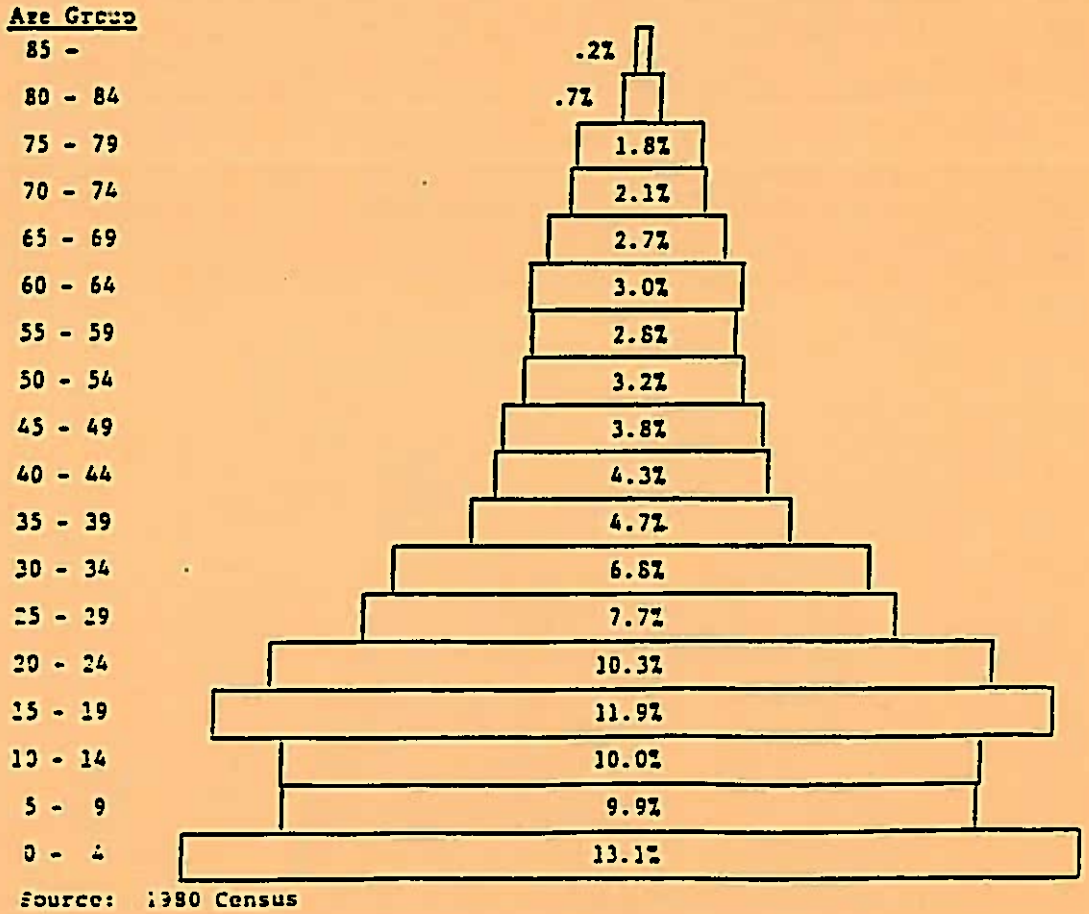


AGE GROUPS

The age distribution from the City of McFarland is reflected by the Age Group Pyramid in Figure No. L-J shown below. A striking feature is the disproportionate share that the lower-aged classes (0-19) have, four classes make up nearly half of the total population. This is compared to less than one-third for Kern County. Note that the 15-19 class are children born between 1961 and 1965 - a "Baby Boom" era. An implication to housing in the area is that these children will soon be leaving home and will need rental or "first-home" housing. Another implication is that they will also begin starting their own families and having their own children, which would increase the population and put additional pressure on the housing situation in McFarland. This is based on 1980 data.

FIGURE NO. L-J
McFARLAND AGE GROUP PYRAMID

% of Total Population



Source: 1980 Census

HOLDING CAPACITY

In determining the holding capacity of McFarland, or the maximum number of people along with services and recreation facilities, that McFarland can hold as they exist now. The Vacant Residential Land Analysis Map shows 130.3 acres already zoned for residential in the city limits. This, added to the 247.5 acres listed as Residential Reserve, bring the total to 377.8 acres that could conceivably be developed for housing. At a density of 2.4 units per acre (low), that would provide a buildout figure of 906.72 units. According to the housing projections in the housing plan, that would accomodate expected growth until the year 2004. After that date, annexations will be necessary or higher density developments.

DEVELOPMENT CONSTRAINTS

The McFarland Sewer Plant, located 3 miles East of town on Perkins Avenue, has increased its capacity from 0.5 MGD (Million Gallons per Day) to 0.8 MGD. This is projected to accommodate growth to the year 2011. Figure No. L-K Map of Areas which cannot be Gravity Sewered on page L-19, shows the areas of McFarland that have elevations too low to use natural gravity to flow sewer lines. The two pump lift stations in town are also shown.

The Map of Flood Plain Zones, Figure No. L-L, shows which areas of McFarland are prone to periodic flooding. This usually occurs when Poso Creek, 5 miles south of town, overflows and backs up on the East side of the Freeway and Railroad Tracks. The water then will naturally run North and affect the entire East side of town to varying degrees.

The School Development Fees for residential, commercial, and industrial developments is the result of recent State Legislation. The County Building Department (which contracts with the City of McFarland to do Building Fee Collection) collects the fees prior to the issuance of a building permit for any construction in McFarland, or verifies a project's exemption by a letter from the McFarland Unified School District. The fees are $0.58 per square foot of conditioned space for residential; and $0.25 per square foot for all other types, including Ag. Exempt, since Ag. is considered commercial.

The City of McFarland has passed an ordinance requiring developers to pay fees to the McFarland Recreation & Park District, or provide park land to service new residential developments. As of June, 1991, no fees or land donations have been collected, but several are anticipated soon.

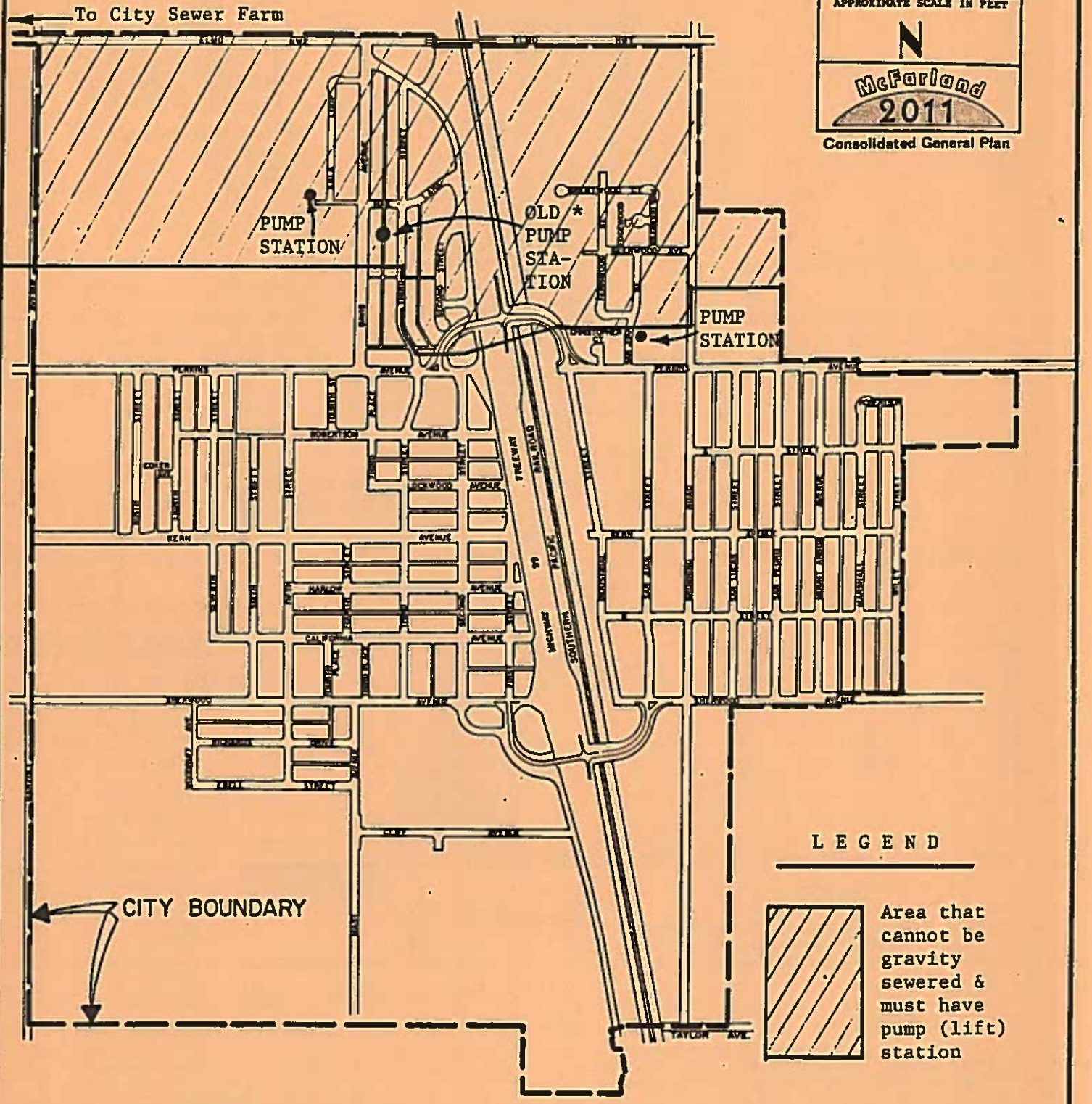
According to the California State Resources Agency, Department of Conservation, the area within the McFarland Planning area is listed as MRZ-3. This is areas containing mineral deposits, the significance of which can not be evaluated from available data.

There has never been any significant mining of minerals within the City Limits of McFarland. There has been a limited amount of Oil and Natural Gas exploration in town. The most recent was in the Summer of 1987, when an exploratory well was drilled in the South end of town, just West of U. S. 99. No oil was found, only a small quantity of natural gas was found but not in sufficient quantities to make it marketable. The well was drilled to a depth of 8,290 feet and it was capped off and abandoned.

FIGURE NO. L-K

MAP OF AREAS WHICH CANNOT BE GRAVITY SEWERED

CITY OF McFARLAND

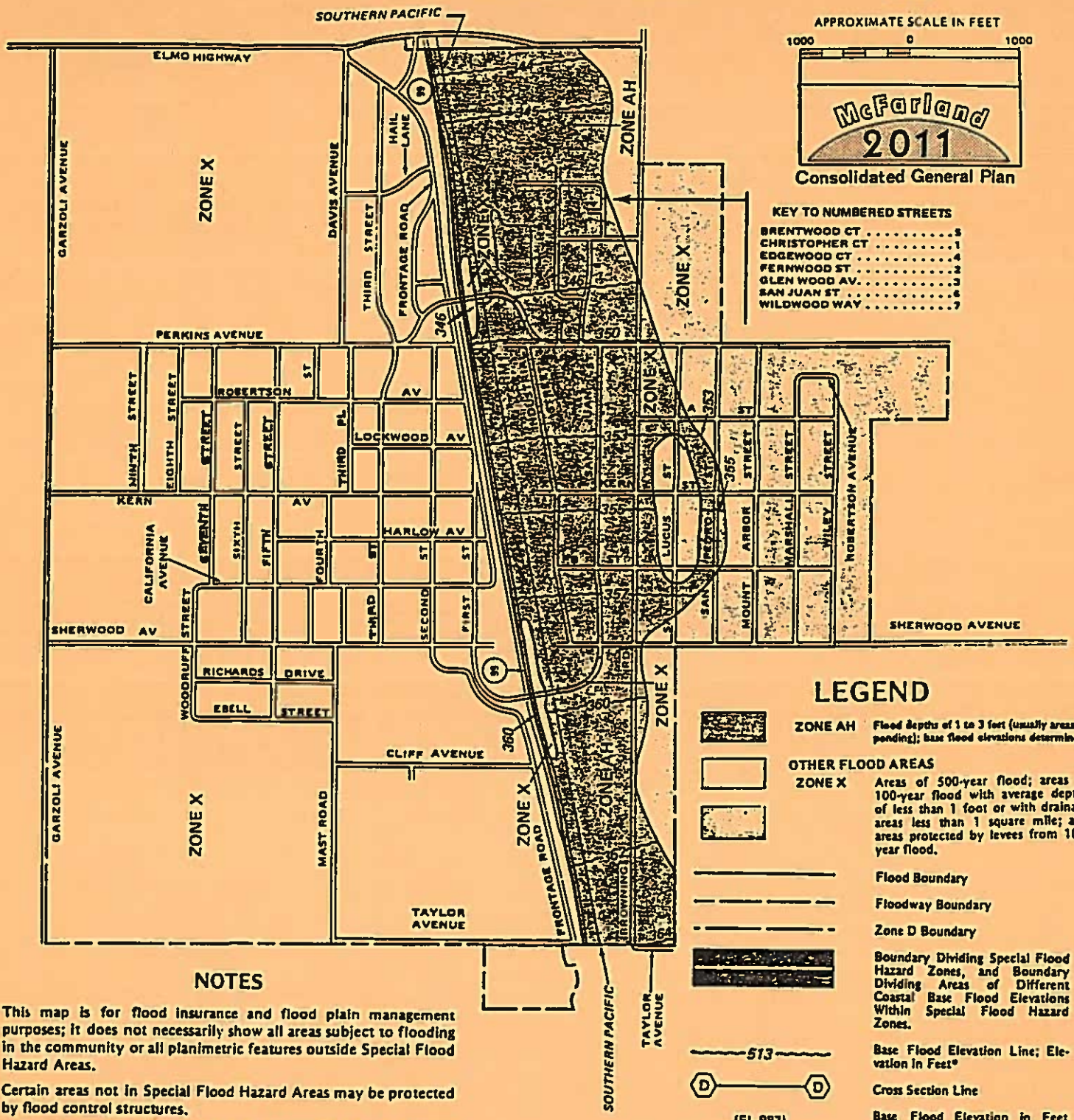


* Old station abandoned December of 1987

Source: Boyle Engineering, Bakersfield

Prepared by McFarland Planning Dept.
December 9, 1987

FIGURE NO. L-L
MAP OF PLOODPLAIN ZONES



LEGEND

ZONE AH — Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.

