

# CITY OF OJAI

## 2014-2021 HOUSING ELEMENT



ADOPTED  
DECEMBER 10, 2013

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## I. INTRODUCTION

### A. Purpose of the Housing Element

Statutory Overview: All cities and counties in the State of California are required to affirmatively further affordable housing opportunities within their respective jurisdictions. Principal requirements of California Land Use Law include: adoption of Housing Elements as part of each community's General Plan; inducements to provide affordable housing through density bonuses and secondary dwellings; limitations on local land use authority to deny affordable projects or impose conditional use requirements on multifamily housing; and prohibitions on down zoning or imposition of development standards that prevent attainment of Housing Element goals.

Housing Element Law: Housing Element law is codified in Article 10.6 of the California Government Code commencing with Section 65580. Under these statutes, all communities in California are required to have a Housing Element as part of their adopted General Plan. These Elements are to be updated periodically. The law further stipulates that Housing Elements consist of an identification and analysis of existing and projected housing needs along with a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. In summary, the Housing Element is required to contain: (i) an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of those needs; (ii) a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing; and (iii) a program that sets forth a schedule of actions to implement relevant Housing Element policies and achieve stated goals. A cross reference of relevant statutes to corresponding sections of the Housing Element is summarized in Table A.

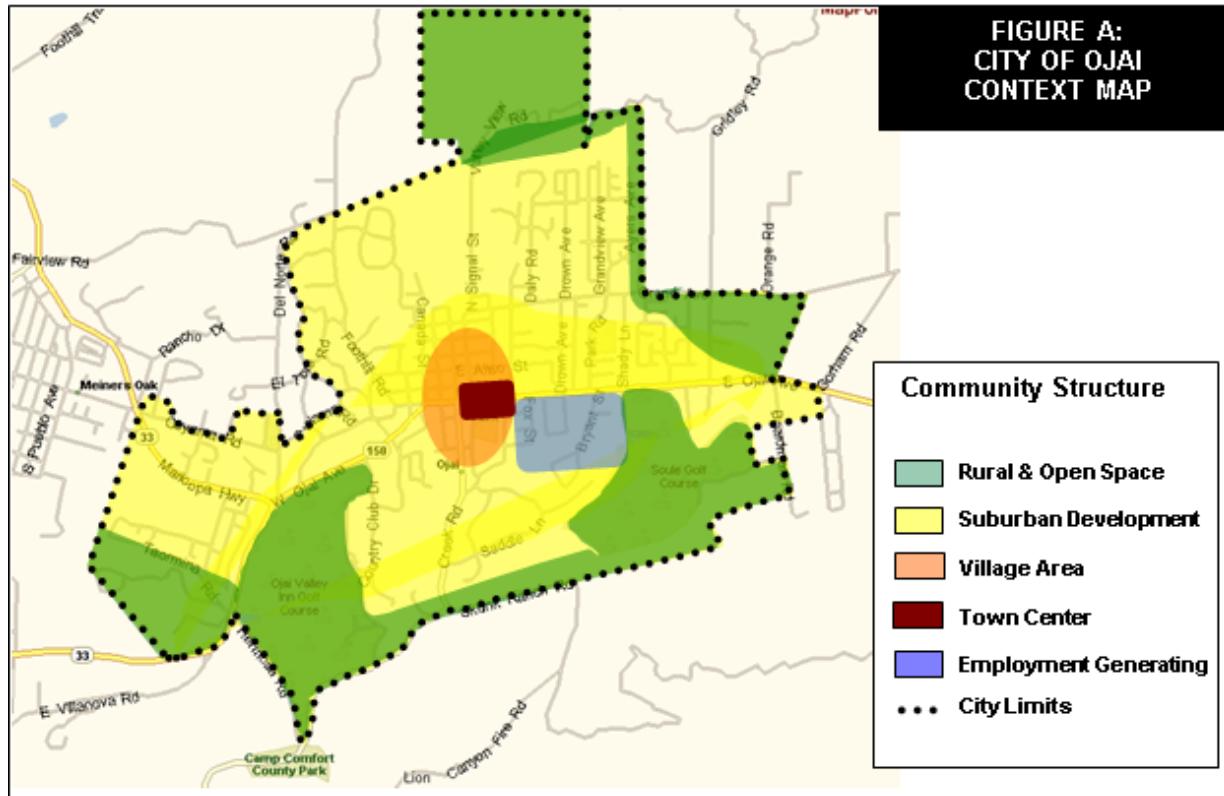
Housing Element Contents: The Housing Element consists of the following major components:

- An analysis of the city's demographic and housing characteristics and trends (Chapter II);
- An evaluation of land, financial, and administrative resources available to address the City's housing goals (Chapter III); and
- A review of potential constraints, both governmental and non-governmental, to meeting Ojai's identified housing needs (Chapter IV);
- The Housing Action Plan for addressing the City's identified housing needs, including housing goals, policies and programs (Chapter V).

### B. Community Context

The City of Ojai is a community of 7,535 persons (as of 2012) located on US Highway 33 in the Ojai Valley of Ventura County, approximately 12 miles north of the City of Ventura. The City is a predominately low density residential community contained within four

square miles and surrounded by a rural landscape of large lot large estates, orchards and picturesque hillsides. The community has long been known as a haven for artists, musicians and health enthusiasts: a “village” as locals call it. Its beauty gained fame decades ago when the area was photographed to represent Shangri-La in the 1939 movie, The Lost Horizon. The community is built around a quaint downtown commercial district filled with boutique shops, art galleries and a host of places to retreat from the fast-paced lifestyle of more urbanized areas. A fundamental goal of the Housing Element is to address the housing needs of current and future residents in ways that respect and enhance the quality of life which is “only in Ojai.”



## C. Public Participation

Public participation is an important component of the planning process in Ojai, and this update to the Housing Element has provided residents and other interested parties numerous opportunities for involvement. Appendix C contains a summary of these opportunities as well as a list of persons and organizations that were notified during the Housing Element update process and a summary of comments and issues raised.

## D. Consistency with Other Elements of the General Plan

State law requires that all portions of the General Plan be internally consistent. The City of Ojai General Plan consists of nine elements: Land Use; Circulation; Housing; Air Quality; Open Space; Conservation; Recreation; Noise; and Safety. This Housing Element builds

upon the other elements and is consistent with the policies and proposals set forth by the General Plan. Examples of inter-element consistency include: residential development capacities established in the Land Use Element are incorporated within the Housing Element, and the discussion of infrastructure and public services in the Housing Element is consistent with the Land Use and Safety elements. As the General Plan is amended through time, the City will review the Housing Element for internal consistency, and make any necessary revisions.

SB 1087 of 2005 requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. The Housing Element will be provided to these agencies immediately upon adoption.

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## II. HOUSING NEEDS ASSESSMENT

This chapter examines general population and household characteristics and trends, such as age, race and ethnicity, employment, household composition and size, household income, and special needs. Characteristics of the existing housing stock (e.g., number of units and type, tenure, age and condition, costs) are also addressed. Finally, the city's projected housing growth needs based on the latest Regional Housing Needs Assessment (RHNA) are examined.

The Housing Needs Assessment utilizes the most recent data from the 2010 U.S. Census, American Community Survey (ACS), California Department of Finance (DOF), California Employment Development Department (EDD), Southern California Association of Governments (SCAG) and other relevant sources. Supplemental data was obtained through field surveys and from private organizations. In addition, Ventura County's Consolidated Plan provides useful information for this update of the Housing Element. The implications of these findings for the city's housing policies and programs are also discussed.

### A. Population Characteristics

#### 1. Population Growth Trends

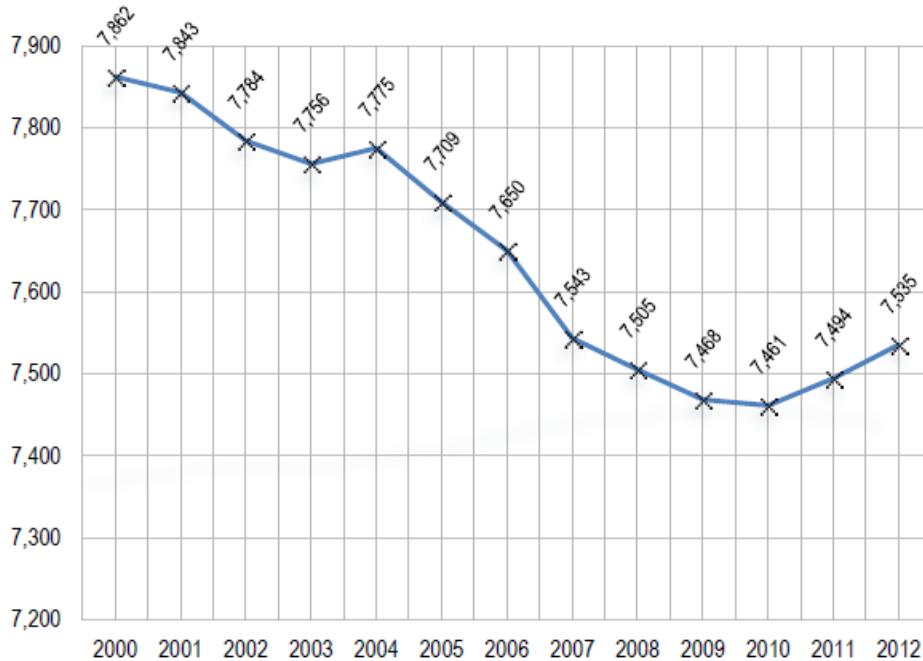
Ojai experienced modest growth during the 1990s, but its population has declined since 2000, to an estimated 7,535 in 2012 (see Table II-1 and Figure II-1).

**Table II-1**  
Population Trends 1990-2012

Jurisdiction	1990	2000	2010	2012	Growth 1990-2000	Growth 2000-2012
Ojai	7,613	7,862	7,461	7,535	3.3%	-4.2%
Ventura County	669,016	753,197	823,318	832,970	12.6%	10.6%

Sources: U.S. Census; Calif. Dept. of Finance Table E-5 (2012); SCAG

**Figure II-1**  
**Ojai Population 2000-2012**



Sources: California Department of Finance, E-5, 2012

## 2. Age

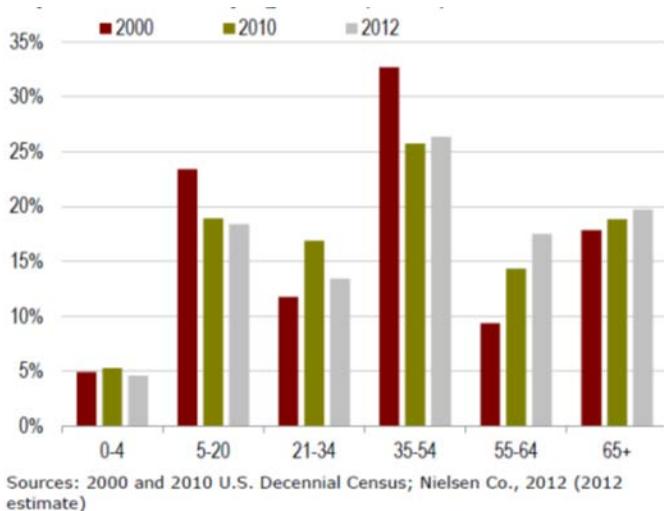
Housing needs are influenced by the age characteristics of the population. Different age groups have different housing needs based on lifestyles, family types, income levels, and housing preference. Table II-2 provides a comparison of the city's and county's population by age group in 2010. This table shows that the age distribution of the city's population is, overall, older than Ventura County as a whole (median age of 47.1 vs. 36.2 for the county). Children age 19 and under represent about 23% of the city's population compared to about 29% for the county as a whole. Ojai also has a larger percentage of seniors (65+) compared to the county (19.3% city vs. 11.6% county). Figure II-2 shows the trend in age distribution from 2000 to 2012.

