of the foreign population just referred to. Mr. C. H. Johnson of the Nucleus Building and Loan Association, in his interview on Appendix Page 34-A, questions the ability of the valley to support its present population. This view is supported by the fact that, of all the leading agricultural counties in the state, its per capita production is very much the lowest. The Census of 1930 showed it to be but $133, compared with $264 for Fresno County, which is the next lowest, and $671 for Tulare County, which is highest.

Obsolescence - The large number of old, outmoded dwellings, which is particularly noticeable in Areas C-1, C-2, C-8, C-4, C-5, C-12, D-2, D-3, D-5, and D-11, detracts from those neighborhoods and gives to parts of them a heterogeneous appearance.

Flood Threat - In wet years, Areas C-10, D-6, and part of D-10 are subject to floods, which, while not dangerous, cause inconvenience and are a hazard to foundations.

Termites - Termites are a hazard to all the property in the city but are particularly prevalent in the eastern part of Area C-2 and the northwestern part of Area B-2, owing to the fact that this section is built upon an old orchard site, and when the trees were cut, the stumps were left in the ground and became breeding spots when houses were built over them.