OTHER FLOOD AREAS

ZONE X — Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

Flood Boundary

Floodway Boundary

Zone D Boundary

Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.

513 — Base Flood Elevation Line; Elevation in Feet*

D — D — Cross Section Line

(EL 987) — Base Flood Elevation in Feet Where Uniform Within Zone*

RM7X — Elevation Reference Mark

*Referenced to the National Geodetic Vertical Datum of 1929

NOTES

This map is for flood insurance and flood plain management purposes; it does not necessarily show all areas subject to flooding in the community or all planimetric features outside Special Flood Hazard Areas.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the Federal Emergency Management Agency.

Floodway widths in some areas may be too narrow to show to scale. Floodway widths are provided in the Flood Insurance Study Report.

Coastal base flood elevations apply only landward of the shoreline.

Elevation reference marks are described in the Flood Insurance Study Report.

Source: National Flood Insurance Program
Federal Emergency Management Agency
Community Panel No. 060080 0005 B
Effective date September 29, 1986

Analysis

Future Land Needs

Land availability in McFarland is shown in the next two maps. Residential land, already zoned, as well as potential future residential land, listed as Residential Reserve, is shown on the first map. The map of Commercial and Manufacturing vacant land available in town, shown on the second map does not cover land already developed but currently vacant or abandoned.

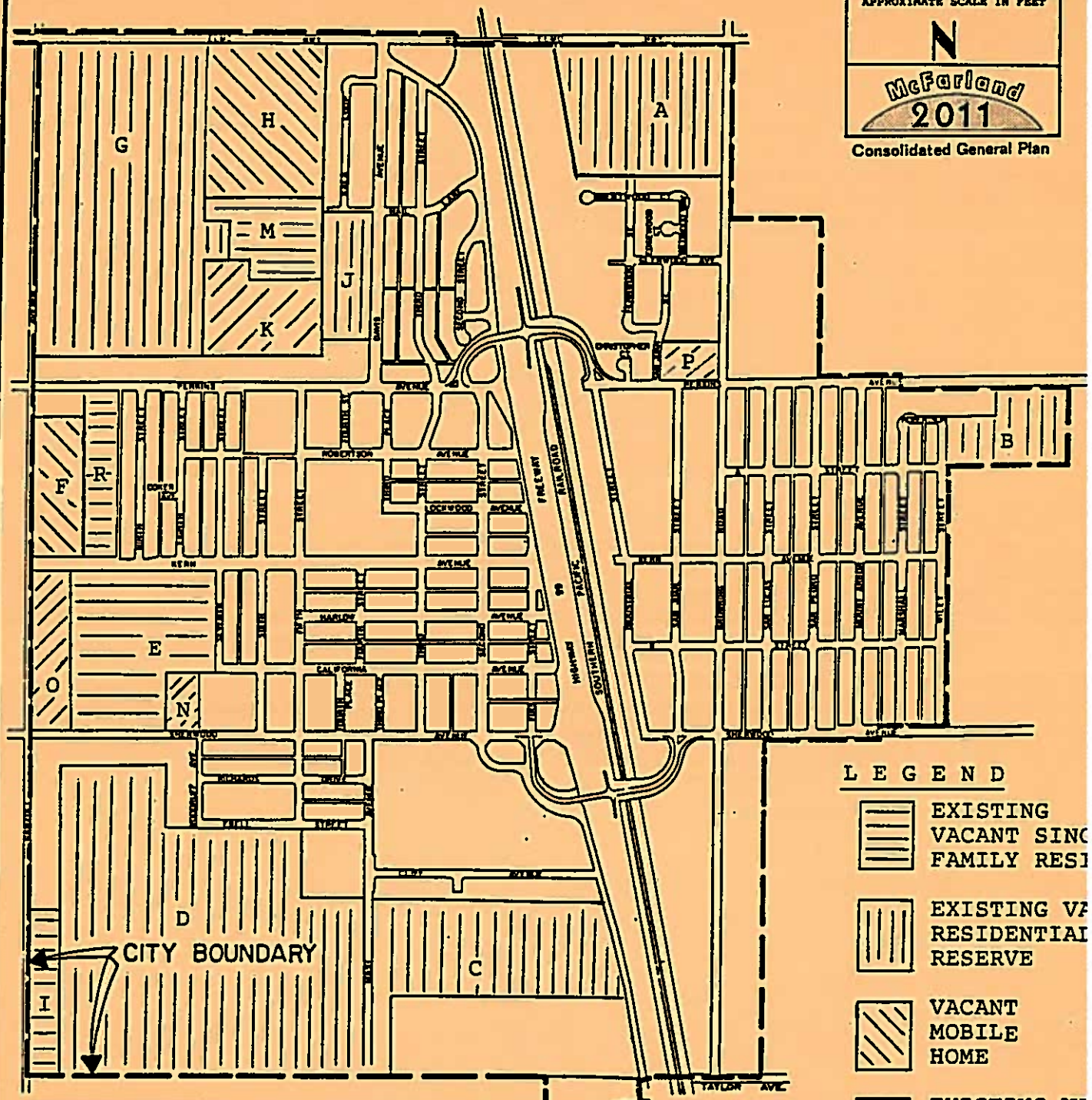
The next figure is a Table of Residences by Type and shows totals for all types of residences including Mobile Homes, Vacant Homes, and Vacant Lots. Totals for the East and West sides of 99 are given. The following figure is a Table of Buildings by Condition. It shows all buildings - Residential, Commercial, and Manufacturing, by state of repair. This is followed by a map that breaks down the structures surveyed with totals by district. The Building Condition Map shown previously in Figure L-H, just shows a generalized depiction of the conditions of all buildings in McFarland. It is not a lot-by-lot, 100% accurate survey.

Future Housing Needs

Based on existing land use densities, the developed portion of McFarland has a gross residential density of 2.4 units/acre. The Gross Density is the total dwelling units divided by the developed land area. It is assumed that the density will increase somewhat in the future because certain non-residential facilities will not have to be repeated. A 2.9 density by 2011 would be a reasonable projection. This would figure out to 1,068 acres needed by the year 2011. Since the area in the City is 1,260 acres, there is sufficient land to accomodate the needed community expansion.

FIGURE NO. L-M
MAP OF VACANT RESIDENTIAL LAND

CITY OF McFARLAND



SINGLE FAMILY RESIDENTIAL	
LOT	ACRES
R	10
E	40
M	11
I	9
Total	70

MULTI-FAMILY RESIDENTIAL	
LOT	ACRES
K	12.8
N	4
O	10
P	5
Total	31.8

MOBILE HOME	
LOT	ACRES
H	18.5
F	10
Total	28.5

RES. RESERVE	
LOT	ACRES
B	12
C	34.5
D	105
G	63
J	10
A	23
Total	247.5

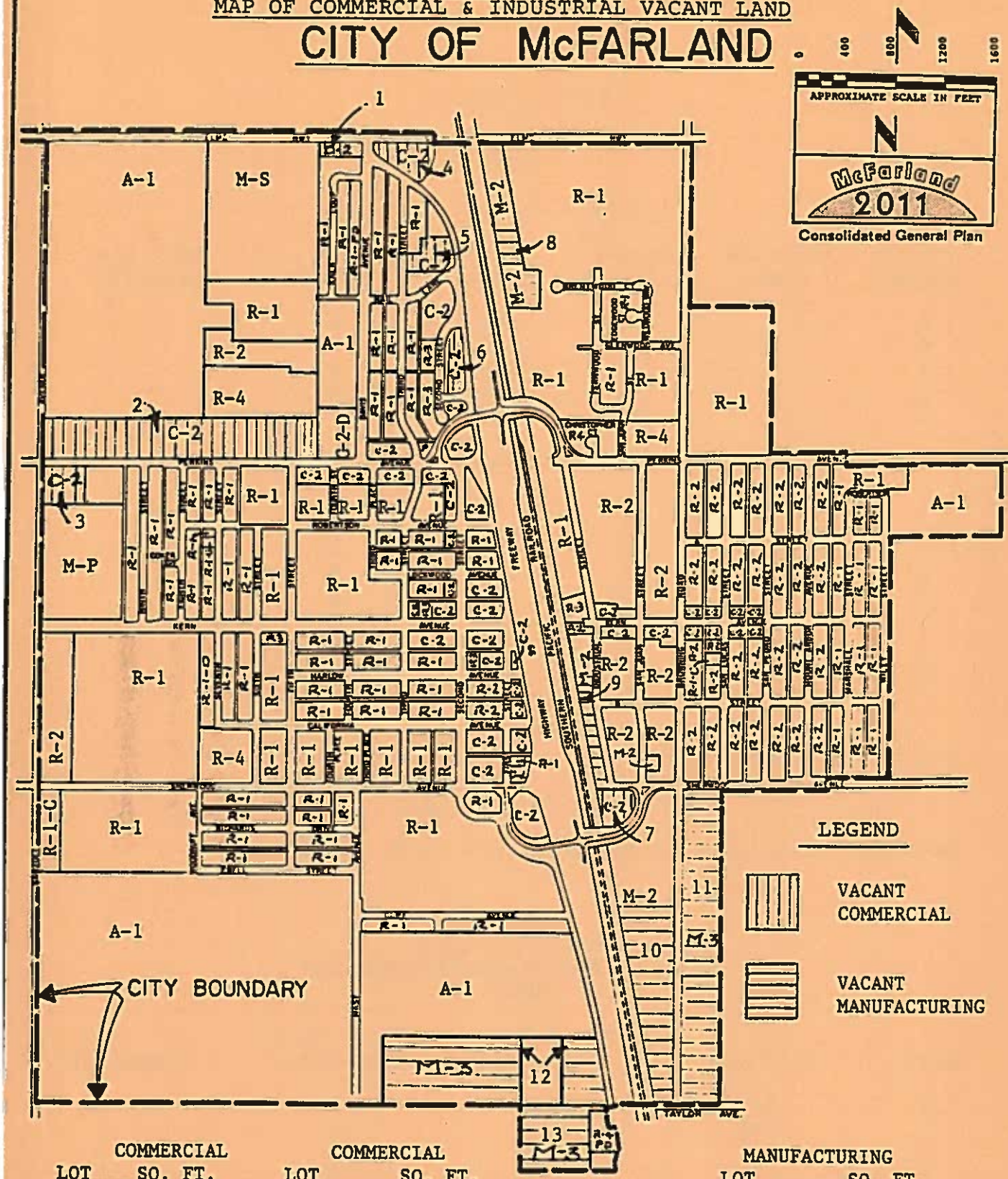
Total Acres Zoned Residential 130.3

Source: McFarland Planning Department 1991

FIGURE NO. L-N

MAP OF COMMERCIAL & INDUSTRIAL VACANT LAND

CITY OF McFARLAND



COMMERCIAL LOT	SQ. FT.
1	6,375
2	627.000
3	135,375
4	88,000

COMMERCIAL LOT	SQ. FT.
5	90,000
6	90,000
7	79,500
Total	1,116,250 SQ. FT.
Total	27.62 Acres

MANUFACTURING LOT	SQ. FT.
8	64,000
9	80,000
10	424,000
11	718,740
12	892,980
13	304,920
Total	2,310,400 SQ. FT.
Total	57.04 Acres

Note: Lot lines may not be to scale. Measurements were taken from a 1"=200' scale map.

Source: McFarland Planning Department - January 1991

FIGURE NO. L-O

TABLE OF RESIDENCES BY TYPE
1985

EAST OF U.S. 99

Vacant Homes	Mobile Homes	Vacant Lot	Single Family	Two Family	Multiple Family
0	1	3	126	0	113
0	1	10	278	3	
1	0	5	296	4	
1	0	1	63	0	
2	2	19	763	7	113

WEST OF U.S. 99

0	0	3	88	3	122
0	0	1	100	1	
0	0	2	55	0	
0	0	1	44	5	
2	1	3	94	3	
1	1	0	75	1	
1	0	2	136	0	
0	0	0	52	2	
4	2	12	644	15	122

Mobile Home Total - 4
Two Family Total - 22
Single Family Total - 1,435
Multiple Family Total - 235
Total Units - 1,674

Source: Windshield Survey conducted in July 1985.