**Table II-2**  
**Age Distribution**

Age Group	Ojai		Ventura County	
	Persons	%	Persons	%
Under 5 years	342	4.6%	55,336	6.7%
5 to 9 years	382	5.1%	56,970	6.9%
10 to 14 years	472	6.3%	60,390	7.3%
15 to 19 years	499	6.7%	64,407	7.8%
20 to 24 years	340	4.6%	56,183	6.8%
25 to 29 years	314	4.2%	54,253	6.6%
30 to 34 years	291	3.9%	51,207	6.2%
35 to 39 years	374	5.0%	53,448	6.5%
40 to 44 years	467	6.3%	57,635	7.0%
45 to 49 years	613	8.2%	62,731	7.6%
50 to 54 years	689	9.2%	60,973	7.4%
55 to 59 years	672	9.0%	51,164	6.2%
60 to 64 years	573	7.7%	42,312	5.1%
65 to 69 years	401	5.4%	29,834	3.6%
70 to 74 years	252	3.4%	21,562	2.6%
75 to 79 years	223	3.0%	17,443	2.1%
80 to 84 years	237	3.2%	13,427	1.6%
85+ years	320	4.3%	14,043	1.7%
Total	7,461	100%	823,318	100%
Median age	47.1		36.2	

Source: 2010 Census, Table DP-1

**Figure II-2**  
**Ojai Age Distribution 2000-2012**



### 3. Race and Ethnicity

The racial and ethnic composition of Ojai differs from Ventura County in that a smaller proportion of city residents are Hispanic/Latino. Approximately 18% of city residents reported Hispanic/Latino ancestry, contrasted with about 40% for the County as a whole (Table II-3).

**Table II-3**  
**Race/Ethnicity**

Race/Ethnicity	Ojai		Ventura County	
	Population	% Total	Population	% Total
White	6,555	87.9%	565,804	68.7%
Black	42	0.6%	15,163	1.8%
American Indian	47	0.6%	8,068	1.0%
Asian	158	2.1%	55,446	6.7%
Native Hawaiian and Other Pacific Islander	1	0.0%	1,643	0.2%
Other race	440	5.9%	140,253	17.0%
2 or more races	218	2.9%	36,941	4.5%
Total	7,461	100.0%	823,318	100.0%
Hispanic	1,339	17.9%	331,567	40.3%

Source: 2010 Census, Table DP-1

## B. Household Characteristics

### 1. Household Composition and Size

Household characteristics are important indicators of the type and size of housing needed in a city. The Census defines a "household" as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons sharing a single unit. Persons in group quarters such as dormitories, retirement or convalescent homes, or other group living situations are included in population totals, but are not considered households.

Table II-4 provides a comparison of households by type for the city and Ventura County as a whole, as reported in the 2010 Census. Family households comprised approximately 61% of all households in the city, compared to about 74% for the county as a whole. The city's average household size is significantly smaller than Ventura County as a whole (2.34 persons per household in the city vs. 3.04 persons per household in the county). These statistics suggest that there is a lesser need for large units in Ojai than for some other areas of Ventura County, and nearly one-third of households are persons living alone.

**Table II-4**  
**Household Composition**

Household Type	Ojai		Ventura County	
	Households	%	Households	%
<b>Family households:</b>				
Husband-wife family	1,890	60.8%	197,178	73.9%
With own children under 18 years	549	17.6%	71,149	26.7%
Male householder, no wife present	128	4.1%	15,134	5.7%
With own children under 18 years	66	2.1%	7,302	2.7%
Female householder, no husband present	366	11.8%	31,532	11.8%
With own children under 18 years	200	6.4%	15,632	5.9%
<b>Nonfamily households:</b>				
Householder living alone	992	31.9%	53,037	19.9%
Households with individuals under 18 years	876	28.2%	106,457	39.9%
Households with individuals 65 years and over	1,027	33.0%	69,982	26.2%
<b>Total households</b>	3,111	100%	266,920	100%
Average household size	2.34		3.04	
Source: 2010 Census, Table DP-1				

### 2. Housing Tenure

Housing tenure (owner vs. renter) is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying incomes, family sizes and

composition, and lifestyles. Table II-5 provides a comparison of the number of owner-occupied and renter-occupied units in the city in 2010 as compared to the county as a whole. It reveals a lower level of homeownership in the city, approximately 10 percentage points lower than for the county as a whole (55% city vs. 65% county).

**Table II-5  
Household Tenure**

Tenure	Ojai		Ventura County	
	Units	%	Units	%
Owner Occupied	1,717	55%	174,168	65%
Renter Occupied	1,394	45%	92,752	35%
Total occupied units	3,111	100%	266,920	100%

Source: 2010 Census, Table DP-1

### 3. Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 occupants per room. Overcrowded households are usually a reflection of the lack of affordable housing. Table II-6 indicates that overcrowding in the City of Ojai is less prevalent than for Ventura County as a whole.

**Table II-6  
Overcrowding**

Household Type	Ojai		Ventura County	
	Households	Percent	Households	Percent
Owner-Occupied	1,720	100.0%	175,452	100.0%
Overcrowded (1.01 to 1.50)	22	1.3%	4,640	2.6%
Severely overcrowded (1.51+)	0	0.0%	1,178	0.7%
Renter-Occupied	1,248	100.0%	88,853	100.0%
Overcrowded (1.01 to 1.50)	52	4.2%	7,351	8.3%
Severely overcrowded (1.51+)	30	2.4%	3,080	3.5%

Source: 2006-2010 ACS, Table B25014

According to Census Bureau estimates, overcrowding is more likely to affect renters; about 4% of renter households in the city were overcrowded and an additional 2% were severely overcrowded while only about 1% of owner households were overcrowded and none was severely overcrowded.

#### 4. Household Income

Household income is a primary factor affecting housing needs in a community – the ability of residents to afford housing is directly related to household income. According to the Southern California Association of Governments, about 46% of households in Ojai fell into the lower-income categories<sup>1</sup> compared to just 40% for Ventura County as a whole (Table II-7).

**Table II-7  
Household Income Distribution**

Income Group	Ojai		Ventura County	
	Households	Percent	Households	Percent
Extremely Low Income	424	14%	31,438	12%
Very Low Income	430	14%	28,717	11%
Low Income	559	18%	42,348	17%
Moderate Income	470	15%	47,646	19%
Above Moderate	1,203	39%	106,004	41%
Total	3,086	100%	256,154	100%

Source: SCAG 2012, based on 2005-2009 ACS

#### 5. Overpayment

According to State housing policy, overpaying occurs when housing costs exceed 30% of gross household income. Table II-8 displays recent estimates for overpayment in Ojai for owners and renters. It is estimated that 37% of owner households and 55% of renter households were overpaying for housing.

Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to deterioration. For lower-income renters, severe cost burden can require families to double up resulting in overcrowding and related problems.

<sup>1</sup> Together, the extremely-low, very-low, and low income categories are considered “lower-income”

**Table II-8**  
**Overpayment by Income Category**

% of Income Paid for Housing	Owners		Renters	
	Households	Percent	Households	Percent
Less than 10%	187	10.5%	11	0.8%
10 to 14.9%	156	8.8%	102	7.8%
15 to 19.9%	310	17.5%	92	7.1%
20 to 24.9%	233	13.1%	207	15.9%
25 to 29.9%	201	11.3%	175	13.4%
30 to 34.9%	158	8.9%	146	11.2%
35 to 39.9%	56	3.2%	21	1.6%
40 to 49.9%	88	5.0%	136	10.4%
50% or more	347	19.6%	291	22.3%
Not computed	38	2.1%	122	9.4%
Total Households	1,774	100%	1,303	100%

Source: SCAG based on the 2005-2009 ACS

### Extremely Low Income Households

State law requires quantification and analysis of existing and projected housing needs of extremely low-income (ELI) households. Extremely low income is defined as households with income less than 30% of area median income. The 2013 area median income for Ventura County was \$89,300 (see Table II-15). For extremely-low-income households, this means an income of \$26,800 or less for a four-person household. Households with extremely-low-income have a variety of housing needs.

#### *Existing Needs*

According to SCAG estimates, extremely-low-income households represented about 14% of all households in Ojai.

#### *Projected Needs*

The projected housing need for extremely-low-income households is assumed to be 50% of the very-low-income regional housing need of 87 units, or 44 extremely-low-income units during the 2014-2021 period. The resources and programs to address this need are similar to those for other low-income households and are discussed throughout the Housing Element, including Chapter V, the Housing Action Plan. Because the needs of extremely-low-income households overlap extensively with other special needs groups, further analysis and resources for extremely-low-income households can be found in Chapter II, Needs Assessment, Section E, Special Needs, and Chapter IV, Constraints, Section A.g. Special Needs Housing.

## C. Employment

Employment is an important factor affecting housing needs within a community. The jobs available in each employment sector and the wages for these jobs affect the type and size of housing residents can afford.

### 1. Current Employment Characteristics

Current employment and projected job growth have a significant influence on housing needs during this planning period. Table II-9 shows that the city's estimated labor participation rate was approximately 63% of the working-age population, which is slightly lower than the estimated 67% for the county as a whole.

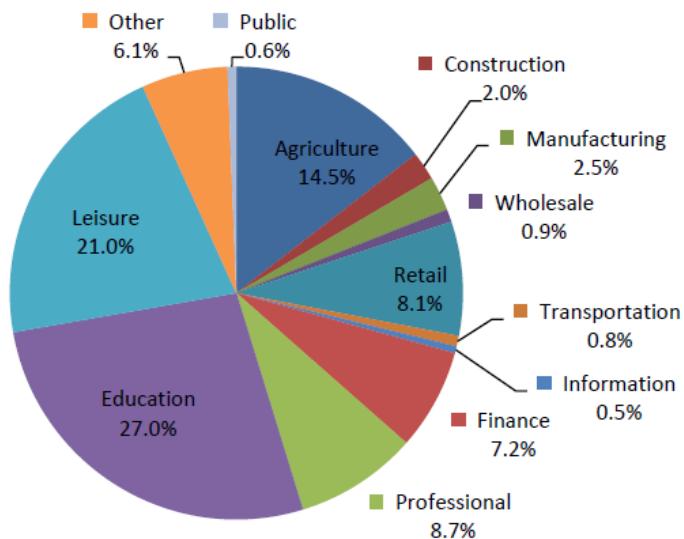
**Table II-9**  
**Labor Force: Ojai vs. Ventura County**

Labor Force Status	Ojai		Ventura County	
	Persons	Percent	Persons	Percent
Population 16 years and over	6,023	100%	623,606	100%
In labor force	3,765	62.5%	419,563	67.3%
Civilian labor force	3,746	62.2%	415,148	66.6%
Employed	3,443	91.9%	385,262	92.8%
Unemployed	303	8.1%	29,886	7.2%
Armed Forces	19	0.3%	4,415	0.7%
Not in labor force	2,258	37.5%	204,043	32.7%

Source: Bureau of the Census, 2006-2010 American Community Survey, Table DP-3.

According to recent Employment Development Department data, the largest industry sectors for city residents were education (27%) and leisure (21%) (Figure II-3). A substantial proportion of the city's working residents were also employed in the agriculture, professional and retail sectors.

**Figure II-3**  
**Ojai Employment by Sectors**



Sources: California Employment Development Department, 2012; InfoGroup; and SCAG.

## 2. Projected Job Growth

Future housing needs are affected by the number and type of new jobs created during this planning period. Table II-10 shows projected job growth by industry for the Oxnard-Thousand Oaks-Ventura MSA (Ventura County) for the period 2008-2018. Total employment in Ventura County is expected to grow by about 8% during this 10-year period. The overall growth is expected to add 26,500 new jobs and bring the employment of Ventura County to over 371,000 by 2018. The industries with the largest projected job growth are Education/Health Care/Social Assistance, Leisure/Hospitality, Professional and Business Services, and Accommodation/Food Services.

