

APPENDIX B

The matrix on the following pages includes each parcel in the Blight Study Area and which category of blight, if any, that parcel falls within. The categories of blight can be found in CCRL Sections 33030 and 33031, and a key to the blight categories is listed below.

<b>Blight Category</b>	<b>CCRL Section #</b>	<b>CCRL Section</b>
<b>A1</b>	33031(a)(1)	Buildings in which it is unsafe or unhealthy for persons to live or work. These conditions may be caused by serious building code violations, serious dilapidation and deterioration caused by long term neglect, construction that is vulnerable to serious damage from seismic or geologic hazards, and faulty or inadequate water or sewer utilities.
<b>A2</b>	33031(a)(2)	Conditions that prevent or substantially hinder the viable use or capacity of buildings or lots. These conditions may be caused by buildings of substandard, defective, or obsolete design or construction given the present general plan, zoning, or other development standards.
<b>A3</b>	33031(a)(3)	Adjacent or nearby incompatible land uses that prevent the development of those parcels or other portions of the project area.
<b>A4</b>	33031(a)(4)	The existence of subdivided lots that are in multiple ownership and whose physical development has been impaired by their irregular shapes and inadequate sizes, given present general plan and zoning standards and present market conditions.
<b>B1</b>	33031(b)(1)	Depreciated or stagnant property values.
<b>B3</b>	33031(b)(3)	Abnormally high business vacancies, abnormally low lease rates, or an abnormally high number of abandoned buildings.
<b>B7</b>	33031(b)(7)	A high crime rate that constitutes a serious threat to the public safety and welfare.
<b>33030(c)</b>	33030(c)	A blighted area that contains the conditions described in subdivision (b) may also be characterized by the existence of inadequate public improvements or inadequate water or sewer utilities.