FIGURE NO. L-P
TABLE OF BUILDINGS BY CONDITION
1991

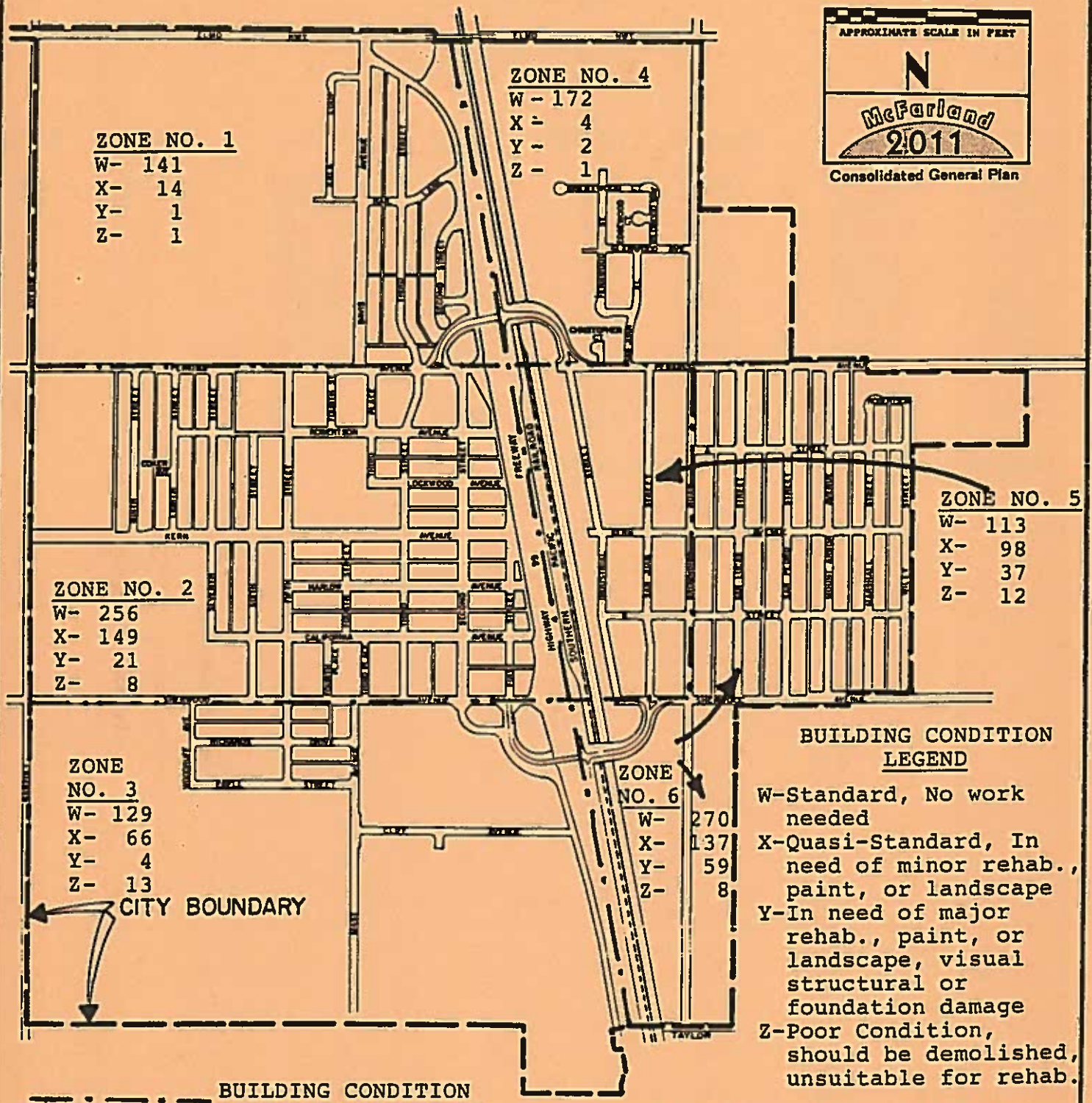
Zone	Standard	Minor Work Needed	Major Work Needed	Demolish
1	141	14	1	1
2	256	149	21	8
3	129	66	4	3
4	172	4	2	1
5	113	98	37	12
6	270	137	59	8
TOTALS	1081	468	124	43

GRAND TOTAL - 1716

Source: Windshield Survey conducted in 1991.

FIGURE NO. L-Q
MAP OF BUILDING CONDITION TOTALS BY ZONE

CITY OF McFARLAND



BUILDING CONDITION LEGEND

W-Standard, No work needed
X-Quasi-Standard, In need of minor rehab., paint, or landscape
Y-In need of major rehab., paint, or landscape, visual structural or foundation damage
Z-Poor Condition, should be demolished, unsuitable for rehab.

CITY TOTALS BY CONDITION

W-	1,081
X-	468
Y-	124
Z-	43
	1,716

Source: 1991 Windshield Survey
McFarland Planning Department

FIGURE NO. L-R

TABLE OF FUTURE LAND NEEDED
CITY OF McFARLAND

Year	H.U.	Density	Acres	Year	H.U.	Density	Acres
1990	1,990	2.4	829	2001	2,562	2.7	949
1991	2,025	2.4	844	2002	2,615	2.7	969
1992	2,079	2.5	832	2003	2,669	2.7	989
1993	2,132	2.5	853	2004	2,723	2.7	973
1994	2,186	2.5	874	2005	2,776	2.8	991
1995	2,240	2.5	896	2006	2,830	2.8	1011
1996	2,293	2.6	882	2007	2,884	2.8	1030
1997	2,347	2.6	903	2008	2,937	2.8	1049
1998	2,401	2.6	923	2009	2,991	2.8	1031
1999	2,454	2.6	944	2010	3,045	2.9	1050
2000	2,508	2.7	929	2011	3,098	2.9	1068

Source: McFarland Planning Department, 1991.

There is a shortage of medium and high density property. Parcel "K" in Figure No. L-M is planned to be developed in duplexes for senior citizens, which is greatly needed. Parcel "O" has been tentatively scheduled for single family development in the near future. That leaves only 4 acres in Parcel "N" and 5 acres in Parcel "P" that can be considered prime land available for apartments for the general public.

Medium density residential is commonly planned for surrounding a CBD. The higher density development makes the downtown more viable and economically realistic.

Medium high residential density is most often seen along major streets such as Kern Avenue, Sherwood Avenue, and Perkins Avenue. These areas are near enough to the downtown to give these commercial centers additional economic strength and a better chance of future economic success. These areas are also in close proximity to schools and have easy access to the freeway via Perkins Avenue and Sherwood Avenue.

High density development can be accommodated in the Mobile Home Parks planned. Figure No. L-M shows 28.5 acres already zoned for Mobile Home Parks or Subdivisions. There is a Mobile Home/RV Park waiting final approval to go into Parcel "H".

There are only 130 acres currently zoned residential within the City. The City will need 252 more acres of residential land by 2011. The rest of the land, listed in Residential Reserve, is zoned A-1 (Agriculture) and is currently being farmed. Care must be taken, when developing this land, to not allow leap-frog-growth. Public service must be provided by developers and prime agriculture land must be preserved to insure that the economic base McFarland's well being depends on, will be continued.

The population of McFarland is projected to increase to 11,586 by the year 2011. If an average family size of 3.9 persons per household is assumed, 3,098 housing units would be needed. For a more detailed breakdown of housing needs, see Figure H-U in the Housing Element.

Growth Management

In order for McFarland to gow and develop in an orderly fashion, a plan for growth management must be established. Growth management in this instance must include not only controls on various types of residential development, but commercial, industrial, and business as well. The City should require agreements concerning land use and development and public improvements and facilities as a condition of approval of development. The City should require the provision of public improvements and facilities it deems reasonably necessary as a condition of approval of land use and development. The City also

should provide for City construction of public improvements and facilities reasonably necessary to serve future land use and development which is determined to be in the City's best interest.

The City should establish and collect, in advance or otherwise from land use and development, payments for public improvements and facilities in the forms of development and impact fees and charges, dedications of property and fees in lieu thereof, and requirements of recovery of costs for public facilities provided to serve future land development. The City should establish methods which effectuate the recovery of costs of public facilities and improvements it deems reasonably necessitated by and of benefit to land use and development within the City. An ordinance with these provisions should be adopted by the City.

Future Commercial Needs

Figure No. L-N, shows 28 acres currently zoned for commercial development. Most of this is prime land adjacent to Highway 99 and should develop in the near future. The rest in Parcels 2 and 3 in Figure No. L-N, totaling 627,000 Square Feet along Perkins Avenue, hopefully will be developed in small commercial centers which are much needed in McFarland. Re-zoning all or part of Parcels 2 and 3, to C-1 (Neighborhood Commercial) or C-0 (Professional Commercial) would facilitate such a trend. The development of Commercial Centers along Perkins Avenue would strengthen the Central CBD Core already existing and provide a service nucleus for the Residential Development in the Northwest and East parts of the community.

Future Manufacturing Needs

McFarland has 57 acres currently zoned M-2 or M-3 in the City Limits. If it is to offer any chance for economic diversification, McFarland must either rezone more land to Manufacturing or annex additional land to the City. If annexation is planned, there are the provisions for taking land out of the California Land Conservation Program to deal with. All of the land, surrounding and some of the land within the City Limits (see map of Land in Agriculture Preserves, (Figure No. L-E), is under contract through the Williamson Act. The land thus encumbered takes various methods to become available for any development other than Agriculture, Open Space, Recreation, or Wildlife Habitats. If the land is within 3 miles of a city limits, it can be protested by the City. Protest land is subject to the Act's restrictions until it is annexed by the City. At that time, the contract is cancelled. For more information on the Williamson Act, see the Open Space & Conservation Element, Definitions - Land Use Element, and the Economic Development Element. Agriculture land developed for Manufacturing uses should be even more carefully controlled to prevent any possible contamination of farm land by waste discharges from the plants. Industrial development should be encouraged, especially in the

South & East parts of McFarland, due to a predominant wind from the Northwest. This would tend to carry undesirable noise and odors away from the residential areas.

Future Public Facilities

The public facilities in McFarland are satisfactory to serve the present population and should be adequate with normal improvements to serve the projected population until the target date of 2011.

CITY DRAINAGE

McFarland does not have a storm drainage system, other than Curbs and Gutters. There are two major drainage sumps (one on the East side of U. S. 99, which is already built, and another planned for the West side) that should accommodate drainage for the entire City. There is a drainage fee of $800/gross acre for new developments that will go towards providing for the construction and maintenance of the West side sump.

PUBLIC BUILDINGS

The McFarland City Hall is properly located in the center of town on the fringe of the downtown area. The existing City Hall will continue to adequately serve the City through the year 2011. The New Fire Station site on Perkins Avenue and 5th Street should service the community better, as well as the surrounding county area. As the need for additional space for City Offices increases, the existing facilities should be expanded on existing City Land and should take the form of a planned Civic Center Complex. The Post Office and School District Offices have been recently relocated to Second Street and Perkins Avenue and these facilities should be adequate for quite some time. The new County Library on Kern and 5th should strengthen the civic center concept.

SCHOOLS

The addition of the new Middle School next to the comprehensive High School should relieve some of the pressure on the Kern Avenue Schools site. This should allow the other elementary school (Browning Road School) as well as Kern Avenue School to grow more slowly and accommodate new residents to 2011. The money that the school district will be getting from the recently enacted developers fees should provide funds to go toward any new expansion needed, although developer fees do not cover all the costs of student housing requirements. The district anticipates Year-Round Programs by August of 1992.

PARKS

Three types of parks and recreation areas are normally found in the urban area. Neighborhood Parks provide facilities for both active and passive recreation for the people living in individual neighborhoods or sub-areas of the City. These parks usually contain about 5 acres of land area and serve a maximum population of about 1,000 people. Playground equipment, playfields and park areas should be installed at Neighborhood Parks. Community Parks are found in larger urban areas where several neighborhoods form distinct communities. The Community Park normally contains 10 to 20 acres of land where playgrounds, playfields, passive areas, and park buildings are provided. Each Community Park should be designed to serve a population of about 10,000 people. Regional Parks are created to serve the wide variety of recreational needs existing with a large region. This type of park could contain many of the features available in Neighborhood and Community Parks, in addition to other larger scale recreation features such as picnic areas, camping facilities, hiking trails, etc. Regional Parks should contain a minimum of 100 acres and serve a population of at least 50,000. At the present time two Community Parks exist in McFarland, and one Regional Park (Lake Woollomes) serves the McFarland area, as well as Delano and Southern Tulare County. These three parks will adequately serve the community needs for Community and Regional Parks well beyond the year 2011. The needs for neighborhood parks should be addressed soon. None exist at the present. The City should have at least one neighborhood park of approximately 5 acres on the West side of town to be developed in conjunction with the proposed residential expansion in that area. There should be another park area on the East side of town. This facility could take the form of a neighborhood park, mini-park or public plaza. The facility should include a "tot area". Current laws relating to subdivisions allow the City to require that the parks be installed or fees paid by the developer.

The Future in General

As the Central Commercial Area develops, the community will find it advantageous to provide public parking for shopping convenience. Facelifting the Commercial area by providing more pleasant and convenient surrounding will also improve the retail and service trade in the area. A partial or even full pedestrian mall could be established along Kern Avenue between First and Fifth Streets. The wide (100') right-of-way would allow for a partial mall treatment with some room left over for parking and circulation. The bus loading zone on Kern Avenue between 4th and Fifth Streets should be accommodated in this plan.

A neighborhood Commercial Center is shown on the East side of town along Kern Avenue. This Commercial area exists at the present time and serves the residents of the East side, who are separated from the town center by the railroad and freeway, their only access is via a pedestrian bridge.

Highway service is shown along the freeway frontage road and Second Street North of Perkins Avenue and along Sherwood Avenue at the freeway. The uses in this area should be limited to highway service and Commercial uses such as: hotels, restaurants, service stations, commercial recreation, car wash, auto service, etc. As these areas are very often the only part of town a visitor and possible future residents see, it is essential that the highest possible standard be employed for their development and maintenance. The City should consider beautification of these areas by landscaping and tree planting as part of a citywide community improvement program. Control of signing is also essential to avoid the "Who can build the tallest sign" syndrome? In this senseless game, everyone looses, particularly the people of McFarland who have to live with the situation. The maintenance of existing billboards along Highway 99 should be enforced vigorously. The annual inspection and issuance of citations for poorly maintained billboards, should be enforced, as provided for in City Ordinances.

In order to keep McFarland a "Small Farm Town" where people are proud to live and work, where they can enjoy the rural environment and close-knit friendships with neighbors and relatives, a community supported effort will have to be made to revitalize the blighted areas of the City. Foremost among these areas is the Eastern most part of Kern Avenue West of the Freeway. This area has never recovered from the widening of Highway 99 in 1950, when almost one city block along the entire West side of the highway was taken. The businesses in this area have never recovered and to this day many sit vacant and boarded up. Many areas of residential buildings, primarily on the East side of town are in dire need of rehabilitation. An effort will have to be made to rehabilitate or demolish these areas.

A primary focus of the City Economic Development Plan will be how to encourage a variety of industries, large and small, to locate in McFarland. This is the only way the economy can be diversified. The plans for the RTC (Return to Custody) Facility South of town is a start in the right direction. The land (properly zoned) will have to be provided to facilitate industry's seeing McFarland as a desirable location.

Future Land Use

The City must do something to ensure its future economic viability. The negative impact of the cancer study in McFarland has stifled normal growth in McFarland. The City needs to do something to draw the proper industry and business to the area. This plan allows for the annexation of land to the East of town for Manufacturing development. There are new parks shown, in the general vicinity that they should be located. A Civic Center Complex is shown serving as a focal point for the CBD. A more

diverse Commercial mix of business is hoped for, because it is sorely needed. The map for this plan is shown in Figure No. L-S, on page L-33.

The Annexations are designed as shown because of the wind, noise, and odor, factors previously mentioned. In addition to an examination of the Map of Prime Agricultural Soils in Figure No. L-F shows all of the City in Prime Ag Soils except for the area to the East of town. It would be best to use land with relatively poor soils to develop as Manufacturing, rather than build on Prime Ag. Land. Only the first 100 acres is shown. Future sites will have to be developed based on land availability and seller cooperation.