**Table II-10**  
**2008-2018 Industry Employment Projections**  
**Oxnard-Thousand Oaks-Ventura Metropolitan Statistical Area**

NAICS Code	Industry Title	Annual Average Employment		Employment Change	
		2008	2018	Jobs	Percent
	Total Employment	344,900	371,400	26,500	7.7
	Self Employment (A)	25,500	26,000	500	2.0
	Unpaid Family Workers (B)	800	900	100	12.5
	Private Household Workers (C)	2,200	2,600	400	18.2
	Total Farm	25,100	26,700	1,600	6.4
	Total Nonfarm	291,300	315,200	23,900	8.2
1133,21	Mining and Logging	1,200	1,300	100	8.3
23	Construction	16,700	18,000	1,300	7.8
31-33	Manufacturing	35,900	37,000	1,100	3.1
22,48-49	Transportation, Warehousing, and Utilities	6,000	6,500	500	8.3
22	Utilities	1,000	1,200	200	20.0
48-49	Transportation and Warehousing	5,000	5,300	300	6.0
51	Information	5,600	5,700	100	1.8
52-53	Financial Activities	21,100	21,700	600	2.8
54-56	Professional and Business Services	38,300	41,900	3,600	9.4
61-62	Education Services, Health Care, and Social Assistance	31,800	37,200	5,400	17.0
71-72	Leisure and Hospitality	31,500	35,800	4,300	13.7
71	Arts, entertainment, and Recreation	5,100	5,800	700	13.7
72	Accommodation and Food Services	26,500	30,000	3,500	13.2
81	Other Services (excludes 814-Private Household Workers)	10,000	10,800	800	8.0
	Government	43,100	44,900	1,800	4.2
	Federal Government	7,300	7,400	100	1.4
	State and Local Government	35,800	37,500	1,700	4.7

## Notes:

(A) Self-Employed persons work for profit or fees in their own business, profession, trade, or farm. Only the unincorporated self-employed are included in this category. The estimated and projected employment numbers include all workers who are primarily self-employed and wage and salary workers who hold a secondary job as a self-employed worker.

(B) Unpaid family workers are those persons who work without pay for 15 or more hours per week on a farm or in a business operated by a member of the household to whom they are related by birth or marriage.

(C) Private Household Workers are employed as domestic workers whose primary activities are to maintain the household.

Industry employment is based on the Quarterly Census of Employment and Wages (QCEW) program.

Source: California Employment Development Department, March 2009 Benchmark

## D. Housing Stock Characteristics

This section presents an evaluation of the characteristics of the community's housing stock and helps in identifying and prioritizing needs. The factors evaluated include the number and type of housing units, recent growth trends, age and condition, tenure, vacancy, housing costs, affordability, and assisted affordable units at-risk of loss due to conversion to market-rate. A housing unit is defined as a house, apartment, mobile home, or group of rooms, occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters.

## 1. Housing Type

As of 2010, the housing stock in Ojai was comprised mostly of single-family detached homes, which made up over 68% of all units, while multi-family units comprised about 22% of housing units. About 10% of units were single-family attached (condo) units. Table II-11 provides a breakdown of the housing stock by type in 2010.

**Table II-11  
Housing by Type - 2010**

Structure Type	Ojai		Ventura County	
	Units	%	Units	%
Single-family detached	2,317	68.5%	182,703	64.9%
Single-family attached	320	9.5%	30,893	11.0%
Multi-family 2-4 units	430	12.7%	15,000	5.3%
Multi-family 5+ units	315	9.3%	41,779	14.8%
Mobile Homes	0	0.0%	11,320	4.0%
Total units	3,382	100%	281,695	100%

Source: Department of Finance, 2013

## 2. Housing Age and Conditions

Housing age is often an important indicator of housing condition. Housing units built prior to 1978 before stringent limits on the amount of lead in paint were imposed, may have interior or exterior building components coated with lead-based paint. Housing units built before 1970 are the most likely to need rehabilitation and to have lead-based paint in deteriorated condition. Lead-based paint becomes hazardous to children under age six and to pregnant women when it peels off walls or is pulverized by lead-based paint coated windows and doors opening and closing.

Table II-12 shows the age distribution of the housing stock in Ojai as reported in the 2010 Census. This table shows that the majority of units were constructed prior to 1970. These findings suggest that there may be strong need for maintenance and rehabilitation, including remediation of lead-based paint, for a large proportion of the City's housing stock.

**Table II-12**  
**Age of Housing Stock**

Year Built	Units	% of Total
2005 or later	57	1.7%
2000-04	86	2.6%
1990-99	134	4.1%
1980-89	355	10.8%
1970-79	753	23.0%
1960-69	394	12.0%
1950-59	775	23.7%
1940-49	287	8.8%
1939 or earlier	435	13.3%
Total Units	3,276	100%

Source: 2010 Census, Table DP-4

Independent field surveys by City Building and Planning staff were conducted during 2007 to better assess the condition of housing in Ojai. The results are depicted in Table 39 and suggest less overall need as opposed to data reported in the 2000 Census; 47 total substandard units were identified in the surveys as opposed to 60 units using Census definitions (i.e., lacking of plumbing, electrical and similar deficiencies). The survey data also suggest that the majority of substandard conditions are largely cosmetic (i.e., deferred maintenance) as opposed to those needing major rehabilitation (Table II-13). In sum total, 14 dwellings were identified as candidates for replacement (i.e., dilapidation and functional obsolescence).

**Table II-13**  
**Housing Conditions Survey Results**

Condition	Single-Family		Multi-Family		Total	
	Units	%	Units	%	Units	%
Sound	0	0%	2	9%	2	4%
Deferred Maintenance	12	48%	15	68%	27	57%
Deteriorated	4	16%	0	0%	4	9%
Dilapidated	3	12%	5	23%	8	17%
Functional Obsolescence	6	24%	0	0%	6	13%
Total	25	100%	22	100%	47	100%

Source: Windshield Surveys, City of Ojai, Community Development Department, 2007.

### 3. Vacancy

According to the state Department of Finance, the housing vacancy rate in Ojai was approximately 8% in 2012. For the county as a whole, the vacancy rate was estimated to be just over 5% (Table II-14).

**Table II-14  
Housing Vacancy Rates –  
Ventura County Jurisdictions**

Jurisdiction	Vacancy Rate
Camarillo	4.66%
Fillmore	5.71%
Moorpark	2.37%
Ojai	7.99%
Oxnard	5.64%
Port Hueneme	13.09%
San Buenaventura	5.58%
Santa Paula	4.59%
Simi Valley	2.99%
Thousand Oaks	3.50%
Unincorporated Area	8.76%
County Total	5.25%

Source: Cal. Department of Finance Table E-5, 2012

### 4. Housing Cost

#### a. Housing Affordability Criteria

State law establishes five income categories for purposes of housing programs based on the area (i.e., county) median income ("AMI"): extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development, housing is considered "affordable" if the monthly payment is no more than 30% of a household's gross income. In some areas (such as Ventura County), these income limits may be increased to adjust for high housing costs.

Table II-15 shows 2013 affordable rent levels and estimated affordable purchase prices for housing in Ventura County by income category. Based on state-adopted standards, the maximum affordable monthly rent for extremely-low-income households is \$670, while the maximum affordable rent for very-low-income households is \$1,116. The maximum affordable rent for low-income households is \$1,780, while the maximum for moderate-income households is \$2,679. These figures are based on a 4-person household and are adjusted for different household sizes.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments,

homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Table II-15 have been estimated based on typical conditions.

**Table II-15  
Income Categories and Affordable Housing Costs –  
Ventura County**

2013 County Median Income = \$89,300	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$26,800	\$670	--
Very Low (31-50%)	\$44,650	\$1,116	--
Low (51-80%)	\$71,200	\$1,780	\$250,000
Moderate (81-120%)	\$107,150	\$2,679	\$400,000
Above moderate (120%+)	\$107,150+	\$2,679+	\$400,000+

Assumptions:

- Based on a family of 4
- 30% of gross income for rent or PITI
- 10% down payment, 4% interest, 1.25% taxes & insurance, \$200 HOA dues

Source: Cal. HCD; J.H. Douglas & Associates

### b. For-Sale Housing

Median housing sales price statistics for Ventura County during 2012 (Table II-16) show that housing in Ojai is generally more expensive than most areas of the county. The median single-family sales price was \$445,000, while the median price for condos was \$280,000. Based on the estimated affordable purchase prices shown in Table II-15, very few single-family homes or condos are likely to be affordable to low-income residents. These data illustrate that public subsidies are required to reduce sales prices to a level that is affordable to lower-income homebuyers.

**Table II-16**  
**Housing Sales Prices 2012 –**  
**Ventura County**

<b>Jurisdiction</b>	<b>Zip Code</b>	<b>Single Family Residences</b>			<b>Condominiums</b>		
		<b>SFR</b>	<b>Price</b>	<b>% chg</b>	<b>Condos</b>	<b>Price</b>	<b>% chg</b>
<b>Countywide</b>		<b>7,234</b>	<b>\$406</b>	<b>2.7%</b>	<b>2,469</b>	<b>\$242</b>	<b>3.1%</b>
Camarillo	93010	417	\$420	1.2%	123	\$298	4.4%
Camarillo	93012	331	\$494	4.9%	276	\$268	-2.5%
Fillmore	93015	150	\$261	-3.4%	12	\$153	20.1%
Moorpark	93021	374	\$475	-3.4%	76	\$218	-3.1%
Newbury Park	91320	483	\$528	1.5%	119	\$320	20.6%
Oak Park	91377	156	\$635	1.8%	80	\$328	-7.6%
Oak View	93022	80	\$300	-1.8%	1	\$170	n/a
Ojai	93023	255	\$445	6.0%	17	\$280	3.7%
Oxnard	93030	332	\$313	-2.8%	79	\$240	1.3%
Oxnard	93033	389	\$246	2.3%	87	\$159	-5.6%
Oxnard	93035	336	\$406	-3.2%	210	\$320	-3.5%
Oxnard	93036	317	\$310	3.3%	110	\$202	-5.6%
Piru	93040	9	\$190	-15.6%	0	n/a	n/a
Port Hueneme	93041	103	\$250	-3.8%	209	\$169	-1.7%
Santa Paula	93060	152	\$269	7.7%	44	\$114	18.8%
Simi Valley	93063	549	\$380	1.3%	147	\$215	0.0%
Simi Valley	93065	844	\$390	2.6%	197	\$260	0.0%
Somis	93066	26	\$775	12.2%	0	n/a	n/a
Thousand Oaks	91360	455	\$461	-0.9%	88	\$235	6.8%
Thousand Oaks	91362	367	\$690	0.7%	256	\$330	6.1%
Ventura	93001	251	\$377	14.0%	68	\$209	-3.7%
Ventura	93003	376	\$403	3.2%	178	\$182	3.7%
Ventura	93004	257	\$379	-1.6%	30	\$258	-2.8%
Westlake Village	91361	168	\$885	9.3%	213	\$459	-2.0%

### c. Rental Housing

An internet search of available rental units in Ojai during August 2013 found rents ranging from \$895 to over \$2,500 per month<sup>2</sup>, with those units at the upper end of the range being single-family homes.

When market rents are compared to the amounts lower-income households can afford to pay (Table II-15), it is clear that extremely-low and very-low-income households have difficulty finding rental housing without overpaying. However, most rental units fall within the affordable range for low- and moderate-income households.

### E. Special Needs

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Such circumstances may be related to one's employment and

<sup>2</sup> [http://www.trulia.com/for\\_rent/Ojai,CA/](http://www.trulia.com/for_rent/Ojai,CA/)

income, family characteristics, disability, or other conditions. As a result, some Ojai residents may experience a higher prevalence of overpayment, overcrowding, or other housing problems.

State Housing Element law defines "special needs" groups to include persons with disabilities, the elderly, large households, female-headed households with children, homeless people, and farm workers. This section contains a discussion of the housing needs facing each of these groups.

## 1. Persons with Disabilities

Disabilities may include sensory difficulties (vision, hearing, etc.), cognitive difficulties, mobility difficulties or self-care difficulties. Such issues may make independent living problematic.

Due to Ojai's small population, disability data was not reported in the most recent ACS. Housing opportunities for persons with disabilities can be expanded through housing assistance programs and providing universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units. During the prior planning period the City amended the Municipal Code to establish procedures to ensure reasonable accommodations for persons with disabilities pursuant to Government Code Sec. 65008 and 65583 (SB 520).

### **Developmentally Disabled**

As defined by federal law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 22;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals

may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Ojai is served by the Tri-Counties Regional Center<sup>3</sup> (TCRC) which is based in Santa Barbara and operates a field office in Oxnard. As of 2011 the Center served approximately 11,300 clients and had 280 staff persons. TCRC reported that it assisted 144 Ojai residents in 2012. Any resident who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include: Adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. TCRC also coordinates the state-mandated Early Start program, which provides services for children under age three who have or are at substantial risk of having a developmental disability.