Land Use Goals

GOAL

To insure that the physical development of the urban area will proceed in an orderly manner thereby conserving the natural resources of the region and the economy on which it is based.

Objective No. 1:
Provide the exact location and extent of all land uses within McFarland.

Policy 1-a:
Enforce zoning laws to ensure separation of incompatible land uses.

Implementation 1-a(1):
Revise Zoning Map to reflect present and future uses.

Implementation 1-a(2):
Do not allow Manufacturing Zones next to Residential Zones.

Implementation 1-a(3):
Do not allow lethal Chemical storage next to Residential, Business, Educational, or Agricultural uses.

Policy 1-b:
Enforce zoning laws to restrict urban sprawl in outlying agricultural areas.

Implementation 1-b(1):
Do not allow leap-frog development.

Implementation 1-b(2):
Do not allow utility bookup to outlying areas unless the developer pays for extending the lines.

Objective No. 2:
To encourage the development of light industry (noise and pollution free) in the area to make the community a relative self-sufficient economic unit by 2011.

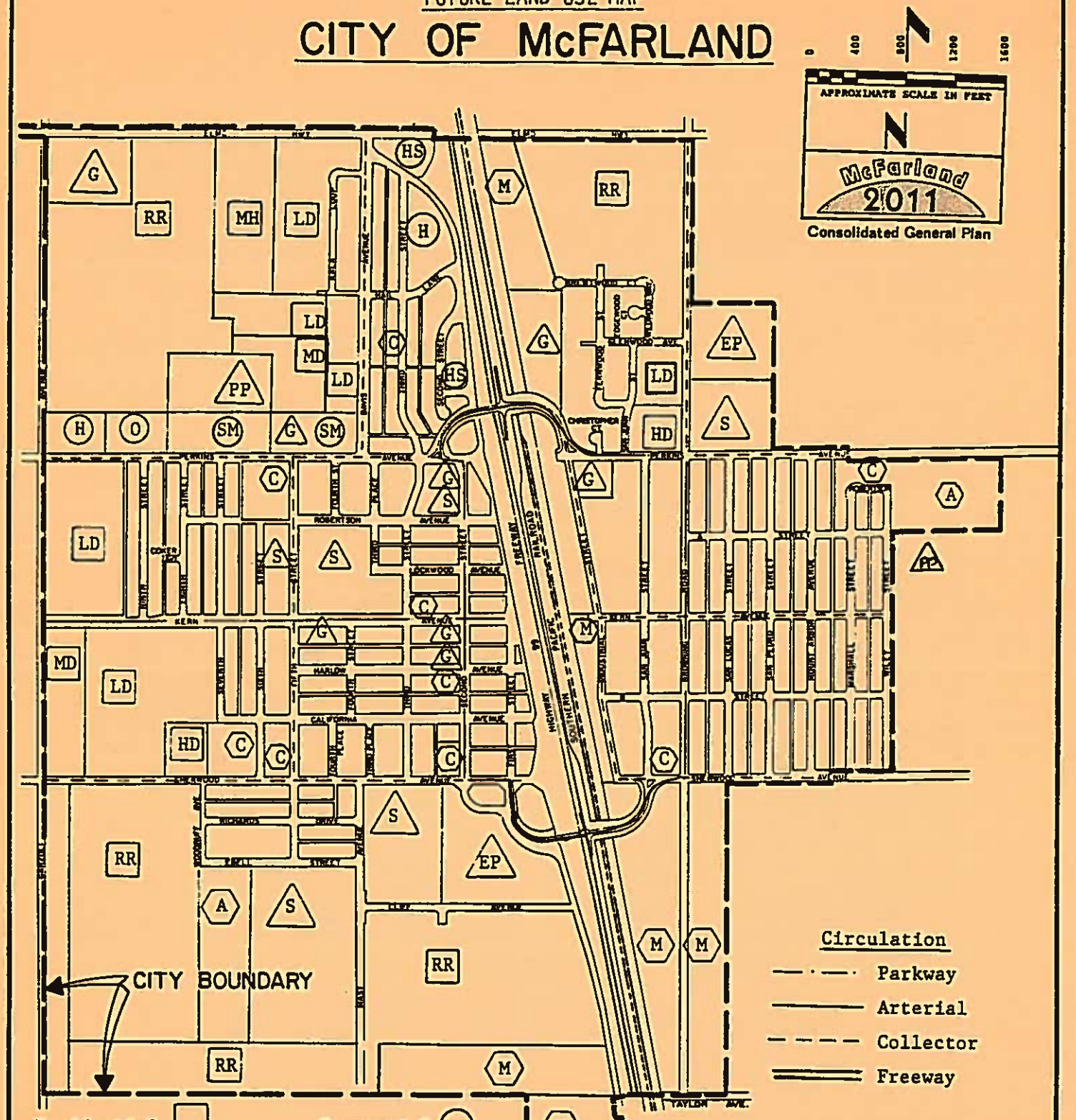
Policy 2-a:
Seek out and actively recruit appropriate industries.

Implementation 2-a(1):
Provide an environment conductive to economic growth in suitable parts of McFarland.

Implementation 2-a(2):
Rezone and/or annex areas suitable for industrial development, into the City Limits.

FIGURE NO. L-S
FUTURE LAND USE MAP

CITY OF McFARLAND



Source: McFarland Planning Deaprtment 1991

Note: Boundary lines only are not to scale

SOURCES

1 - Boyle Engineering, Bakersfield, CA (McFarland City Engineer)

2 - California State Department of Finance

3 - California State General Plan Guidelines, OPR, 1982, page 69

4 - California State Resources Agency, Department of Conservation

5 - Cartwright Aerial Surveys Incorporated, Sacramento

6 - City of McFarland 1987 Housing Element to the General Plan

7 - City of McFarland 1972 Land Use Element to the General Plan

8 - City of McFarland 1989 Land Use Element to the General Plan

9 - City of McFarland Land Use Survey, 1985, 1991

10 - City of McFarland Planning Department

11 - Kern County Local Agency Formation Commission

12 - Kern County Planning Department

13 - McFarland Recreation and Park District

14 - McFarland Unified School District

15 - United States Bureau of the Census 1980

APPENDIX NO. 1

Updating the Plan

No Federal or State requirements currently exist concerning how often elements of the General Plan must be updated, except the Housing Element. California State Office of Planning & Research (OPR) General Plan Guidelines state:

"The general plan is a dynamic document because it is based on community values and an understanding of existing and projected conditions and needs, all of which continually change. Local governments should plan for change by establishing formal procedures for regularly monitoring, reviewing, and amending the general plan. The portions of the plan with a short-term focus, such as the implementation program, should be reviewed annually and revised as necessary to reflect the availability of new implementation tools, changes in funding sources, and the results of monitoring the effectiveness of past decisions. Indeed, Government Code Section 65400(b) requires the planning agency to 'render an annual report to the legislative body on the status of the plan and progress in its implementation.' The entire plan, including the basic policies, should be thoroughly reviewed at least every five years and revised as necessary to reflect new conditions, local attitudes, and political realities."

It is always easier to keep up a plan yearly, than to try to do it every 5 years. By keeping track of shifting land use issues on a yearly basis, the City Planning Staff will be able to accurately advise the City Council and Planning Commission of the need for significant update of the Land use Element. This will better enable the City to make contributions to meeting the community's land use needs.

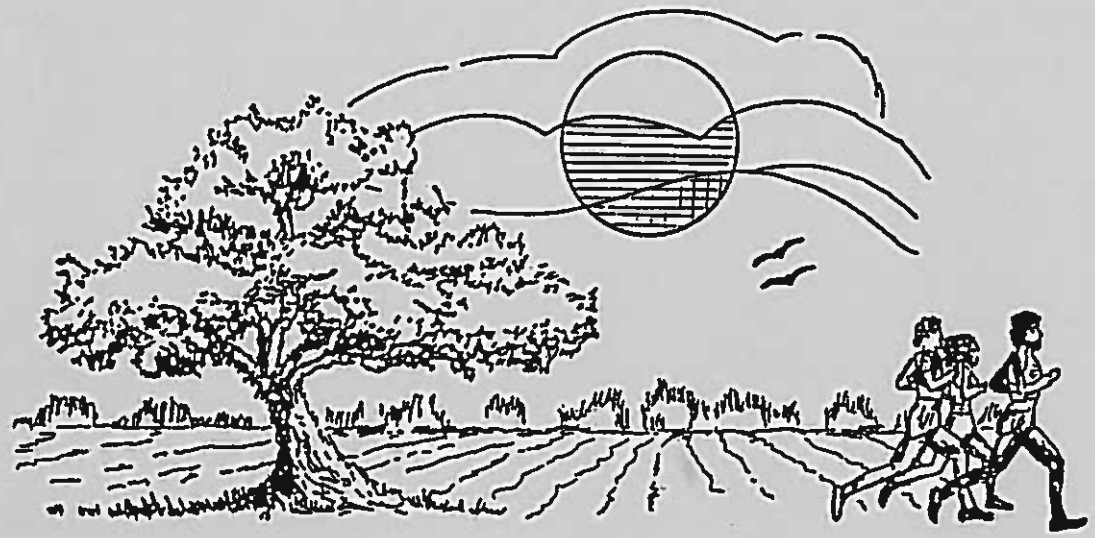
The annual review should cover the following areas:

1. The effectiveness of the Land Use Element in attainment of the City's Land Use Goals and Objectives.

2. The progress of the City in Implementation of the Land Use Element.

3. The consistency of the Zoning Map with Land Use, and other General Plan Elements.

OPEN SPACE, CONSERVATION AND RECREATION ELEMENT



McFarland

2011

Consolidated General Plan

1991

OPEN SPACE, CONSERVATION AND RECREATION ELEMENT

A PART OF
THE

McFARLAND CONSOLIDATED 2011 GENERAL PLAN

PREPARED BY THE
McFARLAND PLANNING DEPARTMENT

D. Michael O'Haver - City Planner

ADOPTED BY

McFarland Planning Commission	-	September 3, 1991
McFarland City Council	-	September 12, 1991

Table of Contents

List of Figures

INTRODUCTION

The introduction to the Open Space and Conservation Element will contain Definitions, Discussions of what Conservation and Open Space Plans are for, and a summary chart of the Goals.

Definitions

For a listing of specific planning terms on other planning subjects, see the definitions section in front of each separate element, or in the front of the general introduction to the Consolidated 1998 General Plan. The following is a list of terms dealing primarily with Open Space and Conservation.

Agricultural Land. Agricultural Land means land used for the purposes of producing any agricultural commodity. Land may be considered "actively used", notwithstanding the fact that in the course of good agricultural practice it is permitted to lie idle for a period of time, up to one year.

Amenities. The pleasant qualities of natural and man made surroundings that influence and affect the way of life and the quality of the living environment.

CEQA. The acronym for the California Environmental Quality Act which requires local governments to prepare and/or certify environmental documents for all projects that may have a significant effect on the environment.

Fauna. The animals of a specified region or area.

Flora. The plants of a specified region or area.

Greenbelt. The areas of natural or landscaped green growing plants and/or trees forming a belt or ring around a community.

In-lieu-fees. The money payed by developers instead of donating park land, when a residential subdivision or individual home is built in McFarland. For the formula determining how much the fees will be, see McFarland City Ordinance No. 216.

Open Space. That part of the countryside which has not been developed and which is desirable for preservation in its natural state for ecological, historical, or recreational purposes, or in its cultivated state to preserve agricultural, forest, or urban greenbelt areas.

Perennial. Plants living and staying green throughout the entire year. This type of vegetation usually lives a minimum of two years.

Quimbly Act. Allows a local jurisdiction having an adopted recreation plan to require, as a condition of approval for a subdivision that the developer provide dedication of land or In-lieu-fees for the construction of recreational facilities.

Recreational Land. Any area of land or water designated on the State, Regional, or Local Open Space Plan as open space and which is actively used for recreation purposes and open to the public for such purposes, with or without charge.

Watershed. Any land over which water naturally flows, or land utilized for groundwater recharge, or the replenishing of underground water supplies.

Williamson Act. The California Land Conservation Act which permits Agricultural Preserves of agricultural, recreational, open space, salt ponds, and wildlife habitats. For more details see definitions section of the Land Use Element.

The Purpose of Open Space Plans

Depressing environmental conditions caused by man are found in many cities, suburbs, and in the rural countryside. Land which was once open space is now cluttered with examples of man's so called technological advancements. Beauty for which men search is often destroyed by those who search. In order to protect and preserve the environment of the City of McFarland from such a fate, action is needed now while there is still open space to protect.

The open space plan for this city is a method by which the citizens can plan for the preservation of open space in McFarland. The only way to preserve a desirable livable environment for the future is to plan now. The thoughtful planning of programs and spaces, with regard for the desirable features of the environment, is essential if the responsibilities to present and future generations who live in this city are to be accepted.

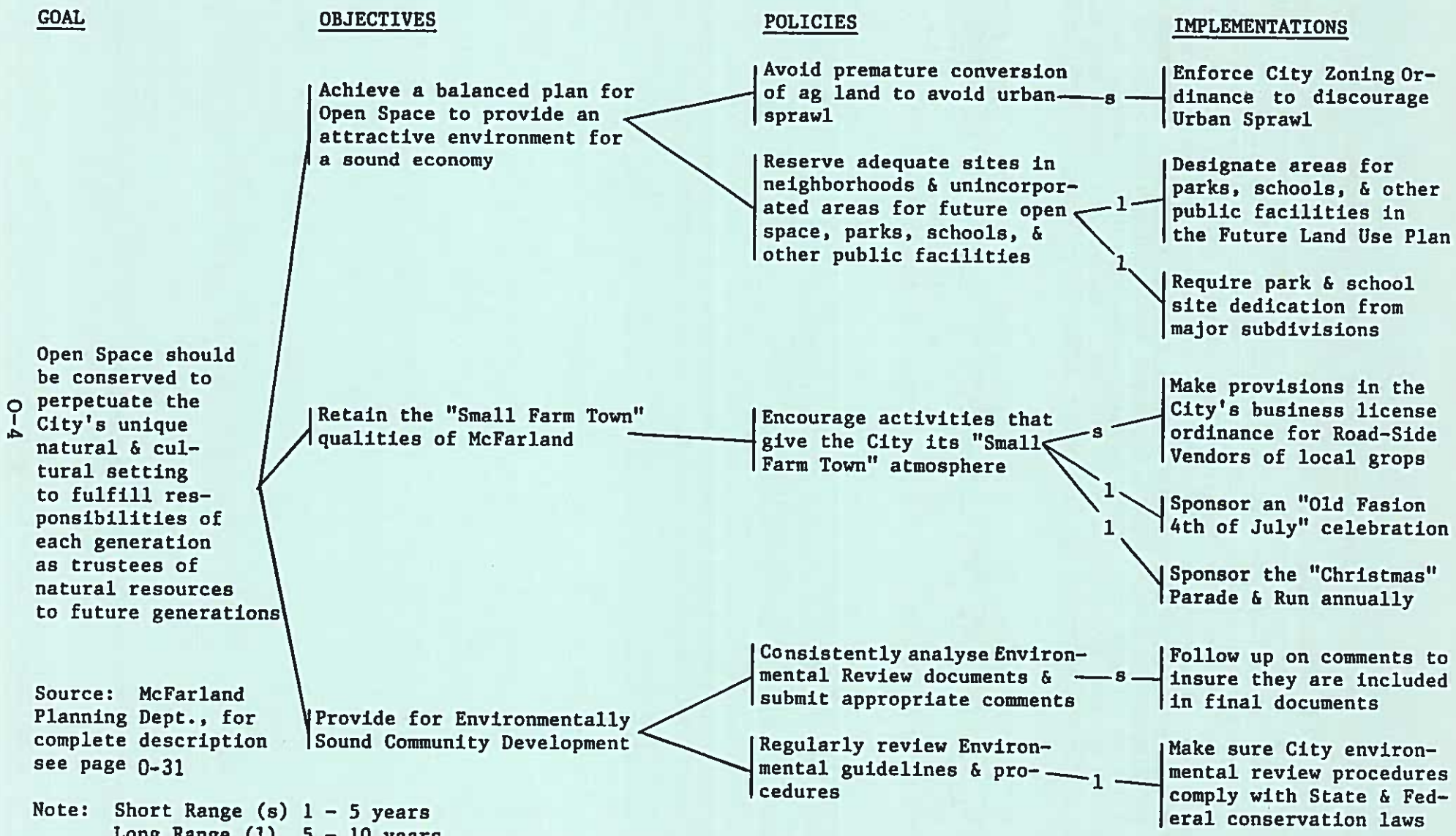
The Purpose of Conservation Plans

Traditionally, the outdoors has been an important part of American life. First it was as a wilderness to be conquered and then as a source of inspiration, recreation, and subsequently, exploitation. Since the end of World War II, land has been consumed at a prodigious rate. This year alone, more than a million acres (approximately 1,600 square miles) of American landscape will be converted to sites for subdivisions, shopping centers, highways, industrial parks, and the other needs of an increasingly urbanized nation.

Land uses near urban areas are being fixed permanently and, more often than not, with inadequate consideration given to such problems as drainage, water supply, waste disposal, and recreation. In the next 50 years land space consumed by urban areas will more than double. Most of the families who move to the new developments are searching for a more livable environment and for restful and enjoyable surroundings of trees, grass, and open space, instead of asphalt and concrete. But, too often, wooded areas, agricultural land, and stream channels surrounding new developments are cleared, covered with houses, and buried in culverts or cement for still bigger developments. Little regard is given to the preservation of natural resources. More and more farm lands which serve as greenbelt areas are being lost to urban development.

If McFarland does not start planning for the long range preservation of open space and recreational land, it will soon be lost forever. This plan is for that purpose. It will outline the Open Space and Conservation Goals & Objectives along with the Policies and Implementation Programs to accomplish these Goals and Objectives.

FIGURE NO. O-A
SUMMARY CHART OF OPEN SPACE & CONSERVATION ELEMENT
GOALS-OBJECTIVES-POLICIES-IMPLEMENTATIONS



Source: McFarland Planning Dept., for complete description see page 0-31

Note: Short Range (s) 1 - 5 years
Long Range (1) 5 - 10 years

OPEN SPACE AND CONSERVATION ISSUES

The issues to be discussed are Vital Considerations, Resources, Plan Action Strategies, Future Open Space and Conservation Plan, and Goals.

Vital Considerations

This section will cover The Program, Urban Open Space, Environmental Damage by Development, Areas Hazardous for Development, Public Attitudes, and Citizens and Government.

The Program

The Open Space and Conservation Element of the City's General Plan is a program of critical determinants. The program should be flexible enough to add new data and techniques as feedback is received, yet the basic concept of preserving an attractive environment must be kept intact.

The City must meet the provisions of the State Planning and Zoning Law by adopting a local Open Space and Conservation Plan and consistent Zoning Ordinance. The City of McFarland should adopt an Open Space and Conservation Zoning Ordinance or modify their existing Zoning Ordinance to include these types of zones. Other Ordinances will be drafted to implement policies regulating preservation of open space in specific fields, such as conservation, park land dedication, greenbelts, and recreation.

Urban Open Space

In urban areas, the total amount of open space is not as important as the amount of usable open space. Open space which is accessible to the public has the greatest direct impact. In designing for a community's open space needs, areas to be retained will be shown on the plan. Linear parks and trails could be planned to provide direct access to schools, parks, and shopping centers.

As areas are developed around McFarland, the school and open space needs for the area will be determined. The policy of locating recreation areas adjacent to schools is preferred. Joint use of parks and playgrounds by schools and the public, make it possible to reduce the number of acres that must be acquired to provide recreational and educational activities for all ages.

Recent concepts in subdivision design recognize the importance of open space planning. Local zoning and subdivision ordinances must be revised to permit greater flexibility in design. The jurisdictions should permit "planned districts" or "planned unit development". Zones should utilize usable common open space for paths, bikeways, ribbon parks, open group play areas, and safe preschool play lots. Each open space created by a housing

cluster can be planned so it connects with the open space around other clusters and with a park or school site.

Environmental Damage by Development

The misuse of land resources can cause environmental problems, which may eventually result in increased public costs. Development, with controls appropriate for its location, is usually not harmful to the environment. The problem lies in anticipating the effects of the development.

Existing local and state regulations, if strictly applied and enforced, reduces the possibility of extensive environmental damage. All development proposals likely to have a significant environmental impact are required to include a comprehensive impact report and provide means of mitigating any adverse effects on the environment.

Areas Hazardous for Development

There are some areas which are too hazardous for development or which would be economically unfeasible for certain types of development because of environmental limitations. Such areas may have flood hazards, slopes unsuitable for gravity sewage flow, or other problems.

Other areas may have adjacent land uses which are not "good neighbors" for urban development. Cattle feed yards, dairies, and salvage yards should be regulated so they do not adversely effect a community.

Many areas unsuitable for urban development can be maintained as open space and used for recreational uses. Identifying these hazardous areas on the Open Space and Conservation Plan is essential to ensure that they remain permanent open space.

Hazardous areas such as railroads and highways, should include in their rights-of-way, open space buffer areas which are adequate to provide the desired degree of public safety

Public Attitudes

Public officials as well as citizens are realizing that decisions about land uses have enormous environmental impacts on the community. Often these decisions are irreversible and the wrong decision can be disastrous. New attitudes toward open space have emerged, along with the realization that the amount of land in this country is not inexhaustible. This realization has created a concern in some people for the preservation and prudent development of the remaining open space.

Until recently, the protection of open space has not been a major concern of most people. This is because our state is so rich in land resources. The urbanized areas, large and small, are physically separated by extensive open areas. Each city has an identity derived from this physical separation from neighboring cities. What would be the character of these cities if the rural area is converted to urban development? Only in the last ten years has the increasing conflict between the preservation of open space and the inroads of urban residential uses been a major concern.

During uncontrolled expansion, valuable open space land can be lost by the amount and patterns of projects. The amount of growth need not infringe on open space. The population estimated for the year 1998 could be accommodated in the areas now shown as designated for urban uses on the General Plan. Yet some developers continue to assume that the rural areas between cities will have to be developed.

Citizens and Government

The crucial part of a meaningful Open Space and Conservation element of any General Plan is the interaction of the citizens and government. Citizens and government is a misleading phrase, as it gives the impression these are two separate entities. Although citizens are the government, there seems to be a distinction between citizens in public office and having local, state, and federal government jobs, and those on the "outside" of the government structure. It is a problem of communication if this situation is more imagined than real, but it is a crucial problem of government responsiveness when this situation actually exists.

In the Citizens Advisory Committee meetings and the workshop sessions of the public conference, many comments, criticisms, and recommendations concerning government can be discussed, noted, and recorded. These comments are significant in that they come from people relatively active in local government. These statements give one an insight into the general opinion that residents have of their city, its government, and the problems it faces.

In general, it was found that most citizens are ill-informed about government, are unaware of where to go for help when they need it, do not know what various agencies do, or how they can make their opinions known. The result is a lack of citizen participation in local government. Those who participate do so only when they want something specific and then exert pressure to have policies established in their interest.

The solicitation of citizens comments during the review of the various General Plan Elements is a good opportunity to educate the public on just how and when they can get involved with government planning. If the meetings and workshops are handled properly, both government and citizens can mutually benefit from the experience.

Resources

This section will cover the various Open Space and Conservation resources to be dealt with in and around McFarland. They include Water, Soils, Wildlife, Minerals, Agriculture, Recreation, and Watersheds.

Water

The water supply for the City of McFarland, and for the McFarland Planning Area, comes from one or more of the following four sources: Domestic Wells, Agricultural Wells, The Friant-Kern Canal, and more localized canals and river watersheds. Through the Friant-Kern Canal alone, some several thousand acre-feet of water are imported into the area yearly. The Rag Gulch watershed imports some 3,000 acre-feet annually into the area, Poso Creek supplies some 26,000 acre-feet in the same time interval. Not all of either of these flows is by any means at the right place or the right time for most advantageous availability for domestic or agricultural consumption. A limited amount of effort has been expended in the direction of curtailing some of the natural flows when they become excessive. This would allow for increased percolation into the ground water supply. A great deal more effort in this direction would help considerably to recharge the ground water supply.

Within the City Limits of McFarland all of the water is pumped from wells. The McFarland Mutual Water Company currently has four wells which are operable. The Water Company is presently engaged in a concerted construction project to replace and enlarge the delivery lines in the City, with the projected system including 12-inch, 10-inch, and 8-inch lines throughout the delivery grid.

Hydraulic Force of Water

Tied in with water supply is the converse and accompanying problem of surface water over-supply; that is, the hydraulic force of water. McFarland is situated on a nearly flat and evenly sloped plain - the slope averages only about .20 percent to .25 percent. There are thus not a large number of well defined natural drainage channels in the immediate vicinity. Many channels or diversions exist, but they are generally caused by man-made obstacles, such as the Friant-Kern Canal embankment itself, the Southern Pacific Railroad tracks, and the raised grade for State Route 99 and other highways. Beyond these artificial exceptions, rainfall in excess of the ground's

capacity to absorb will generally flood northwesterly, and gain momentum with the increased supply. Flood hazards are not generally considered to be of major importance, due to the low average annual rainfall in the area. But when they do occur, they are likely to cause considerable deterioration to public and private property alike. For a further discussion of the flooding problem see the Land Use Element, Development Constraints Section.

The present manner for handling flood flows within the City is by a Curb & Gutter System with a large Drainage Sump on each side of town. The Drainage Sump for the East side of McFarland is completed and the one for the West side is in the planning and early site acquisition stage. It would be a good idea to combine the Drainage Sump for the West side of town with a Recreational Facility, such as a Park or Ball Field. There is a need for a park in the Northwest part of town, and the need will increase as the area develops in the future.

The hydraulic force of water can be devastating in certain instances. Dry stream beds become torrents during rain storms, sheet floods traverse flat terraces, and streams enlarge to the point where they fill the flood plain.

There are areas that are so adversely affected by the hydraulic forces of water that their use should be restricted to that of open space. No structural development should be permitted in these areas because of the hazard that exists.

In other areas which are adversely affected by the hydraulic forces of water, the forces do not reach the same magnitude as those described above. In these areas special construction methods and standards must be employed.

Regulations, therefore, frequently have two parts: One dealing with channel encroachment and the other dealing with the flood plain. Failure to distinguish between those two parts will result in a misleading interpretation of the Zoning Ordinance and any court action related to it.

In the flood plain channel, imposition of zoning in order to protect the safety of the residence is a legitimate action, and the prohibition of any development may be a legitimate use of the zoning power. However, zoning in the channel or flood plain which restricts development and is used as a means of reducing the land cost may not be a legitimate use of zoning. If this is done so the community can acquire cheap land on which to initiate flood control facilities, it might, for example, constitute a taking of property for the public use, for which compensation must be paid.

Restrictive zoning within the flood plain, as proposed in this section, is designed to protect the public interest. It suggests an undertaking legitimately within the police power. Specific uses should be designated and construction methods and standards required. Parks, recreational areas, mineral extraction, field crops, tree farms and similar uses are encouraged.

Ultimately, the validity of flood plain zoning will be sustained under the police power where there is some risk of flooding and the regulations permit a reasonable degree of use or provide for administrative relief.

A substantial inducement for communities to adopt flood plain zoning exists as a result of the National Flood Insurance Program. Through this program the Federal Government provides subsidies toward private flood insurance for residences and up to medium sized businesses. Insurance is available only where governments in the area show a tangible interest in curbing flood control hazards, including adoption of appropriate land use control measures. Insurance is also available against mudslide damage.

Soils

Many factors influence the value and use of soil, such as the degree of compaction in the subsoil, salt content, steepness of slope, drainage, and natural fertility. The amount of alkali salts is closely correlated with the degree of compaction and permeability of the subsoil in basin water.

Many factors besides the character of the soil influence the suitability of crops in the area. The most important is the availability of water for irrigation. Soils derived from certain rocks are more fertile than others; some are suitable to one crop, but not to another. Many elements of the agricultural industries depend on the nature of the vegetation, which in turn is directly related to the geological formation from which the soil was derived.

Some soils are extremely vulnerable to erosional forces. The natural balance of nature can be upset by improper cut and fill operations. This is particularly true in urban areas where new developments are taking place. In urban areas soil erosion is often triggered by improper grading procedures which expose steep slopes to the forces of running water. It is important that prime agricultural soils are used in accordance with their structural and compositional characteristics. It is also important to prevent erosion of the soils, and particularly that erosion which is caused by inappropriate grading practices and is controllable.