## **2. Elderly**

According to ACS estimates, approximately 32% of owner households and 18% of renter households in Ojai were headed by someone age 65 or older (Table II-17). Many elderly persons are dependent on fixed incomes and many have disabilities. Elderly homeowners may be physically unable to maintain their homes or cope with living alone. The housing needs of this group can be partially addressed through smaller units, second units on lots with existing homes, shared living arrangements, congregate housing and housing assistance programs.

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<sup>3</sup> [www.tri-counties.org](http://www.tri-counties.org)

**Table II-17**  
**Elderly Households by Tenure**

Householder Age	Owner		Renter	
	Households	%	Households	%
Under 65 years	1,167	68%	1,024	82%
65 to 74 years	248	14%	73	6%
75 to 84 years	171	10%	75	6%
85 years and over	134	8%	76	6%
Total Households	1,720	100%	1,248	100%

Source: U.S. Census 2006-2010 ACS, Table B25007

### 3. Large Households

Household size is an indicator of need for large units. Large households are defined as those with five or more members. Recent ACS data reported that about 8% of owner households and about 15% of renter households had five or more members (Table II-18). This distribution indicates a relatively low need for large units with four or more bedrooms, and there are significantly more small households with one or two persons in Ojai.

**Table II-18**  
**Household Size by Tenure**

Household Size	Owners		Renters	
	Households	%	Households	%
1 person	298	17.3%	561	45.0%
2 persons	783	45.5%	343	27.5%
3 persons	251	14.6%	101	8.1%
4 persons	242	14.1%	62	5.0%
5 persons	83	4.8%	129	10.3%
6 persons	41	2.4%	52	4.2%
7+ persons	22	1.3%	0	0.0%
Total households	1,720	100%	1,248	100%

Source: 2006-2010 ACS Table B25009

### 4. Female-Headed Households

According to ACS estimates, about 11% of owner households and 18% of renter households were headed by a female (Table II-19). While female-headed households represent a relatively small portion of all households, they often have special challenges

of balancing work and childcare responsibilities. All of the City's efforts to increase the supply of affordable housing respond to the needs of female-headed households.

**Table II-19**  
**Household Type by Tenure**

Household Type	Owners		Renters	
	Households	%	Households	%
Married couple family	1,505	50.7%	255	20.4%
Male householder, no wife present	165	5.6%	127	10.2%
Female householder, no husband present	336	11.3%	221	17.7%
Non-family households	962	32.4%	645	51.7%
Total households	2,968	100.0%	1,248	100.0%

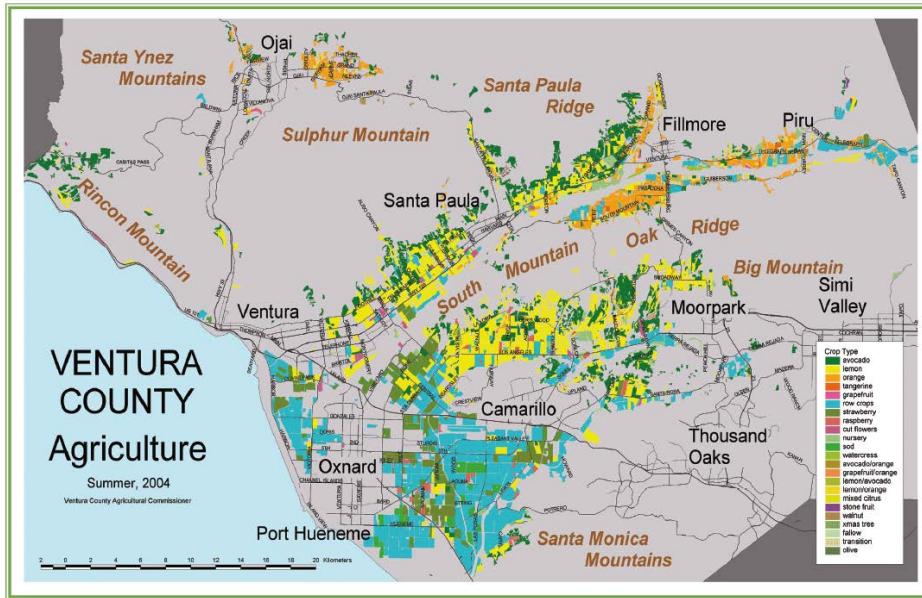
Source: 2006-2010 ACS Table B11012

## 5. Farm Workers

Unlike most areas of the Southern California metropolitan area, agriculture is still a significant component of the economy in Ventura County, with a total annual crop value of over \$1.8 billion in 2011<sup>4</sup>. There is strong public sentiment for retaining agricultural production, as reflected in the SOAR (Save Open Space and Agricultural Resources) initiatives that have been approved by voters. Figure II-3 illustrates the wide variety of crops produced in the county.

<sup>4</sup> Ventura County Agricultural Commissioner, 2011 Crop Report

**Figure II-3**  
**Ventura County Agricultural Production Areas**



Accurate statistics regarding agricultural workers in Ventura County, especially migrant workers, are difficult to obtain. One source of data for the Ventura County farmworker population is the Migrant Health Program, housed in the federal Bureau of Primary Health Care, Health Resources and Services Administration<sup>5</sup>. In their most recent study (2000), MHP researchers estimated the number of farm workers in several categories: total number of farm workers, the number of seasonal farm workers, and the number of migrant farm workers (those who establish temporary residences in connection with their work), as well as the total number of people living in farm worker households (Table II-20).

**Table II-20**  
**Ventura County Farm Workers – 2000**

	Farm Workers	Migrant Farm Workers	Seasonal Workers	Farmer Workers + Other Household Members
Totals	35,181	16,289	18,892	62,605

Source: Bureau of Primary Health Care, Health Resources and Services Administration, 2000

As part of its technical assistance to member jurisdictions for the 2013 Housing Element Cycle, the Southern California Association of Governments (SCAG) compiled a variety of demographic and employment statistics<sup>6</sup> that included information related to farm workers. According to SCAG, about 11,000 persons living in Ventura County are

<sup>5</sup> Migrant and Seasonal Farmworkers Enumeration Profile Study: California," Alice C. Larsen, Ph. D., Migrant Health Program, Bureau of Primary Health Care, Health Resources and Services Administration. September 2000.

<sup>6</sup> <http://rtpscs.scag.ca.gov/Pages/Housing-Elements-2012.aspx>

employed in agricultural occupations (Table II-21). Of these, 30 reported Ojai as their place of residence (0.3% of the county total).

**Table II-21**  
**Agricultural Employment –**  
**Ojai and Ventura County**

Farm Workers	Workers	% of County Total
Farm workers living in Ventura County	11,091	100%
Farm workers who live in Ojai	30	0.3%

Source: SCAG based on 2005-2009 ACS

With its mild climate, agriculture is a year-round activity in Ventura County, and most farm laborers are permanent non-migrant and seasonal laborers. As such, the housing needs of farmworkers are primarily addressed through the provision of permanent affordable housing, such as lower-cost apartments and single-family homes. In compliance with the Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the Municipal Code allows farmworker housing for up to 12 units or 36 persons by-right (i.e., without a CUP or other discretionary approval) in zones allowing agricultural uses.

## 6. Homeless Persons

Homelessness is a continuing national problem that persists within local cities and communities including Ventura County. During the past two decades, an increasing number of single persons have remained homeless year after year and have become the most visible of all homeless persons. Other persons (particularly families) have experienced shorter periods of homelessness. However, they are often replaced by other families and individuals in a seemingly endless cycle of homelessness.

The homeless count conducted by the Ventura County Homeless and Housing Coalition (VCHHC) in January 2012 reported 41 homeless persons in Ojai, which represents about 2% of the county total (Table II-22). The most recent survey by VCHHC identified a number of sub-populations of the homeless, as shown in Table II-23. These include families that might be displaced through evictions, women and children displaced through abusive family life, persons with substance abuse problems, or persons suffering from mental illness.

**Table II-22**  
**Ventura County Homeless Count: 2012**

Jurisdiction	Number	% of Total
Camarillo	30	1.5%
Fillmore	16	0.8%
Moorpark	5	0.3%
Ojai	41	2.1%
Oxnard	522	27.0%
Port Hueneme	12	0.6%
Santa Paula	60	3.1%
Simi Valley	284	14.7%
Thousand Oaks	90	4.6%
Ventura	701	36.2%
Unincorporated County	175	9.0%
Total	1,936	100%

Source: County of Ventura 2012 Homeless Count  
[http://www.vchhc.org/images/PDFs/2012\\_Ventura\\_HomelessCount\\_Report.pdf](http://www.vchhc.org/images/PDFs/2012_Ventura_HomelessCount_Report.pdf)

**Table II-23**  
**Ventura County Homeless Sub-Populations: 2012**

Sub-Population	% of Total
Chronic Homeless Persons	56%
Men	75%
Persons with a Developmental Disability	20%
Persons with a Physical Disability	42%
Persons with HIV/AIDS	4%
Persons with Mental Illness	28%
Substance Abusers	26%
Veterans	13%
Victims of Domestic Violence	22%
Women	25%
Youth Ages 18 - 24	7%

Source: 2012 Ventura County Homeless Survey  
[http://www.vchhc.org/images/PDFs/2012\\_VenturaSurvey.pdf](http://www.vchhc.org/images/PDFs/2012_VenturaSurvey.pdf)

Although there are myriad causes of homelessness, among the most common causes are the following:

- Substance Abuse and Alcohol

The 2012 Ventura County survey found that more than one-quarter of homeless persons reported problems with alcohol or other substance abuse. The Ventura County Housing and Homeless Coalition has identified a need for additional treatment facilities with supportive housing. They also recommend that a treatment facility be established for youth with drug and alcohol addiction.

The State of California Department of Alcohol and Drug Programs licenses residential facilities and/or certified alcohol and drug programs in Ventura County. There are eleven residential facilities and two residential detoxification facilities in the county.

- Domestic Violence

Nearly one-quarter of homeless persons in Ventura County reported being victims of domestic violence. The Ventura County Housing and Homeless Coalition has identified a need for additional shelters for battered women and runaway youth. These individuals also require counseling and assistance to become self-sufficient or return to their families. Victims of household violence can become homeless as a result of escaping abusive living environments. They also suffer physical and psychological trauma as a result of the abuse. Many of these persons (almost exclusively women) are ill equipped to fend for themselves and their children. Without access to low-income housing, reliable transportation and supportive counseling they are at a greater disadvantage and create special homeless needs. Common issues faced by battered women are lack of jobs, lack of child care, lack of affordable housing, underemployment, codependent substance abuse, and a need for marketable skills.

- Mental Illness

Persons who are homeless and mentally ill have special needs that may not be served in traditional homeless shelters. Many are at risk in the community, frequently being victimized and often suffering from physical and mental illnesses due to lack of proper nourishment and shelter. Many of the homeless mentally ill do not avail themselves of services or cannot be served by traditional services due to their untreated psychiatric symptoms, active substance abuse, histories of abusive behaviors.

The 2012 survey reported that 28% of homeless persons in Ventura County suffered from some form of mental illness. Ojai, as part of the Ventura County service area, receives assistance with the homeless mentally ill from the Ventura County Behavioral Health Department.

Although there are currently no emergency shelters within the City of Ojai, there are services for the homeless and year-round shelters located in the larger population centers of Ventura and Oxnard, where most homeless persons congregate. Senate Bill (SB) 2 of 2007 amended Government Code Secs. 65582, 65583 and 65589.5 to strengthen the planning requirements for emergency shelters and transitional/supportive housing. SB 2 requires that shelters be allowed "by-right" (i.e., without a conditional use permit or other discretionary approval) in at least one zoning district. In accordance with SB 2, the City amended the Municipal Code during the previous planning period to allow emergency shelters in the Business Professional Commercial (BP) zone.

## F. Assisted Housing at Risk of Conversion

As part of the Housing Element, jurisdictions must evaluate the potential for deed-restricted low-income housing units to convert from affordable to market rate status within the ten-year period 2013-2023. The inventory includes all multi-family rental units assisted under federal, state and/or local programs including federal and state grants, bond programs, redevelopment projects, local in-lieu fees, housing trusts funds, inclusionary housing and density bonuses. The inventory covers all units that are eligible for conversion to market rate housing due to termination of subsidy contracts, mortgage prepayment, or expiring use restrictions. This inventory was compiled through City staff, Ventura County Area Housing Authority and California Housing Partnership Corporation. There are four assisted projects in the City: Whispering Oaks (a 101-unit senior rental project owned and managed by the Ventura County Area Housing Authority); Montgomery Oaks (a 21-unit family rental project owned and managed by Cabrillo Economic Development Corporation); and two Section 8 property-based family rental projects totaling 15 units (owned and managed by the Ventura County Area Housing Authority). None of the properties is at risk of conversion within the 2023 time horizon (Table II-24).

**Table II-24  
Assisted Affordable Housing Developments –  
Ojai**

Project	Address	Property Owner	Assisted Units	Target Group	Expiration	Program Type
Whispering Oaks	999 E. Ojai Avenue	VCAHA	101	V. L. and Low Income Seniors	None	Public Housing
Montgomery Oaks	508 Montgomery St.	CEDC	21	V.L and Low Income Family	2063	Tax Credits and Tax Increment
Project Based Section 8	211 Summer Street	VCAHA	15	V.L and Low Income Family	2043	Tax Increment & Section 8
Sycamore Homes	107-213 Olive Mill Ln.	CEDC	25	V.L and Low Income Family	2033	Tax Credits and Tax Increment

Source: City of Ojai, 2013.  
 Notes:  
 VCAHA = Ventura County Area Housing Authority  
 CEDC = Cabrillo Economic Development Corporation

## G. Future Growth Needs

### 1. Overview of the Regional Housing Needs Assessment

The Regional Housing Needs Assessment (RHNA) is a key tool for local governments to plan for anticipated growth. The latest RHNA was adopted by the Southern California Association of Governments (SCAG) in October 2012 and covers the projection period of January 2014 to October 2021. The future need for housing is determined primarily by the forecasted growth in households in a community. Each new household, created by

child moving out of a parent's home, by a family moving to a community for employment, and so forth, creates the need for a housing unit. The housing need for new households is then adjusted to maintain a desirable level of vacancy to promote housing choice and mobility. An adjustment is also made to account for units expected to be lost due to demolition, natural disaster, or conversion to non-housing uses. The sum of these factors – household growth, vacancy need, and replacement need – determines the construction need for a community. Total housing need is then distributed among four income categories<sup>7</sup> on the basis of the county's income distribution, with adjustments to avoid an over-concentration of lower-income households in any community.

## 2. 2014-2021 Ojai Growth Needs

The total housing growth need for the City of Ojai during the 2014-2021 projection period is 371 units. This total is distributed by income category as shown in Table II-25.

**Table II-25  
2014-2021 Regional Housing Growth Needs –  
Ojai**

Very Low*	Low	Moderate	Above Mod	Total
87**	59	70	155	371
23.5%	15.9%	18.9%	41.8%	100%

Source: SCAG 2012

Notes:

\*Includes the Extremely-Low Category

\*\*144 of these are assumed to be Extremely-Low units

A discussion of the City's resources for addressing this growth need is provided in Chapter III.

<sup>7</sup> Although AB 2634 requires Housing Elements to consider the needs of extremely-low-income households, the RHNA does not quantify the need for this category. State law allows individual jurisdictions to establish the extremely-low-income need as one-half of the very-low-income RHNA allocation.

## III. RESOURCES AND OPPORTUNITIES

### A. Land Resources

Section 65583(a)(3) of the *Government Code* requires Housing Elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” A detailed analysis of sites with potential for housing development is provided in Appendix B. The results of this analysis are summarized in Table III-1, below. The table shows that the city’s land inventory exceeds the RHNA allocation for the 2014-2021 period. The Housing Action Plan (Chapter V) contains programs to encourage and facilitate development of housing for all economic segments of the community.

**Table III-1  
Land Inventory Summary**

Category	Income Category			
	Lower	Mod	Above	Total
SPO Overlay Zone (Table B-2)	176	-	-	176
Other vacant and underutilized land (Table B-3)	-	>70	>155	>225
Potential second units & home splits	8	8	2	18
<b>Total Potential Units</b>	<b>184</b>	<b>&gt;70</b>	<b>&gt;155</b>	<b>&gt;371</b>
RHNA 2014-2021	146	70	155	371
<b>Adequate Sites?</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>	<b>Yes</b>

Source: City of Ojai Planning Dept., 2013

A discussion of public facilities and infrastructure needed to serve future development is contained in Section IV.B, Non-Governmental Constraints. There are currently no known service limitations that would preclude the level of development described in the RHNA, although developers will be required to pay fees or construct public improvements prior to or concurrent with development.

### B. Financial and Administrative Resources

#### 1. State and Federal Resources

**Community Development Block Grant Program (CDBG)** - The City of Ojai is eligible to receive federal Community Development Block Grant funding annually through its “small cities” association with the Cities of Fillmore, Moorpark, Port Hueneme, Santa Paula, and the County of Ventura. These funds are available for affordable housing projects and public facilities serving low income residents, including new housing construction, ownership and rental rehabilitation, infrastructure improvements and the provision of public facilities and services for low income residents. The balance of this funding can be utilized for economic development and planning activities. These funds are allocated on a formula basis with Ojai’s share being 3.2% of the annual allocation.

Based on the most recent funding cycle, and allowing for a modest 2% annual increase in totally funding, it is expected that Ojai may receive approximately \$500,000 during the forthcoming Housing Element cycle.

**HOME Investment Partnership Program (HOME)** - Federal HOME funds can be used for a variety of activities that promote affordable rental housing and homeownership for low-and very-low-income households. Funds may be used for building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance. Grant recipients must provide a local match ranging between 25% and 50% depending on program activity. Unlike CDBG monies that are allocated by formula, HOME funds are channeled through the County of Ventura and are available on a competitive basis.

**Low-Income Housing Tax Credit Program** - The Low-Income Housing Tax Credit (LIHTC) Program was created by the Tax Reform Act of 1986 to provide an alternate method of funding low-and moderate-income housing. Each state receives a tax credit, based upon population, toward funding housing that meets program guidelines. The tax credits are then used to leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the LIHTC program include minimum requirements that a certain percentage of units remain rent-restricted, based upon median income.

**Other State and Federal Resources** – A wide variety of state programs provide funding assistance for housing, as summarized in Table III-2.

## 2. Local Resources

**Ojai Redevelopment Agency** - Prior to 2012, State law required that redevelopment agencies set aside no less than 20% of all tax increment revenue derived within designated project areas for activities that increase, improve or preserve the supply of housing affordable to persons of low- and moderate-income. Statutes then in effect also required that 15% of all new privately developed housing and 30% of Agency-assisted housing within the Project Area must be made affordable to persons and families of low- and moderate-income. However, as a consequence of the state legislature's approval of AB 1x26 and subsequent rulings of the California Supreme Court, redevelopment agencies in California were dissolved in 2012 and this source of funding for affordable housing is no longer available.

**Table III-2**  
**State Housing Program Summary**

Program	Description
<b>Rental Programs</b>	
Multifamily Housing Program (MHP)	Low-interest loans for development of affordable rental housing, disabled persons, low income students and supporting services.
Local Housing Trust Fund Program	Matching grants to local agencies who operate local housing trust funds.
Affordable Housing Innovation Program	Acquisition financing for the development or preservation of affordable housing.
Construction Liability Insurance Reform Pilot Program (CLIRPP)	Predevelopment grants to reduce insurance rates for condominium development.
<b>Homeownership Programs</b>	
CalHome	Grants and loans by HCD to local public agencies and non-profits to fund local homeownership programs and developments.
Building Equity and Growth in Neighborhoods (BEGIN)	Grants by HCD to local public agencies that adopt measures to encourage affordable housing. Grant funds must be used for downpayment assistance for low and moderate income homebuyers.
CalHome: Self-Help Housing Set Aside	Grants to organizations to assist low and moderate income households who build their own homes.
Mobile Home Park Resident Ownership Program (MPROP)	Low interest loans to assist residents to acquire resident organization, non-profit sponsor or local public agency to purchase a mobilehome park.
Innovative Homeownership Program	Special financing to increase homeownership.
<b>Special Needs Housing</b>	
Joe Serna Jr. Farmworker Housing Grant Program (JSJFWHG) - General	Grants and loans for development of rental and ownership housing for farmworkers.
Emergency Housing Assistance Program (EHAP & EHAPCD)	Grants for development of emergency shelters (no operating subsidy).
California Homebuyer's Downpayment Assistance Program (CHDAP)	Deferred payment down payment assistance loans for first-time moderate income homebuyers.
Residential Development Loan Program	Short term low interest loans to local government agencies for site acquisition and predevelopment related to infill and owner-occupied housing.
Homeownership in Revitalized Areas Program (HIRAP)	Downpayment assistance targeted to first-time low income homebuyers purchasing in revitalization areas.
School Facility Fee Downpayment Assistance Program	Downpayment assistance grants for homebuyers of newly constructed homes.
Mortgage Insurance	Insurance for home mortgages.
Extra Credit Teacher's Home Purchase Assistance (Extra Credit Teacher Program)	Provides up to 100% financing to eligible teachers, administrators and staff members working in low performing schools.
Preservation Opportunity Program	Supplemental financing for "at-risk" subsidized rental developments receiving bond financing from CalHFA.
Source: State of California, January 2009	

**Non-Profit Housing Organizations** - In addition to direct funding, Ojai has access to indirect resources through alliances with local non-profit housing organizations. The organizations most active in Ventura County include: (i) Area Housing Authority of Ventura County, a political subdivision of the State responsible for providing affordable housing through rent subsidy programs or by occupancy in one of its housing developments; (ii) Peoples' Self-Help Housing Corporation (PSHHC), a private non-profit housing developer providing design, implementation, technical assistance and property management of low-income ownership and rental housing; and (iii) Cabrillo Economic Development Corporation (CEDC), offering construction, property management, homeownership, counseling and community building services.

## C. Energy Conservation Opportunities

Energy efficiency is important not only for conserving natural resources, it has the added benefit of keeping incidental housing costs in check. It also has public policy ramifications relative to underwriting the cost of providing affordable housing. As noted in Section III and codified in Title 25, Section 6920 of the California Code of Regulations, utility expenses are part of the formula used in computing of maximum rents and sales prices that may be charged for housing that is made available to target income groups. High utility costs translate to lower rent and price thresholds, which in turn result in larger financial gaps between market rate and affordable housing. Simply put, as residential energy costs rise, housing affordability declines. As such, it is in the shared interest of the consumer and City to promote energy conservation. In this regard, there are three principal means by which to promote efficient use of energy resources: (i) building regulation; (ii) land use practice; and (iii) education and inducement.

**Building Regulation.** The City is subject to the California Building Code ("CBC") that establishes minimum standards for all classes of construction. A component of the state Building Code is Title 24 of the California Code of Regulations that prescribes minimum energy conservation features and requires the adoption of energy budgets for all new development. Beyond the requirements of Code (particularly in regard to existing homes), the City has the opportunity to promote energy conservation as a condition of receiving financial assistance for housing rehabilitation programs it may choose to underwrite. One such approach would be to employ the standards prescribed in the Code of Federal Regulations (24 CFR 39.7). Property improvements undertaken pursuant to 24 CFR 39.7 encompass: (i) exterior weatherization consisting of weather-stripping, caulking and water heater insulation blankets; (ii) interior weatherization consisting of attic insulation, duct wrap and flow restrictors for showerheads and sink aerators; (iii) energy-efficient retrofit consisting of water saver toilets, wall insulation, floor insulation, space conditioning equipment, set back thermostats, pipe insulation, electronic ignition of forced air furnaces and gas cooking appliances; and (iv) energy-efficient lighting.

**Land Use Practices.** The goal of promoting compact development and resulting efficiencies is very relevant in the Housing Element update, in particular, mixed-use development policies that foster smart growth principles by: (i) creating affordable housing near employment, thereby reducing automobile dependency; and (ii) concentrating growth in existing urbanized areas, thereby maximizing existing infrastructure. In the prior Housing Element cycle, the City advanced these principals by revamping the Village Mixed Use zone district to induce infill development. A companion effort is presently underway to develop Green Building Guidelines that promote sustainable designs and environmentally responsible construction. It is anticipated that the Guidelines will embody the principals of LEED (Leadership in Energy and Environmental Design) that promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality.