Soil condition provides an unusual set of circumstances in that its nature is so hidden from view. It is in reality one of the areas where only the surface is normally exposed to human inquiry. A soil survey is the only method formally employed to determine a variety of soil conditions.

These soil conditions, in turn, determine a whole range of considerations, as pertains to engineering and agriculture. Among the agricultural interpretations are such things as:

- Soil's ability to retain, or to transmit, water
- Soil's ability to support plant growth, biologically
- Soil's ability to support root structures and plants, physically
- Soil's ability to retain nutrients and fertilizers in the soil

Certain of these abilities are, of course, important considerations in engineering also.

Engineering interpretations consist of the following items, among others:

- Soil's septic tank and leach line absorption capacity
- Sewer lagoon retention capability
- The ability to support roads and streets
- Provisions of road fill, top soil, sand and gravel
- The holding ability for ponds and reservoirs
- The retention for embankment, dams and levees
- The ability to retain water, for irrigation purposes.

A soil survey is like a slice through a layer cake, down to a depth of approximately five feet. The survey width is approximately one meter, or 3-1/4 feet. The soil is then classified according to its texture, or particle size. This in turn is a function of the composition, or proportionate amounts of sand, loam and clay. An increasing proportion of sand lowers the moisture retention, thus increasing its transmission. Clay, due to its fine particle size and smooth texture, is inclined to pack, and to resist moisture transmission. It will also form into a hard pan, or boundary layer, which is nearly impervious to water transmission.

The McFarland area has an unusually fine soil profile for agriculture. It has, in fact, a new soil type which will probably become known as the McFarland Series. The proportion of loam in the soil is strongly supportive of agricultural uses, including irrigation potential, root support, and fertilizer transmission.

To the east of McFarland, closer to the Sierra Nevadas, the soil becomes hard pan, while an alkali problem occurs farther west. Water penetration of the soil is a problem, and it bears a close relationship to the allied area of water supply. Soft water generally does not penetrate the soil as well as hard water does. The soft water comes from canals. Hard, or mineral-laden, water is pumped from ground supplies. This, in turn, penetrates soil much better. Closely coupled with this area of concern are the twin problems of leaching and salt build-up. These phenomena happen to the obvious detriment of the soil's agricultural bearing capabilities.

In most natural circumstances, the transition from one soil type to another is gradual. An exception to this, of course, occurs when some relatively large earth movement occurs, such as glaciation or an earthquake. Then changes can be quite abrupt. They can also be much more abrupt, of course, when such changes are wrought by man. But in McFarland and in the immediate several miles, the soil is strongly supportive of agriculture. The east side of McFarland in the southern part, has slightly poorer soils than the rest of McFarland. See Prime Ag Soils Map in the Land Use Element.

Further information on soils in McFarland can be obtained from the following:

Soil Conservation Service
U.S. Department of Agriculture
5500 Ming Avenue, Suite 165
Bakersfield, CA 93309
(805) 861-4129

Wildlife and Its Habitat

Some of the critical concerns of wildlife and its natural habitat are centered on rare and endangered species. Generally, a wildlife habitat is an area which has a combination of factors such as terrain, soil type, and rainfall which produce specific conditions favorable to the propagation of certain animals. When this delicate balance of nature is disturbed by man-created factors, the animals that cannot adapt to the new environment are endangered with extinction. In many cases a few continue to survive, but eventually the species exists no longer.

The California Condor and the San Joaquin Kit Fox are examples of endangered species in Kern County. There are many more animals that are in need of conservation, such as quail, chukar, rabbit, bear, deer, water fowl, and many more game animals. Kern County is among the top four counties in California in which quail and rabbits are taken by hunters. It is also a major source of chukars.

These animals are hunted by people living in the vicinity as well as those from the surrounding metropolitan areas. The hunters of these animals contribute to the economy of this county.

Land administered by the Bureau of Land Management and the United States Forest Service provides large areas of wildlife habitat within the county. The Fish and Game Department manages programs on lands having public access. Private land is also used as hunting grounds where the hunter leases rights of access and use. While lands inhabited by wildlife are not generally located in the City, numerous water fowl have been sighted on City lands utilized by the City Sewer Farm. The citizens of McFarland have a vested interest in the conservation of wildlife habitat within the region.

Kern County is unique in its geological makeup and provides habitat for an unusual array of wildlife. A large number of these animals are considered endangered, or their status is unknown and requires more intensive study.

A sporadic, year long study was conducted within the immediate area of McFarland and its Sphere of Influence. The study revealed that the area is surrounded and visited by well over one hundred different species of birds, mammals, reptiles, and amphibians throughout the year. Most birds are migratory and, therefore, a constant change in their population is to be expected. There have been confirmed sightings of the rare Perigrin Falcon which was observed within the City Limits of McFarland. The rare California Condor has been sighted within ten miles of McFarland. The Condor's flyway normally follows the foothill areas. However, if other conditions are conducive, the Condor undoubtedly would use the valley floor as a feeding area.

The San Joaquin Kit Fox is often found within McFarland's Sphere of Influence and prime habitat areas are found within a few miles in any direction of McFarland. This unique little creature is considered endangered and is highly protected as such.

Other species of wildlife found within one-quarter mile of McFarland include the Western Spadefoot Toad. This creature, under consideration for protection, is seldom seen by human beings, due to its secretive nocturnal habits. Until recently, numerous Herpetologists were unaware of its existence.

We have to take into consideration that all birds are either fully protected or placed within a seasonal bag limit. All Hawks and Falcons are fully protected at all times, as well as all owls which are also birds of prey.

Many deficiencies exist in the conservation of wildlife. The primary problem is man himself. Man is the only animal that has ever killed off entire species of other animals. At the present time, over 1,000 species of birds, animals and fish are in danger of extinction. One of every ten kinds of plants are also in trouble due to man's meddling.

Rachel Carson in her book, Earth's Green Mantle, stated "the land becomes poorer for the destruction of the wild things that belong to it..."

The public should be educated in the importance of wildlife conservation. The efforts of reliable conservation groups and governmental agencies should be given support. For each wild creature that becomes depleted, our own existence is endangered. We need each plant and animal, from microbe to man, in order for our biological life pyramid to remain upright and functioning properly.

Minerals

The only mineral resources of any consequence in the McFarland area are petroleum and natural gas. The likelihood is good that the City is sitting over an untapped petroleum or natural gas reserve, and it is certain that this area is over the edge of the strata. This strata is deeper than many others in the general area of the Southern San Joaquin Valley. For more on past mineral exploration see the Land Use Element, Development Constraints section. The City permits drilling in certain zones and under certain circumstances, as does the County of Kern in the surrounding unincorporated areas. Petroleum production presently occurs within fifteen miles of the City.

There is also a strong possibility of the presence of sand and gravel deposits in the area. These materials are presently excavated approximately fifteen miles eastward from McFarland in the foothill slopes. Sand is also mined about four miles southwest of the City. It should be stressed that any extraction of either petroleum and hydrocarbons, gas, or sand and gravel should be thoroughly examined for its consequences, economic and otherwise. The valuable asset and nature of the area's soil for its farming productivity should not be sacrificed for a much less substantial production of sand, gravel, or oil.

Gypsum is mined about thirty miles west of the City of McFarland. This may indicate a rather remote concentration, but the presence of gypsum in pockets could well mean its availability closer than presently suggests. The same controls on the excavation of oil and gas, and sand and gravel, should certainly be applied to mining of gypsum.

Botanical

As a natural resource, the botanical community is frequently slighted when conservation programs are proposed, yet this classification is vital to a balanced program. Kern County is ideally located at a point where high desert; low Great Central Valley; Sierra Nevada, Tehachapi and Temblor Mountains converge to form a variety of environmental conditions. The influence of these various botanical regimes have produced a large array of natural plant communities. Specialized vegetation associations include botanic species that are unique to Kern County. In some instances, there are areas that exist as remnants of pre-existing natural vegetation which has been either eliminated from other vicinities or, in response to environmental changes created by human occupancy, have been greatly altered in their organic structure.

Those natural botanic communities that remain, especially those endemic to Kern County, are worthy of protection. Existing land use practices do not provide protection, but instead pose a real and immediate threat to some of the unique plant communities. In most cases the botanic areas have the capability of also supporting additional open-space uses that are compatible with many varieties of plants. All botanic areas serve as wildlife habitat--some encompassing the prime habitat of several rare and endangered animal species. A well developed program can provide protection for multiple uses and, thereby, enhance the overall value of the project.

Agricultural Land

Prime agricultural and specialty land is essential to provide the variety and quality of food and fiber needed by the county and the state. Economic forces are in motion which remove prime land from agriculture. This has resulted, in part, from urban sprawl, speculative land investment, and increasing levels of assessments and taxes based on land values unrelated to crop productivity.

Land use zoning regulations and development standards, consistent with policies of the general plan, will be in effect over the prime agricultural lands. In some senses, agricultural uses are now the highest, least intensive, most exclusive zone in common usage in the United States. Although agricultural zoning is usually unintensive use zoning, it will permit industrialized agricultural uses. It will also permit such residential uses as single-family homes on large lots, but it will prohibit conventional subdivisional and other urban uses. Often, it is used as a holding zone to contain urban areas and encourage contiguous developments, rather than allowing unlimited sprawl to occur.

As society began to value its rural areas more highly, the communities have upheld exclusive agricultural zoning. Industrial, commercial, and intensive residential uses may be excluded entirely or made possible only by obtaining approval of a conditional use permit. The preservation of agricultural lands as the sole purpose for zoning has been upheld in numerous California cases.

The agricultural lands surrounding the City of McFarland are very rich farming lands. The deep rich alluvial soil, along with warm growing season, and efficient use of irrigation water resources have contributed to the development of this area.

The topography, climate and soil have combined to produce a highly intensive yet well balanced type of farming. Though a great variety of products are grown, the major portion of agricultural marketings comes from alfalfa, cotton, sugar beets, potatoes, and nursery rosestock. The growing and processing of almonds is fast becoming an expanding industry. There are a couple of processing plants and packing houses to facilitate in the preparation of these products for market.

Fruit, nut, vegetable and citrus crops, which have a high value per acre, are becoming increasingly important. The increase in supplemental water supply is making this trend possible. The Friant-Kern Canal of the Central Valley Project and underground reserves which are made available by deep well pumping are just two examples.

Sugar beets, one of McFarland's major products, are expected to increase in acreage somewhat by 1990 and substantially by the year 2000. Cotton and alfalfa are also projected to increase by 1990. Potatoes and grapes are expected to remain constant over the ensuing years.

The urbanization of agricultural land should not be a major problem for McFarland according to population projections. The city itself will probably occupy no more than ten percent of total planning area or Sphere of Influence. This leaves nearly ninety percent of the surrounding area for the development of agriculture. Care should be taken not to urbanize agricultural lands in a haphazard manner. This will result in inefficient use of agricultural land.

Changes in aggregate agricultural output and its composition as projected will be accompanied by important changes in the organization, management, and ownership of individual farms. Increases in farm size--in land, capital, and output per farm--are expected to continue. Shifts to larger farms are expected because of substantial economics of scale and other factors. Capital-labor substitution is expected to continue at an accelerated pace as new and improved machines supplement hand labor in those crops which are labor intensive. Labor will continue to decline relative to capital inputs and probably in

absolute numbers of workers as well. Production credit will increase, with the average loan increasing in size. Expansion of owner-operator units through leasing of additional land, and tenant specialization in particular crops, have increased in recent years and will probably continue. Integration of production with processing, marketing and/or factor supply represents another development in California. Greater dependence on specialists such as accountants, lawyers, and professional farm managers and marketing consultants can be expected in the future.

Recreational Land

Recreational opportunities within urban areas have great public value in maintaining physical, mental, and social well-being. This value cannot be measured in monetary terms.

Public recreation areas tend to be squeezed out of newly developing urban areas because of the high cost of land. The citizens are the ones who lose when this happens. Recreational facilities which are designated on the City's General Plan can assist in insuring the proper distribution and spacing of these essential facilities.

Recreational Land Standards

Land Use. Land use zoning and development standards, consistent with policies of the General Plan, will be in effect on the recreation lands.

FIGURE O-B
PARK SIZE STANDARDS

Type	Minimum Size	Population Served
Neighborhood	5 Acres	1,000 People
Community - City	10 Acres	10,000 People
Regional - County	100 Acres	50,000 People

Source: 1972 Land Use Element

Distance. Local parks are located within walking distance of the neighborhood served.

Screening. Effective screening of play areas and offensive uses shall be accomplished by use of plantings and fences.

Signs. No off-premise outdoor advertising signs shall be permitted. On-premise signs shall be restricted to those necessary for identification purposes.

Earthwork Operations. Grading operations shall be done in a manner which produces naturalistic land forms. Vegetation cover and other screening should be provided to hide scars. Adequate erosion control measures shall be provided.

Proper Maintenance. The recreation area shall be maintained in good condition with proper attention given to neat appearance. The grounds shall be kept free from trash or other objectional uses.

Noise. Public use by all citizens is encouraged during the daylight hours. Activities resulting in excessive noise which are inconsistent with the surrounding uses shall not be permitted.

McFarland has limited recreational land for park development. The major parks in the McFarland area are the Community Parks, one located on Sherwood Avenue near the high school and the Eastside Community Park on Browning Road.

The park on Sherwood Avenue is limited to approximately 10 acres. It is maintained by the McFarland Recreation and Parks District. However, about 2 acres of the land is owned by the McFarland Unified School District, which may eventually absorb this property for its own use. It serves both the west and east sides of McFarland, and is extensively used in the summer along with the high school facilities , including baseball diamonds and tennis courts, for the area's Recreation Program.

The second park has been partially developed within the past five years. This park is located on Browning Road near Glenwood and is within walking distance of eastside residents. The park presently consists of five acres, but has an additional five acres for future development. This park is owned by the county and is maintained by the County Parks and Recreation District. The park was developed through the cooperation of numerous civic organizations and the county. It has one baseball diamond, play equipment for smaller children, cooking, and picnic facilities, including tables and benches.

Within five miles of the city limits of McFarland is Lake Woollomes. The park is a Regional Park serving surrounding communities of Delano, McFarland, Pond, Richgrove, Wasco, Earlimart and other towns of close proximity. The park provides swimming, fishing, boating, and picnic areas and covers approximately two hundred acres.