**Education and Inducement.** According to Southern California Edison, 44% of residential energy costs are attributed to heating and cooling systems, 33% is attributed to lighting and appliances, 14% is attributed to water heaters and 9% is attributed to refrigerators.

SCE further notes that residential consumers can realize significant savings by a variety of relatively simple practices including insulating water pipes, weather stripping, cleaning refrigerator coils, using compact fluorescent light bulbs, repairing leaky faucets, sealing heating and cooling ducts, servicing furnace filters and installing programmable thermostats. To both assist and incentivize consumers to conserve, SCE offers a variety of programs; most notable, energy audits, performance incentives, equipment rebates, design and construction assistance, and technical advice. With the recent advent of the Green Building initiative, the City has the opportunity to affirmatively further energy conservation education and avail its residents of programs available through SCE. In addition, the City can better leverage its own resources by including SCE incentives in housing rehabilitation programs it may choose to underwrite.

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## IV. CONSTRAINTS

In planning for the provision of housing, constraints to the development, maintenance and improvement of housing must be recognized, and jurisdictions must take appropriate steps to mitigate them where feasible. Local government cannot control many of these constraints, such as those related to general economic and market conditions, but others can be addressed. Potential constraints to housing are discussed below, and include governmental constraints and non-governmental constraints.

### A. Governmental Constraints

Governmental regulations, while intentionally controlling the quality of development in the community can also, unintentionally, increase the cost of development and thus the cost of housing. These governmental constraints include land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local development processing and permit procedures.

Land use controls may limit the amount or density of development, thus increasing the cost per unit. On-site and off-site improvements such as roads, traffic signals on adjacent streets, or sewer systems may increase an individual project's costs of development. Processing and permit requirements may delay construction, increasing financing and/or overhead costs of a development. The following describes potential governmental constraints, which may affect the supply and cost of housing in Ojai.

#### 1. Land Use Plans and Regulations

##### a. General Plan

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The land use element of the General Plan establishes the basic land uses and density of development within the various areas of the city. Under state law, the General Plan elements must be internally consistent and the City's zoning must be consistent with the General Plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the Housing Element.

The Land Use Element provides for five residential land use designations and three flexible designations, as shown in Table IV-1. The Special Housing Overlay (SPL) designation accommodates very-low- and low-income housing, as described in the following discussion of zoning regulations and in Program 6 in the Housing Action Plan (Chapter V).

**Table IV-1**  
**Residential Land Use Categories**  
**Ojai General Plan**

Designation	Maximum Density <sup>1</sup>
Very Low Density Residential	1 du/acre
Low Density Residential	2 du/acre
Medium Density Residential	4 du/acre
Medium High Density Residential	8 du/acre
High Density Residential	15 du/acre
Village Mixed Use	8 du/acre
Special Housing Overlay	No maximum
Specific Plan	Determined individually

#### b. Zoning Designations and Development Standards

As is typical for most California jurisdictions, Ojai has adopted a variety of development standards for all of its zone districts. These standards are codified in Title 10 of the Ojai Municipal Code and include requirements for lot area, off-street parking, lot coverage, density, building height and setbacks. Standards particular to residential construction are set forth in Table IV-2. With the exception of density and height limits (discussed below), the City's development standards are not dissimilar to those imposed in other Ventura County jurisdictions. Of the ten principal zone districts that allow residential construction, the Village Mixed Use (VMU) district provides the most flexibility.

**Table IV-2**  
**Residential Development Standards**

Zoning District	Minimum Lot Area (Sq.Ft.)	Building Setbacks	Intensity		Maximum Density (units/acre)	Height Limit
			Lot Coverage	FAR		
R-O-4	174,240	Varies	None	None	0.25	Two Stories
R-O-2	87,120	Varies	None	None	0.5	Two Stories
R-O-1	43,560	Varies	None	None	1	Two Stories
R-O-1/2	20,000	Varies	35%	None	2	Two Stories
R-O	12,000	Varies	35%	None	3	Two Stories
R-1	10,000	Varies	35%	None	4	Two Stories
R-2	10,000	Varies	35%	None	8.7	Two Stories
R-3	9,600	Varies	60%	None	14.5	Two Stories
R-S	9,600	Varies	60%	None	14.5	Two Stories
VMU	8,500	Varies	35%-70%	0.35-1.00	8	35 Feet
SPL Overlay	n/a	Varies	No limit specified	No limit specified	20	Two Stories <sup>1</sup>

Source: City of Ojai, Community Development Department, Title 10 (Zoning) of the Ojai Municipal Code.  
Notes:  
1. Reflects proposed Code amendment (see Program 6 in Chapter V, Housing Action Plan)

As shown in Table IV-2, height limits in the City's multiple-family zones are limited to two-story construction except in the VMU zone. Currently the zones other than VMU are also subject to a 30 foot height limit. The City is considering lowering the basic height limit to 25 feet, except for architectural features up to 30 feet, which may be approved through a design review process if determined to fit the neighborhood and not adversely impact adjoining properties. VMU is the only zone district that allows residential units and does not expressly limit the number of building stories. As noted in Program 6 (Chapter V), consultation with non-profit housing developers confirmed that affordable housing is feasible in Ojai within a two-story building envelope, therefore a two-story height limit would not pose an unreasonable constraint to meeting the City's affordable housing needs.

#### c. Provision of Housing for Lower-Income Households

Low-income housing can be accommodated in all zones permitting residential use, provided they meet site development standards. These may include multi-family units in residential or mixed-use zones, or second residential units that are permitted within all of the single-family residential zones. In order to expand opportunities for lower-income housing, the Special Housing Overlay (SPL) regulations were amended in the previous planning period to allow multi-family development by-right at a minimum density of 20 units/acre for sites within the SPL overlay (see also the sites inventory presented in Appendix B).

#### d. Special Needs Housing

Persons with special needs include those in residential care facilities, persons with disabilities, farm workers, persons needing emergency shelter or transitional living arrangements, and single room occupancy units. Many of these groups also fall under the category of extremely low-income households. The City's provisions for these housing types are discussed below.

- **Residential Care Facilities** – As defined in Section 10-2.3602 of the Ojai Municipal Code, the term "residential care home" means: "...a dwelling unit...which provides twenty-four (24) hour nonmedical care of unrelated persons who are in need of personal services..." and expressly include "...children's homes; transitional houses; orphanages; rehabilitation centers; and self-help group homes." While the City's Zoning Ordinance does not make expressed reference to shared living arrangements for disabled persons, such arrangements are clearly embodied within the definition of residential care homes. The Municipal Code allows residential care facilities for six persons or less as a permitted use in any residential zone in conformance with state law. Residential care facilities for seven or more persons are conditionally permitted in the R2 and R3 zones.
- **Housing for Persons with Disabilities** – Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such

accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The Building Codes adopted by the City of Ojai incorporate accessibility standards contained in Title 24 of the California Administrative Code. For example, apartment complexes of three or more units and condominium complexes of four or more units must be designed to accessibility standards. A Reasonable Accommodation Ordinance was also adopted in 2013 in conformance with state law.

- **Farm Worker Housing** –Housing for agricultural employees occurs in two types of settings: housing accommodations located on farmland that is exclusively for farmworkers; or traditional housing that is intended for lower-income households but is not restricted to farmworkers.

The majority of farm laborers in Ventura County are permanent non-migrant and seasonal workers. As such, the housing needs of farmworkers are primarily addressed through the provision of permanent affordable housing, such as apartments, lower-cost single-family homes, and mobile homes.

The state Employee Housing Act<sup>8</sup> regulates farmworker housing and generally requires that facilities with no more than 36 beds (as group quarters) or 12 separate units be treated as an agricultural land use that is not subject to any conditional use permit that is not required of other agricultural uses in the same zone. In accordance with state law, the Municipal Code was amended in the previous planning period to permit agricultural employee housing by-right in the Agriculture and Open Space zoning districts.

- **Emergency Shelters and Transitional/Supportive Housing** – An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis. Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Supportive housing has no limit on length of stay and includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

SB 2 of 2007 strengthened the requirements for local government regulations regarding emergency shelters and transitional/supportive housing. Unless a city has sufficient existing shelter facilities to accommodate its need, land use regulations must identify at least one zoning district where shelters are a permitted use (i.e., do not require a conditional use permit or other discretionary review). The Municipal Code was amended in the previous planning period to allow emergency shelters with up to 27 beds by-right in the Business Professional (BP) zone. This zone designation is the best suited to accommodate homeless facilities by virtue of the mixed uses it allows and its proximity to complimentary health care facilities. In addition, the BP zone allows the most intense development of all zone districts within the City with an allowable Floor Area Ratio (FAR) of 1.50 and overall lot coverage of 70%.

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<sup>8</sup> California Health and Safety Code Sec. 17021.5 and 17021.6

Additional shelter beds may be permitted in the BP subject to a conditional use permit. Small emergency shelters for up to six persons are permitted by-right in any residential zone.

The Municipal Code also specifies that transitional and supportive housing are residential uses subject to only those requirements that apply to other residential uses of the same type in the same zone.

### Off-Street Parking Requirements

As shown in Table IV-3, required off-street parking within multiple family zone districts range from two to three spaces per dwelling. Particularly noteworthy are the standards applicable to higher density rental units (i.e., 9+ units per acre) which require as many as two and one-half spaces per dwelling. In order to reduce potential constraints on affordable housing and housing for persons with special needs, the Municipal Code was amended in the previous planning period to allow reduced parking requirements for projects that include off-setting considerations such as restrictions on the number of vehicles that occupants may own, senior projects with alternative transportation options, etc.

**Table IV-3  
Residential Parking Requirements**

Unit Type	Zoning District			
	R-2	R-3	R-S	VMU
Duplex	2 covered spaces for each unit.			n.a.
Triplex	2 covered spaces for each unit.			n.a.
Condominiums	2 covered spaces plus 1 uncovered guest parking space for each dwelling unit.			n.a.
Multiple Units (4-8)	2 covered spaces for each unit, plus 0.5 uncovered guest parking space for each dwelling unit.			n.a.
Multiple Units (9+)	1.5 covered spaces for each dwelling unit plus 0.5 uncovered guest parking space for each 1 bedroom unit and 1 uncovered guest parking space for each dwelling unit containing 2 or more bedrooms.			n.a.
Mixed Use	n.a.			Determined by Design Review Permit
Senior Projects	1 space for each unit with half the spaces covered, plus 1 guest parking space for each 10 units.			n.a.

Source: City of Ojai, Community Development Department, Title 10 (Zoning) of the Ojai Municipal Code.

#### e. Second Units

Second units are attached or detached dwelling units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation, located on the same lot as the primary structure. The City permits the development of second units in all single-family residential zones. In order to encourage construction of additional second units, in the previous planning

period the Municipal Code was amended to eliminate the Design Review Permit requirement for new second units that do not involve two-story construction or the alteration of the second story of an existing two-story residence. In addition, the construction of second units is exempt from the requirements of the City's Growth Management regulations. The Code was also amended to allow *Home Splits*, the division of a single-family home of at least 2,000 square feet into two separate units without a Design Review Permit when the project does not involve two-story construction or the alteration of the second story of an existing two-story residence.

In 2013 the Code was also amended to create a program by which unpermitted units that existed prior to 2006 may obtain legal non-conforming status. These provisions will sunset on June 30, 2014.

#### **f. Mobile Homes and Manufactured Housing**

There is an economy of scale in manufacturing homes in a plant rather than on site, thereby reducing cost. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use, and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code.

The Municipal Code allows mobile homes and manufactured housing on permanent foundations as a single-family residential use in any zone where single-family homes are permitted. Mobile homes not on permanent foundations are permitted in the R-1 zone. Mobile home parks are a conditionally permitted use in all residential zones.

#### **g. Density Bonus**

Pursuant to state law (Government Code Sec. 65915 et seq.), cities and counties must provide a density increase up to 35% over the otherwise maximum allowable residential density under the zoning regulations and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. The Municipal Code was amended in conformance with state density bonus law in 2013.

#### **h. Growth Management Ordinance**

The City's Growth Management Ordinance (GMO) regulates residential construction through an annual permit allocation process. Similar traffic management-related policies are embodied in the Air Quality Element and Circulation Element of the City's General Plan and limit the amount and intensity of future development through the establishment of minimum acceptable traffic volumes. In 2013, the GMO was amended to exempt second units and home splits from the program. The GMO was also amended to eliminate the differentiation between single-family and multi-family allocation categories by consolidating these into a single permit allocation pool, and to establish a special pool to allow future use of unallocated units.

Current County policy passed in 1988 prohibits discretionary development that may add any unmitigable traffic on State Highway 33 through Casitas Springs during critical weekday commuter peak travel periods. This roadway segment has experienced unacceptable roadway service levels (Level of Service F) for several years and continues to worsen. Companion traffic management policies are embodied in the Circulation Element of the City's General Plan. Policies 1, 2 and 3 have direct impact on residential growth by limiting the amount and intensity of future development through the establishment of minimum acceptable traffic volumes. Separate yet related policies appear in the City's Air Quality Element and are translated in the form of a Growth Management Program.

(i) Residential Permit Allocations. Under the residential component of the Growth Management Program and enabling ordinances, residential construction is regulated through an annual permit allocation process. As shown in Table IV-4, annual allocations have consistently exceeded actual construction, resulting in a cumulative unused balance of 62 units. It is further noted that second dwellings and affordable housing projects are expressly exempt from the allocation process. Together, these factors provide evidence that the GMO does not impede housing production.

(ii) Permit Allocation Process. The process by which annual permit allocations are made is dictated by criteria specified in the City's Municipal Code. First and foremost, all projects for which GMO permits are sought must meet the following thresholds: (i) consistency with the City's General Plan and Zoning Ordinance; and (ii) availability of adequate public services and infrastructure. For projects meeting these baseline thresholds, the Planning Director is delegated authority to issue permits for single-family dwellings, while the Planning Commission is responsible for issuance of multiple-family permits. Single family permits are issued on a "first come, first served" basis, while multiple-family permits are allocated on a quarterly basis. When more projects are proposed than there are permit allocations available, the Municipal Code specifies preferences that guide the Planning Commission's allotments (e.g., infill development, project readiness, social balance, design excellence and environmental compatibility). Decisions of the Planning Director and Planning Commission are appealable to the City Council.

(iii) Project Exemptions. As previously noted, second dwellings and affordable housing projects are expressly exempt from the allocation process. This includes projects that qualify for a density bonus in accordance with Government Code Section 65915 and applicable regulations of the City (per Section 10-6.401(e) of the Zoning Ordinance).

**Table IV-4**  
**Growth Management Allocations 2008-2013**

Year	Allocations			Construction			Balance	
	Total	S.F.	M.F.	S.F.	M.F.	Exempt	S.F.	M.F.
2008	16	11	5	8	0	0	3	5
2009	16	11	5	4	0	0	7	5
2010	16	11	5	4	0	0	7	5
2011	16	11	5	6	0	0	5	5
2012	16	11	5	4	2	0	7	3
2013	16	11	5	6	0	0	5	5
<b>Total</b>	<b>96</b>	<b>66</b>	<b>30</b>	<b>32</b>	<b>2</b>	<b>0</b>	<b>34</b>	<b>28</b>

Sources:

1. Dwelling Unit Allocations: State Department of Finance, State of California, Population and Housing Estimates 1998-2005. Unit tabulations are based on Growth Management Ordinance formulas.
2. Actual Construction: Building Records, City of Ojai

## i. Building Codes

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic or topographic conditions and requires that local governments making changes or modifications in building standards must report such changes to the Department of Housing and Community Development and file an expressed finding that the change is needed.

The City's building codes are based upon the California Building, Plumbing, Fire, Mechanical, Electrical, Housing, Building Conservation and Energy Codes, and the International Property Maintenance Code. These are considered the minimum necessary to protect the public's health, safety and welfare. Although minor amendments have been incorporated to address local conditions, no additional regulations have been imposed by the city that would unnecessarily add to housing costs.

## 2. Residential Development Processing Procedures

State Planning and Zoning Law provides permit processing requirements for residential development. Within the framework of state requirements, the City has structured its development review process in order to minimize the time required to obtain permits while ensuring that projects receive careful review.

The City's permit process is codified in Title 10 of the Ojai Municipal Code and provides, in regard to residential projects, three levels of governmental review: (i) approvals by the Planning Director for Zoning Clearances and Minor Use Permits; (ii) approvals by the Planning Commission for Design Review and Conditional Use Permits; and (iii) approvals by the City Council when projects entail tentative maps, zone changes or other legislative acts. With the limited exception of single-family dwellings within the RO and R1 zone districts, all projects, at a minimum, are subject to Design Review.

**Design Review** – The City's Design Guidelines are codified in Article 20 of the Zoning Ordinance and provide objective and measurable criteria by which to evaluate projects. The Planning Commission is charged with the responsibility for administering the Design Guidelines and issuing relevant permits for all but the following types of development: (i) single-family dwellings limited to one story (including second units); and (ii) routine maintenance to all structures. The Design Review process entails discretion in the application of prescribed standards; however, decision-making authority is expressly limited to physical attributes of design as opposed to use or occupancy considerations. This intent is reinforced with measures included in Program 17.

**Permit Processing Time** - The time required to process discretionary land use applications has ranged from one to 33 months depending upon complexity, with an overall average of 19 months. The types of discretionary approvals vary from project to project but are typically processed concurrently, thereby improving overall time efficiency.

### **3. Development Fees and Improvement Requirements**

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and off-site improvement requirements are levied by the City (as well as other agencies) to cover processing costs, provide services and construct facilities such as utilities, schools and supporting infrastructure. These fees and public improvements are assessed through a pro rata share system based on the magnitude of the project's impact or the extent of benefit that will be derived. Table IV-5 summarizes typical fee assessments and exactions for a hypothetical 20-unit apartment project. Fees and exactions imposed on housing projects in Ojai are comparable to those charged elsewhere within the county.

**Table IV-5**  
**Summary of Development Fees**

Impact Fees	Unit Cost	Total Cost
Ojai Unified School District	\$3.20/sft	\$54,600
Traffic impact fees	\$430/unit	\$7,660
Flood Control Fees	\$2,400/Acre	\$2,400
Park Fees	\$70/Bedroom	\$2,800
Will Serve (Sanitary)	\$15,500/unit	\$76,620
Will Serve (Water)	Determined by District	
Public Improv. Fees	\$571/unit	\$11,420
Drainage Fees	\$1,052/unit	\$21,040
New Address Request	\$90/unit	\$240
In-Lieu Parking Fees	\$668/unit	\$13,360
<b>City Permit Fees</b>		
CEQA review (Mitigated Negative Declaration)	\$3,570	\$3,570
Design review	Included	Included
Building allocation	\$90/unit	\$920
Zoning clearance	\$ 90	\$32
Building & Grading Permits	\$5,606/unit	\$112,120
Staff costs	\$1,309	\$26,180
<b>Total Estimated Fees (including all non-City fees)</b>		
Estimated Total Cost	\$16,650	\$333,000
Assumptions: 20-unit apartment project that is consistent with zoning and development standards (avg. 2 bd., 1,000 sf/unit)		
Source: City of Ojai, 2013		

The total development fees identified in Table IV-5 represent the estimated fees to process and build a 20-unit apartment project. The City periodically evaluates the actual cost of processing the development permits when revising its fee schedule.

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. The City requires developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, recreational facilities and school sites, consistent with the Subdivision Map Act.

City standards for new streets and highways are as follows:

40 feet (curb-to-curb)

60 feet (total right of way)

The City's Capital Improvement Program (CIP) contains a schedule of public improvements including streets and other public works projects to facilitate the continued build-

out of the City's General Plan. The CIP helps to ensure that construction of public improvements is coordinated with private development.

Although development fees and improvement requirements increase the cost of housing, cities have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public improvements.

## B. Non-Governmental Constraints

### 1. Environmental Constraints

Environmental constraints include physical features such as steep slopes, fault zones, floodplains, sensitive biological habitat, and agricultural lands. In many cases, development of these areas is constrained by state and federal laws (e.g., FEMA floodplain regulations, the Clean Water Act and the Endangered Species Act, and the state Fish and Game Code and Alquist-Priolo Act). The City's land use plans have been designed to protect sensitive areas from development, and to protect public safety by avoiding development in hazardous areas. While these policies constrain residential development to some extent, they are necessary to support other public policies. The assumptions regarding future capacity for housing development described in Chapter III and Appendix B take these limitations into account.

### 2. Infrastructure Constraints

The infrastructure issues that most directly affect future housing development are water supply, wastewater treatment and roadway capacity. These issues are discussed below.

#### a. Water

Like all jurisdictions in Southern California, water supply is a serious concern in Ojai. According to the Ventura County Watershed Protection District, water demand in Ventura County has nearly tripled over the last 25 years, and is expected to double again by 2050. In addition, according to the U.S. Drought Monitor data provided by NOAA, the Ojai Valley is currently in a multi-year severe drought and has received only 43% of its average annual rainfall for this current water year.

Groundwater is the largest single source of water in Ventura County, and provides about 67% of the locally utilized water in the County. Agricultural demand accounts for 68% of the total demand for groundwater in the County<sup>9</sup>. Imported water from the State Water Project represents about one-quarter of Ventura County's total water supply, but under normal circumstances is only available in the southern and eastern portions of the county and does not contribute to water supplies in the City of Ojai.

The Golden State Water District ("GSWD") is an investor-owned public utility and operates the water system for the City of Ojai, part of the unincorporated area east of Ventura

<sup>9</sup>

[http://portal.countyofventura.org/portal/page/portal/PUBLIC\\_WORKS/Watershed\\_Protection\\_District/About\\_Us/VCWPD\\_Divisions/Water\\_and\\_Environmental\\_Resources/Groundwater\\_Resources](http://portal.countyofventura.org/portal/page/portal/PUBLIC_WORKS/Watershed_Protection_District/About_Us/VCWPD_Divisions/Water_and_Environmental_Resources/Groundwater_Resources)

and part of the Meiners Oaks community west of Ojai. In 2010, the total water supply conveyed by GSWC through the system to its customers was approximately 1,778 ac-ft/yr. (compared to 2,710 ac-ft/yr in 2005). Of this amount, 87% was from local water well extractions from the Ojai Valley Water Basin ("Ojai Basin") and the balance was purchased from Casitas Municipal Water District ("CMWD").

The EIR prepared in 2012 for the City's 2006-2014 Housing Element concluded that anticipated water supplies are adequate to serve the projected level of growth. However, continuation of the current drought could result in the need for additional measures to ensure adequate domestic water supply. It should be recognized that the City's obligations under state Housing Element law are to (1) provide adequate capacity in its land use plans and zoning regulations to accommodate residential development commensurate with the RHNA allocation; (2) analyze infrastructure limitations that could hinder development; and (3) identify potential methods for removing infrastructure constraints. Since other agencies have the primary authority for providing water, the City's power to address this issue is limited. Under state law, the RHNA allocations for the current (2014-2021) period are final and not subject to revision or further review. Program 1 in the Housing Action Plan (Chapter V) includes a commitment to work cooperatively with regional planning agencies in the preparation of future growth forecasts to ensure that the City's assigned share of housing need for the next planning cycle (expected to cover the 2021-2029 period) reflects infrastructure and resource limitations such as water supply.

#### **b. Wastewater**

Wastewater collection and treatment is provided to City residents by the Ojai Valley Sanitary District ("OVSD"). OVSD operates a sewage treatment plant with a rated capacity of 3.0 million gallons per day average dry weather flow ("GPD"). The EIR prepared in 2012 for the City's 2006-2014 Housing Element, which had a 17% higher total 4<sup>th</sup> Cycle RHNA allocation over the current (5<sup>th</sup> Cycle) RHNA of 371 units, concluded that the additional demand for wastewater treatment to serve the projected level of new housing development would not exceed OVSD's current capacity.

#### **c. Transportation**

Access to the Ojai Valley is severely constrained by the limited number of routes connecting the valley to surrounding areas, as well as the poor levels of service on State Highway 33, the main route in and out of the Ojai Valley, and significant physical and financial impediments to improving segments of this route. The EIR prepared in 2012 for the City's 2006-2014 Housing Element concluded that the additional traffic that would be generated by the projected level of new housing development would not exceed roadway capacity within the City of Ojai, but would cause a significant impact on SR-33 in the unincorporated Casitas Springs area to the southwest of the City. Under traffic-related policies in the City's General Plan, this situation poses a constraint on market-rate development. However, affordable housing projects, second units and special needs housing are expressly exempt from the City's traffic impact-related policies.