McFarland has less than one-third of an acre of recreational facilities for each one hundred people. There has not been recreational land set aside for any future developments, with the exception of the five acres at the Eastside Community Park.

Scenic Land

Land which posesses outstanding scenic qualities worthy of preservation is essential to every community. These lands can be areas which are uneconomical to develop in conventional ways. Rock outcrops, hills, and depressions can become scenic lands if properly developed. Such areas can become important assets to an urban community.

Scenic Land Standards

Land Use Zoning. Land use zoning regulations and development standards, consistent with policies of the general plan, will be in effect in the scenic land area.

Screening. Existing indispensable, offensive land uses should be screened from view. Effective screening shall be accomplished by proper use of planting, grading, or fencing.

Signs. No off-premise outdoor advertising signs shall be permitted. The number of on-premise signs should be held to a minimum. The size, height, number, and type of signs should be restricted to that necessary for identification purposes.

Earthwork Operations. Grading or earthwork operations shall be done in a manner which produces naturalistic land forms. Vegetative cover and other screen devices shall be provided to hide the scars. Adequate erosion control measures shall be provided.

Preservation. Existing specimens and stands of trees and other plant materials of outstanding value should be preserved. Fauna and wildlife habitat in this area shall also be preserved.

Development Design. Site planning, architectural, and landscape architectural design should result in an attractive appearance and harmonious relationship among the various elements of the development and with the existing landscape.

Property Maintenance. Structures on private or public properties, visible from scenic land, should be maintained in good condition and with proper attention given to neat appearance. The ground shall be kept free from trash or other objectionable uses or effectively screened from view.

Public Use. Public uses by all levels of government--federal, state, county, and city--should be encouraged, within the corridor for the opportunities they offer, to obtain total aesthetic control.

The inventory of land in McFarland shows that land itself is plentiful, but for the most part, this land does not have much of anything as far as beautification. In the City surroundings, there are roses, almonds, walnuts, citrus, and other types of fruit trees, as well as cotton that beautifies the area. Land which posesses outstanding scenic qualities is essential to every community.

Obstacle. The lack of money has been the City's major obstacle in getting improvements going.

There are some local citizens participating and working very hard to plan some scenic projects.

The City's funding comes from permits and taxes, including tobacco, liquor and gasoline taxes. These funds take care of paying for local law enforcement, city government employees, and paving of City streets. The City of McFarland does not have enough money to undertake any big projects.

As the central commercial area develops, the community will find that it is advantageous to provide better public parking for shopping convenience. Facelifting of all commercial buildings and areas will make a more pleasant surrounding and improve the retail and service trade in the City of McFarland.

Watershed or Groundwater Recharge Lands

Watershed lands include wilderness areas, forest and range lands--both primary and marginal, brush lands, agricultural lands, and mountainous lands of little value for primary agricultural production. They are of great importance because of the waters they provide for irrigation and domestic use, power generation, recreation, grazing, timber, and wildlife habitat.

Water recharge lands include rural, as well as urban land. They may have land uses such as percolation ponds and injection wells. Fire and pollution in both watershed and recharge areas are hazards during the dry summer months. Tremendous direct and indirect losses from these causes regularly occur on such lands throughout the county and state.

The people have a prime interest in the conservation, control, and utilization of the water resources in and around the city. Therefore, the quality of all water in the vicinity shall be protected for their use and enjoyment.

Activities and factors which may affect the quality of the water in the watershed and water recharge lands shall be regulated. The objective is to attain the highest water quality which is reasonable, considering all demands being made and to be made on those waters.

In the interest of the people's health, safety, and welfare a program for the control of the quality of all the water in the vicinity is necessary to protect it from degradation.

The State Water Resources Control Board and the Regional Water Quality Control Board are the principal state agencies with prime responsibility for the coordination and control of water quality. The City shall coordinate their activities with the state boards so as to achieve a unified and effective water quality control program.

Watershed or Groundwater Recharge Lands Standards

Land Use Zoning. Zoning regulations and development standards, consistent with policies of the General Plan, will be in effect in the watershed and groundwater recharge lands.

Earthwork Operations. Grading operations shall be held to a minimum. When such work is necessary the character of the area shall be preserved. Vegetation cover shall be preserved or planted to hide scars. Adequate erosional control measures shall be provided.

Preservation. These areas shall be preserved for the well-being of the community of McFarland. Development within these areas shall be restricted to those associated with the watershed and groundwater recharge program and recreational uses which are not detrimental to the area. Flora and fauna and wildlife habitat shall be preserved in these areas.

Pollution. Activities which may pollute the water supply shall not be conducted within the area.

Recreation

In 1976 the McFarland Recreation and Park District was formed as a special district to provide leisure, arts and crafts, team, and individual sports programs for the citizens of McFarland. The district boundaries extend well into the foothills to the east and include much of Poso Creek oil reserves. The borders extend just short of Central Valley Highway to the west, while Pond Road marks the northern boundary. To the south the district extends all the way to Merced Avenue. The district has a healthy balance of oil and industrial tax base. The average homeowner in McFarland pays less than $25 a year toward property tax allocations to the recreation and park district.

When the district was formed, several important grants and agreements were obtained that, combined with frugal savings, lead to the creation of the recreation and park district complex that now includes: the largest and most beautiful public pool in Kern County; the community gymnasium that has become the pride of the town with its 1,000 seating capacity; a first class lighted softball field; and the Mouser Community Center that houses the

senior meals program, the district office, and is the site for numerous community activities.

Park expansions and improvements have included the ownership transfer of Browning Road Park in 1990 from Kern County to McFarland Recreation and Park District. The ownership transfer was the result of over ten years of ongoing negotiation. With the transfer, the district's first priority has been to enact the no drinking ordinance that the local police department now enforces. The next improvement at Browning Road Park was the paved parking lot. Soon the park will have a new lighted outdoor basketball playing area. In addition, dozens of trees have been planted. On the west side, park improvements include the multipurpose play center, and the picnic shelter with both receiving heavy usage.

Future plans call for at least one new park on the west side of town where most of the recent residential development has been. The plans for construction of a new Kern County Library in McFarland, to be located on the north side of Kern Avenue between 5th Street and 6th Street, has opened the opportunity for the utilization of the old library building, with its unique architecture style as a historical museum for the community. One idea is to move the old McFarland Jail building from its present location on Industrial Street to 2nd and Harlow with the old library building.

Spring Programs

Youth Soccer: Boys and girls, 1st through 4th grades, are eligible to compete in the soccer league. Each team practices twice a week after school with their coach. Games are played on Saturday. End of league play will be the all-star game and will conclude the season. 100 youths participate in this program yearly.

Track and Field: For boys and girls ages 9 through 14. Practice is every week day after school. A special series of track meets are offered. After the local meets, there will be approximately four additional meets against other teams, including the District, Area, County, and Junior Olympics. Events include 100, 200, 400 sprints, 800, 1500, 3200 runs, hurdles, long, triple, and high jumps, shot-put, discus, and relays. 50 youths a year participate in track and field.

Volleyball Clinic and League: This is a new program designed for 5th through 8th grade boys and girls. Practices are in the gym once a week. 40 youths participate in this program.

Dog Obedience: Dogs are very intelligent animals. Now all dog owners can save a trip to Bakersfield and enroll their dog in a local dog obedience school. This is a seven week program, that meets once a week. Dogs must be at least seven months old. All owners must have their dog on a leash and choke chain. Around 15 dogs and owners participate in this program a year.

Fun Skills: This preschool program is designed for children ages 3-1/2 through 5 years of age. It meets three days a week. The children learn many important skills, including colors, numbers, alphabets, and social and motor skills. Around 20 children a year participate.

Open Gym: Once a week the Rec Gym is divided into areas for basketball and volleyball. The gym is open to the public for a small charge. Around 25 people each week participate in this program.

Men's Softball League: This program includes coordination of managers and teams and scheduling the once or twice weekly games. Awards are presented for the team with the season's best record. About 15 teams or 200 people participate yearly. 12 games under the lights are played.

Summer Programs

Youth Baseball: Youth baseball includes Pee Wees for boys and girls ages 7 through 9, they hit balls off "T"; Midgets for boys and girls ages 8 through 10, coaches pitch to batters; Juniors for boys ages 10 through 12, pitching machines will be used which throw consistent strikes; Ponytails for girls age 11, girls will pitch underhand; and Seniors for boys ages 13 through 15, this is a live pitch hardball league. Teams practice up to 3 times a week. The league concludes with the traditional hot dog roast, awards ceremony and all star game. 29 teams participate with 450 youths involved each year.

Recreation Swim Team: This program is for advanced level swimmers ages 5 through 18. The McFarland Manta Rays team practices each weekday and the season culminates in an invitational style swim meet. 40 youths participate a year in this program.

Swim Lessons: The full range of swim lessons are offered including: Mommie and Me; Beginners; Advanced Beginners; Intermediates; and Adults. The daily lessons last 45 minutes 5 days a week. 50 people participate in these programs each year.

Adult Lap Swim: The pool is cleared of all other activities for an hour each day for adults who wish to work out with lap swimming for a nominal fee. 5 participate each day.

Life Guard Training: All strong swimmers 16 and older are eligible to work as life guards for the recreation district. Applicants must pass the life guard training program. The sessions last 2 weeks and meet twice a week. In addition, applicants must take the Emergency Medical Service Training which is a 3-day program. 25 participants take this program yearly.

Public Swim: Each afternoon on weekdays, the pool is open to the public for basic open pool activities. For a nominal charge youths and adults alike participate in swimming. 200 participants daily take advantage of this popular program.

Indoor Games: The rec gym is open daily for indoor games. Boys and girls of all ages have the opportunity to learn chess, monopoly, and a wide variety of table games. In the afternoon the gym is open for basketball and volleyball. 40 youths participate daily.

Tennis Lessons: This program is for beginners 12 and under, and meets twice a week for an hour each time. The lessons last for four weeks. Participants must bring their own tennis rackets. 15 youths participate each year.

Youth Arts and Crafts: This six week program meets in the Mouser Center for youths ages 8 through 12 to learn T-shirt painting, needle work, leather work, etc. About 20 youths participate each year.

Dog Obedience: This program is similar to the Spring session, involves 15 dogs and their owners.

Basketball League: This program is aimed at the high school youth and play is conducted in the gym, twice a week in the evenings. About 60 youths are involved.

Drawing: Youths ages 7 through 12 learn the basics in this four week, one day a week program. About 15 youths a year are involved.

Fall/Winter Programs

Basketball: 100 youths yearly participate in this league. The gym is provided for scheduled games. The adults participate on a similar basis with 150 participating each year.

Cross Country: The recreation cross country team practices each afternoon after school. This co-ed program has several meets throughout the Fall and culminates in county, state, and national finals. 50 youths participate in this program each year.

Flag Football: This youth program involves 80 kids each year.

Softball: This program is similar to the Spring League and involves 175 men each year.

Volleyball: This adult women only league attracts 100 women each year. The co-ed counterpart is equally popular, attracting 100 participants.

Indoor Tennis: This program held in the gym is for women only and involves 15 women each year.

Year-Round Programs

Aerobics: This class meets twice weekly and attracts 25 regular participants.

Senior Meals: This program is really open to all ages (younger folks pay a slightly higher price), but is aimed at the seniors who gather each lunch time for a hot, nutritious meal. Home deliveries are provided for those who qualify. Transportation is provided. 20 people participate daily.

Senior Arts and Crafts: Ladies of the community are invited to attend the senior arts and crafts class. They meet twice a week at the Mouser Center. The cost is free. The ladies work on everything from ceramics to crochet. 10 seniors participate in this program.

Senior Travel: Once a month the seniors take an exciting trip to places of interest around California. Past trips include Catalina Island, Palm Springs, Avila Beach, Death Valley, and the Fresno Zoo. 20 seniors participate in this program.

Oil Painting: This class meets once a week in the Arts and Crafts Room of the Mouser Center. Under the watchful eye of the knowledgeable instructor, students work on landscapes, seascapes, and still lifes that are suitable for framing (hopefully).

Facility Rental: The Mouser Center with its kitchen, dining room and patio; the Community Gymnasium, the Baseball Fields with lights, and the Swimming Pool are all available for special parties, reunions, or social gatherings.

Special Events

The Annual McFarland Triathlon has established itself as the second largest triathlon in Kern County and draws top triathletes from all over the world. Last year's event was won by Joost Everts, a top European champion. The event starts with a 1K (0.6 miles) swim in Lake Woollomes, followed by a 38K (23 miles) bike ride ending up in McFarland, and culminates on the high school track with a 8K (4.9 mile) run. Participants and volunteers number 380 each year.

twice a week, for three weeks, clinic draws around 20 participants yearly.

Horse Back Trip: Youth and adults alike who share the interest in horses, participate in this weekend outing. 8 people participate in this event.

Dodger Baseball Game: Each year the Recreation and Park District charters a bus and goes down to see a Dodger baseball game. 40 people participate in this special event.

Plan Action Strategies

The objectives of the Plan can only be realized through a joint effort between private individuals and public agencies in the use of various governmental tools available for implementation purposes.

Local governments, in implementing the plan, will use zoning regulations, building setback regulations, subdivision regulations, building codes, health codes, and housing codes. As supplementary materials, various other elements of the General Plan should be used. These include land use, circulation, and scenic highways, safety and seismic safety, and noise. In addition to its use in long-range planning, the Plan will be used as a guide in making capital improvements.

The zoning ordinance is the primary means of translating land use proposals into precise land use patterns. The purpose of zoning is to regulate the use of land and buildings and to protect areas of uniform development from incompatible land uses. Lot size and the location of structures are also functions of the zoning ordinance. Substantial tax monies are saved because expensive improvements are not located in areas scheduled for future widening.

A tool which is used to implement both the land use and circulation elements is the subdivision ordinance, which sets minimum standards for the division of land into parcels for homes and other uses. These regulations are designed to insure that the future value of sites is not lessened because of unwise land division and design and construction of substandard streets and utilities which the community would subsequently be required to improve at the taxpayers' expense.

Public improvements are investments made by the cities and county in facilities which will benefit their residents. The plan relates these improvements to each other and to the areas within which they are located.

The following codes and regulations will assist the city in implementing this plan: the building, housing, and health codes provide for the sound construction of buildings, adequate light, air, room sizes, and sanitary facilities.

The Air Pollution Control Board's San Joaquin Valley and Southeast Desert Implementation Plans have been developed to assure that the high quality of the air will be maintained. These plans included detailed implementation procedures and standards which should be utilized by all jurisdictions.

The Areawide Housing Element and the individual housing elements of the incorporated cities form a firm basis for providing a variety of housing types for all residents of Kern County. The development of a community is never complete; it is a continuing process. If plans are to be useful and effective, they must be continually maintained and kept up-to-date. The proposals which were developed at a given point in time should not be interpreted as unchangeable, but rather as the best methods known at that time to achieve the City's goals. As new factors evolve and conditions unfold, the Plan is to be reviewed and updated. This updating should be undertaken at least every three to five years. (See Appendix 1, Updating the Plan)

The Open Space and Conservation Program will continue to be developed in accordance with the priorities as follows:

1. Develop Zoning Ordinances which include provisions for land conservation.

    a. Conservation Zones
    b. Flood Plain Zones
    c. Open Space Zones

2. Update the Safety and Seismic Safety Element of the General Plan.

3. Acquire real property that is essential for the preservation of natural, scenic, or historic value and that will become unavailable if not acquired.

4. Acquisition of real property and development of facilities for the provision of flood control, water supply, and waste disposal.

5. Acquire, protect, and preserve examples of natural and scenic landscape that have significant evidence of history.

6. Pass an Ordinance requiring land dedication or In-lieu-fees for Parks.

In order to accomplish this action program, the City of McFarland will utilize limited general funds, donations of land, state and federal grants, and loans. The City will continue to file applications for matching state and federal grant programs. The City will also continue to meet its responsibilities directly by administrating the local plans and development projects.

Zoning, as practiced to date, has not inspired public confidence as a means of restricting the use of open space land. It has often been ignored by both prospective buyer and assessor. Hopefully, given the new legislative direction evidenced by the policies and procedures adopted with regard to the General Plan, open space zoning will have the effect of an enforceable restoration as applied by municipalities.

It is important to stress here that the proposed new zoning is not prompted by discrimination of any sort. There is clearly no basis for saying that the amendments constitute either snob zoning or exclusionary zoning. The City is not in the position of municipalities which, through zoning, seek to restrict all but a very limited number of land uses and economic classes. Rather, this is a heterogenous community within which provision has been made for nearly every kind of use reasonably suited to the urban area. It is a community characterized by a multitude of diverse commercial, industrial and recreational activities. The inclusion of lands zoned for open space use within the community will augment, rather than detract from the balance and variety of uses. Similarly, these land use restrictions are imposed with equal force upon a large number of landowners in a land area of considerable size, in a comprehensive manner, and allow a range of reasonable uses for all the property involved.

Zoning is never permanent; indeed, it cannot be for it must meet the changing needs and findings of the community. This is exactly what the City would be trying to do in enacting zoning consistent with the Open Space and Conservation Element to the General Plan. One of the pressing needs of our times is for open spaces and green areas. A community such as McFarland must take into account that the area affected by certain topographic features is not only unsuitable for intensive development in terms of environmental constraints, but is also the only significant amount of relatively undeveloped land in the City. It has now become distressingly clear that the impact of unsuitable development and overdevelopment, with its inevitable side effects, can cause irreparable damage to a community.

Zoning is, of course, by its very nature both exclusionary and discriminatory. It limits the free use of property and it affects property values. The rationale for such limitations, as enunciated by the courts, is that the citizenry of a city has a legitimate interest in a rational and orderly development process for their municipal environment that overrides any specific private landholders interest in the absolutely free and unrestricted use of his land.

It is clear that where no vested rights exist, the power of a government authority to zone is also the power to rezone. There is no "down zoning", "up zoning", or "back zoning", but only zoning to allow greater or lesser density, or more or less intensive use. Mere loss of economic value as a result of zoning or rezoning is not, and has not been, the controlling factor in

determining the validity of such regulations. In California, the courts have held that the loss of value--short of precluding all use of land--is, of itself, of no legal consideration at all. The essential questions are whether or not the zoning imposed is reasonable in context, and whether or not it is arbitrary in its application to the affected property.

Future Open Space and Conservation Plan

The Future Open Space and Conservation Map on the next page is an attempt to bring together Recreational Planning, School Planning, and City Planning, as well as designating areas that may be hazardous to develop next to. A proposed Bike Path is also designated.

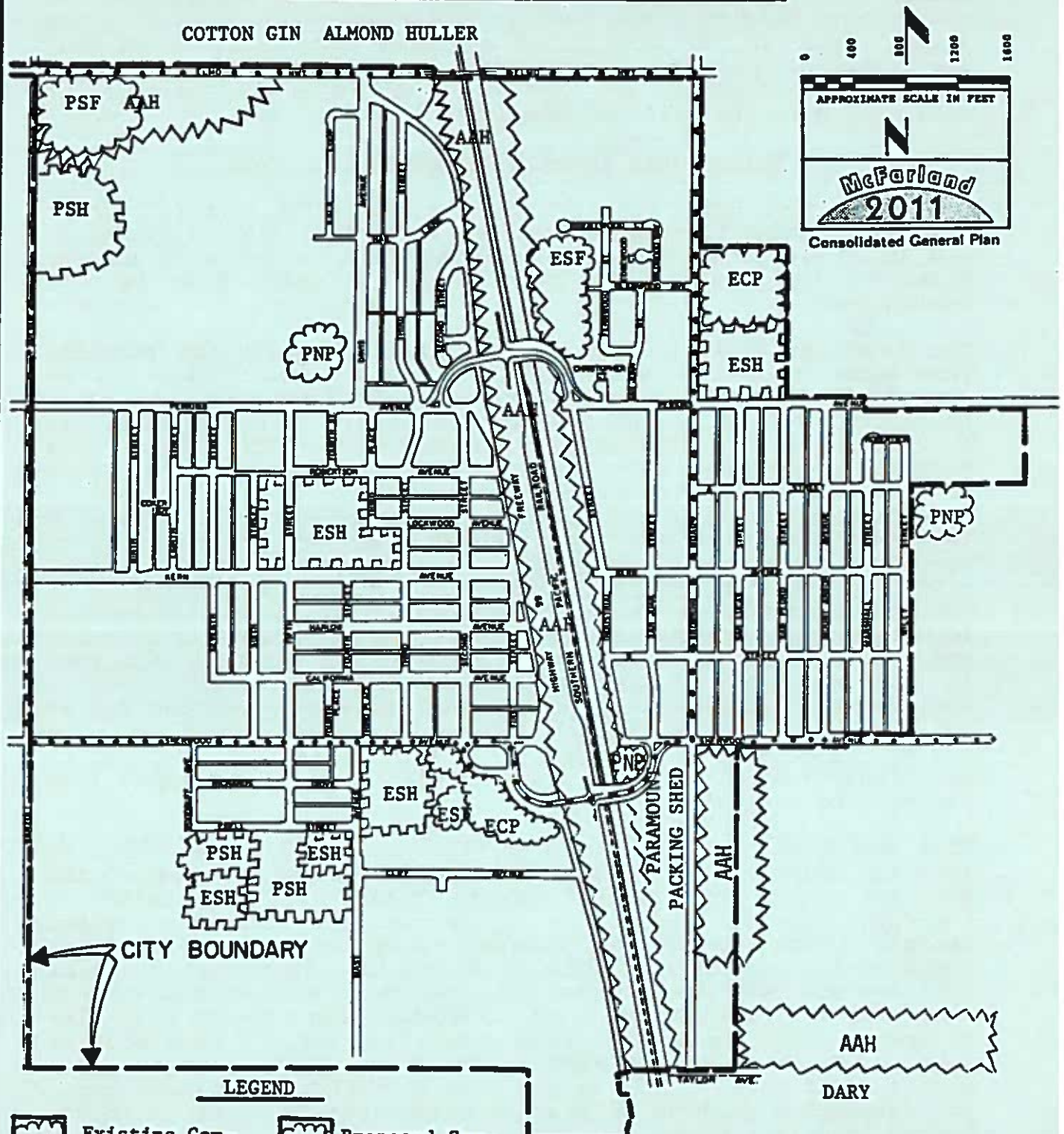
The areas designated as hazardous to development can possibly take some types of land uses, but they would have to be compatible with the hazard involved. For instance, the noise hazard of Freeway 99 and the Railroad could take Industrial or Institutional uses if they are sufficiently soundproofed. This designation is shown on this map primarily because an Open Space use would be acceptable in these areas.

The areas designated as future school sites are not meant to be specific. There will probably be a need for three new school sites in the next ten years and if the population growth is in the west side of town as is most likely, these sites will be best located there. The Middle School Site on Mast Avenue is the only one that is certain at this time. The School District owns land in that area that is currently being used for the High School Agricultural Farm and will more than likely be developed for at least one of the additional Elementary Schools that will be needed. The other one is projected for the complex adjacent to the Proposed Combination Park/Sump Facility at the corner of Elmo Highway and Garzoli Avenue.

This would be a continuation of the present school policy of locating adjacent to parks, which is encouraged because of the dual use of the Open Space in these instances. The location of the City Sump will have to be at the corner of Elmo Highway and Garzoli Avenue due to the natural slope of the land. It is proposed to combine this with a recreation field that could be utilized when the sump is not full, which is most of the summer. This sump will finish the City's Drainage Plan for the west side of town. There is a sump already existing for the east side of town. Not shown as a hazard is the flood plain on the entire east side of town. This is not seen as sufficiently hazardous, but developers do have to elevate structures in order to obtain better insurance rates.

FIGURE NO. O-C
MAP OF FUTURE OPEN SPACE AND CONSERVATION

CITY OF McFARLAND



LEGEND

- ECP — Existing Community Park
- ESF — Existing Special Facility
- ESH — Existing School Facility
- PCP — Proposed Community Park
- PNP — Proposed Neighborhood Park
- PSF — Proposed Special Facility
- PSH — Proposed School Facility
- FOS — Area Designated Future Open Space Conservation
- AAH — Area Ajacent to Hazards for Development
- Proposed Bike Path

SOURCE: McFarland Planning Dept.19

Goals - Objectives - Policies - Implementations

GOAL
McFarland's Open Space areas should be conserved, which will help perpetuate its unique natural and cultural setting for the enrichment of its residents and visitors, in order to fulfill the responsibilities of each generation as a trustee of natural resources to the next generation.

Objective 1:
Achieve a balanced distribution of open space land which will provide an attractive environment essential to a sound economy.

Policy 1-a:
Avoid premature conversion of agricultural lands to urban uses to prevent the adverse effects of urban sprawl.

Implementation 1-a(1):
Enforce and/or alter the zoning ordinance to discourage sprawl.

Policy 1-b:
Reserve adequate sites in neighborhoods and unincorporated areas for future schools, parks, and other public facilities.

Implementation 1-b(1):
Designate areas for schools, parks, and other public facilities in the Future Land Use Plan.

Implementation 1-b(2):
Require park and school site dedication from major subdivision developments.

Objective 2:
Retain the small farm town qualities of McFarland.

Policy 2-a:
Encourage activities that give McFarland its unique "Small Farm Town" atmosphere.

Impelementation 2-a(1):
Make provisions in the city's business license ordinance for Road Side Vendors to sell local fruits and vegetables.

Implementation 2-a(2):
Sponsor "An Old Fashion 4th of July" celebration annually.

Implementation 2-a(3):
Sponsor the "McFarland Christmas" celebration annually.

Objective 3:
Provide for environmentally sound community development in McFarland.

Policy 3-a:
Consistently analyze Environmental Review documents and submit appropriate comments.

Implementation 3-a(1):
Follow up on comments to insure they are incorporated into final environmental documents, whenever possible.

Policy 3-b:
Regularly review Environmental Review procedures.

Implementation 3-b(1):
Make sure Environmental Review procedures comply with state and local conservation laws.

SOURCES

1. Bury, Bruce R., Status Report on California's Threatened Amphibians and Reptiles, 1971.

2. Carson, Rachel, "Earth's Green Mantle", Man's Habitat, Contemporary Readings.

3. Department of Fish & Game, At the Crossroads, 1972.

4. Family Weekly - Bakersfield Californian, March 11, 1973.

5. Fish, Lenard O., Protected Amphibians and Reptiles, 1972.

6. Krutch, Joseph Wood, "The Balance of Nature", Man's Habitat.

7. McFarland Conservation Element, 1973.

8. McFarland Open Space Element, 1973.

9. McFarland Open Space & Conservation Element, 1989.

10. McFarland Planning Department, 1988.

11. McFarland Recreation & Park District, 1988, 1991.

12. Stebbins, Robert C., Amphibians and Reptiles in California, 1972, University of California.

APPENDIX NO. 1

UPDATING THE OPEN SPACE CONSERVATION AND RECREATION PLAN

No Federal or State requirements currently exist concerning how often elements of the General Plan must be updated, except the Housing Element. California State Office of Planning & Research General Plan Guidelines state:

> "The General Plan is a dynamic document because it is based on community values and an understanding of existing and projected conditions and needs, all of which continually change. Local governments should plan for change by establishing formal procedures for regularly monitoring, reviewing, and amending the General Plan. The portions of the plan with a short-term focus, such as the implementation program, should be reviewed annually and revised as necessary to reflect the availability of new implementation tools, changes in funding sources, and the results of monitoring the effectiveness of past decisions. Indeed, Government Code Section 654000(b) requires the planning agency to "render an annual report to the legislative body on the status of the plan and progress in its implementation. The entire plan, including the basic policies, should be thoroughly reviewed at least every five years and revised as necessary to reflect new conditions, local attitudes, and political realities."

It is always easier to keep up a plan yearly, rather than to try to do it every five years. With the General Plans being put on an easily changeable computer system, it should be much easier to update them annually. This way the City Planning Staff will be able to accurately advise the City Council and Planning Commission of the need for significant update of the Open Space and Conservation Plan and have the update accomplished in a timely manner.

The annual review should cover the following areas:

1. The effectiveness of the Open Space and Conservation Element in attainment of the City's Goals and Objectives.

2. The progress of the City in implementation of the Open Space and Conservation Element.

3. The updating of implementation measures in the Open Space and Conservation Element.

4. The consistency of the Open Space and Conservation Element with the other elements of the General Plan.