#### **d. Summary**

Water availability and roadway capacity pose the most significant potential impediments to future housing production in Ojai. While there are various strategies and

capital improvements that can help to mitigate these conditions, the cost and jurisdictional means of implementing these actions are not wholly within the City's control. This suggests a blended approach that matches capacity with low-impact development and programs that maximize opportunities through existing housing, while at the same time pursuing projects and partnerships that provide requisite capacity for managed growth. Toward that end, the following actions are included in Program 18 of the Housing Action Plan (Chapter V):

- Facilitate RHNA objectives through new construction projects in which the City retains a financial and/or real property interest to best control design, development and occupancy; gear housing production toward small unit sizes and transit-oriented occupants; institute job-based occupancy preferences to minimize commute traffic; promote programs that achieve affordability through existing housing.
- Work in partnership with GSWC, OBGMA, CMWD and the County of Ventura on the following initiatives: (i) develop a detailed hydrological model to more accurately predict the effects of drought, increased pumping, and new wells in the Ojai Basin; and (ii) participate in an inter-agency watershed management plan for the Ventura River Watershed to achieve an accurate accounting of supply and demand.
- Work in partnership with Caltrans and the County of Ventura on the following initiatives: (i) conduct updated traffic counts and create a new model for evaluating future growth impacts and mitigation measures that includes entirety of SR-33 within Ojai Valley; (ii) develop a fully integrated traffic management program with consistent policy application; and (iii) implement roadway improvements to improve traffic flow on SR-33 throughout the Ojai Valley.

### **3. Land and Construction Costs**

Land represents one of the most significant components of the cost of new housing. Changes in land prices reflect the cyclical nature of the residential real estate market. The housing market is now in a downturn similar to previous cycles in the early 1980s and early 1990s, and it is expected that recovery will occur and land prices will again rise, although the timing cannot be predicted with certainty. Current (2013) estimates of residential land cost range from \$300,000 to \$375,000 per acre.

Construction cost is affected by the price of materials, labor, development standards and general market conditions. The City has no influence over materials and labor costs, and the building codes and development standards in Ojai are not substantially different from most other cities in Ventura County. The City's Building and Safety Department estimates current (2013) construction costs to be approximately \$139 to \$167 per square foot for residential construction.

### **4. Cost and Availability of Financing**

Ojai is similar to most other communities with regard to private sector home financing programs. The recent crisis in the mortgage industry has affected the availability of real

estate loans, although for those homebuyers who can qualify, interest rates are at historic lows. Under state law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area ("redlining"). In monitoring new construction sales, re-sales of existing homes, and permits for remodeling, it does not appear that redlining is practiced in any area of the city.

## C. Fair Housing

The California Fair Employment and Housing Act: (i) prohibits discrimination and harassment in all aspects of housing including; (ii) requires housing providers to make reasonable accommodation for persons with disabilities; and (iii) prohibits retaliation against any person who has filed a complaint with the State. In furtherance of these provisions and anti-discriminatory practices in general, the City participates in fair housing initiatives including continued financial support of the Housing Rights Center; promotes equal opportunity for all residents; and provides, to the extent legally permissible, preferences to persons and households currently residing or employed in Ojai in regard to occupying new affordable housing.

## V. HOUSING ACTION PLAN

### A. Goals and Policies

Chapters II, III and IV of the Housing Element evaluate the City's housing needs, opportunities and constraints, while Appendix A presents a review of the previous element. This Housing Action Plan sets forth the City's goals, policies, and programs to address the identified housing needs and issues for the 2014-2021 planning period. Quantified Objectives for new construction, rehabilitation and conservation are also identified for this planning period.

The goals and policies that guide the City's housing programs and activities are as follows:

#### Adequate Housing Sites

**GOAL 1** *Dovetail the provision of affordable housing with overarching community objectives: low impact development, integration with community context and linking jobs with housing.*

**Policies:**

- H-1** *The City shall facilitate production of new affordable housing through direct involvement in the design-development process to best accomplish low-impact development principles.*
- H-2** *The City shall promote the preservation, conservation and conversion of existing housing as a means to satisfy existing and future housing needs through the inventory of housing that currently exists.*
- H-3** *The City shall work in partnership with water and transportation stakeholders to develop reliable data baselines, modeling methodologies, mitigation measures and policy parameters to maximum resource capacities.*

**Programs:**

**1. General Plan Update.**

General Plan law requires that all component elements, whether mandatory or optional, must be consistent with one another. A review of the current adopted General Plan reveals that baseline data relevant to air quality, water resources and traffic are outdated. If funding is available, the City will pursue a comprehensive General Plan update that addresses development constraints resulting from regional air quality, water quality, water supply and transportation issues. The City will also work cooperatively with regional planning agencies, including the Southern California Association of Governments, Ventura County Association of Governments, and the South

Coast Air Quality Management District, to ensure that future growth forecasts and housing needs assessments fairly reflect these environmental constraints.

## **2. Affordable Housing Covenants.**

The conversion of market rate units into affordable housing through a combination of acquisition, Section 8 property-based assistance and purchase of affordability covenants is expressly allowed by State Housing Element law for rental properties containing three or more units. In the 2000-2005 Housing Element cycle, the City helped finance the purchase of 15 units at a cost of \$300,000. According to preliminary analysis, there are 37 candidate properties totaling 279 multiple family units for which the purchase of affordable covenants and provision of project-based Section 8 rental assistance (in partnership with the Areawide Housing Authority) may be possible. Of this total, eight properties (50 total dwellings) consist of apartments between four and nine dwellings; 11 properties (157 total dwellings) consist of apartments with 10 or more dwellings; and 18 properties (72 total dwellings) consist of mixed-use projects. Housing Element law requires that the purchase of affordability covenants must be accomplished within the first two years of the Housing Element planning period. The City will explore the purchase of affordability covenants during the planning period commencing in October 2013, if funding is available.

## **3. Increase the Supply of Second Units.**

Second units provide an efficient method of expanding the supply of affordable housing for individuals and small families. The City will pursue a two-part strategy to encourage the development of new second units, as well as facilitate legalization of existing unpermitted second units.

A. New Second Units. The City has the land base to accommodate approximately 759 second dwellings under existing zoning and development standards. The existing baseline of second dwellings is unknown, but the untapped potential appears significant. Second units are deemed affordable to moderate-income households by design; as such, affordability covenants would not be required. Furthermore, second units are exempt from Growth Management and traffic impact policies. The objective for this program corresponds to the number of second dwellings that were constructed during the previous Housing Element cycle.

During the previous planning period, regulations were amended to exempt conforming second units from the Design Review Permit requirement. During the new planning period the City will consider additional amendments to second unit regulations to encourage construction of second units.

B. Second Unit Compliance. During the previous planning period, a numeric disparity in statistics was noted between the Ventura County Assessor and State Department of Finance, suggesting an undercounting of unpermitted dwellings in the City totaling more than 300 units. This anomaly was affirmed by members of the Housing Element Task Force and Ojai Board of Realtors, and

subsequently corroborated by the Ojai Valley Sanitary District ("OVSD"). In a one-year period ending June 30, 2011, OVSD identified 70 candidate properties within the City having second units connected to the sewer system without benefit of permits. Through an amnesty program implemented wholly independent of the City, OVSD legalized sewer connections for 52 residential dwellings. Drawing upon the experience of OVSD, in 2013 the City established a second unit compliance process by which owners of unpermitted second dwellings and guest houses can bring the units into legal non-conforming status, making such properties more marketable in exchange for counting the units against the City's RHNA goals. The program includes the following components:

- a. Incentivize participation by reducing or eliminating City fees, seeking fee concessions from other stakeholder agencies, and applying penalties after the compliance due date.
- b. The City will work, in coordination with other stakeholder agencies, to establish programs that promote code compliance and maintenance of the existing housing stock.
- c. Establish a period of participation in multiple phases of at least two years.

In order to encourage the provision of legal second units to the maximum extent feasible, it is the City's intent to make garage conversions eligible for legalization when all applicable requirements are met.

#### **4. Home Split Program.**

According to preliminary analysis, there are 264 candidate properties which may be suited for an internal division of space where the resulting configuration yields two dwelling units, each exceeding 640 square feet (which is the existing limit for conventional second units). These candidates consist of properties containing at least 1/2 acre, with an existing building footprint of at least 2,000 square feet and an underlying zone designation of R-0-1/2, R-0-1, R-0-2, and R-0-4. Home split units, like second units, are deemed affordable to moderate-income households by design.

During the previous planning period, regulations were amended to exempt conforming home splits from the Design Review Permit requirement and allow additions to accommodate additional kitchen and bathroom facilities, and established that home splits are exempt from the City's Growth Management Ordinance.

#### **5. VMU Mixed Use Zoning.**

Within the Village Mixed Use ("VMU") zone district, the City has the land base to accommodate between 91 and 345 additional residential dwellings. The low end of this range represents what can be accomplished under current zoning (taking into account a communitywide development intensity of 63%), while the higher number reflects density at 100% of the current permitted

amount (taking into account proposed adjustments in development standards that would maximize development potential). VMU dwellings are deemed affordable to moderate-income households by design; as such, affordability covenants are not deemed necessary.

During the previous planning period, VMU regulations were amended to provide less restrictive requirements for lot coverage and floor-area ratios (FARs) and flexible development standards including parking requirements. The implementing ordinance also included design guidelines for VMU projects.

## **6. Facilitate Affordable Housing Development.**

During the previous planning period, a Special Housing (SPL) zoning overlay was applied to eight sites comprising 14.23 net acres. The SPL Overlay allows affordable housing projects at a density of up to 20 du/acre through a ministerial design review permit process. Four of the eight properties are City-owned, and the City has been in discussions with People's Self-Help Housing regarding the feasibility of development of affordable housing on one or more of the City-owned sites. People's Self-Help Housing is particularly interested in assisting with the development of a housing project on Site 11, which is a City-owned property adjacent to the City's Public Works Department offices and equipment yard. City staff also encouraged the participation of the owners of the private properties considered for the SPL Overlay, and the privately-owned parcels in the SPL Overlay were included with the support of the property owners.

In discussions with both for-profit and non-profit developers, particular attention has been paid to the appropriate height limit required to facilitate affordable housing at a density of 20 units/acre. Conceptual plans for several projects presented to City staff and decision-makers indicate that multi-family development at this density can be accommodated within a two-story limit and would result in better compatibility with the existing fabric of the community. Two-story projects would also be less likely to generate community opposition, thereby enhancing the overall feasibility of affordable housing development over the long term.

During the planning period, the City will continue to work with housing developers to facilitate affordable housing development on SPL sites, and amend zoning regulations to facilitate development within a two-story building envelope. As part of the implementation of amendments to this program, City staff will also reassess the acreage and combination of SPL Overlay sites and make adjustments that may be appropriate to meet the goals of this program. For example, the net developable acreage for Site 11 was noted in the SPL Overlay as 0.87 acres because of potential slope and vegetation constraints; however, People's Self-Help Housing has evaluated this slope and believes that the developable acreage is closer to the property's gross acreage of 1.74 acres. As such, it would be appropriate to adjust upward the acreage of the SPL Overlay for this site. In addition, downward adjustments on other sites may also be appropriate while ensuring that the goals of this program are met in

conformance with the City's RHNA allocation. Specific objectives regarding the SPL regulations include the following:

- Revise Table 2-10 of Sec. 10-2.704 to more accurately reflect the net developable acreage for each site
- Revise SPL development standards to establish a two-story building envelope
- Amend Sec. 10-2.704(g)(2) to reflect applicable state density bonus law
- Incorporate the No Net Loss provisions of Government Code Sec. 65863
- Amend SPL development standards to provide an additional 5% bonus density incentive when parcels totaling at least 1 acre are consolidated into a single building site
- Revise the affordability provisions (currently 15% extremely low, 15% very low, 15% low and 20% moderate, with 30-50% senior) to 10% very low, 10% low and 5% moderate.

## **7. Commercial Mixed Use**

A number of commercially-zoned parcels in the City are underutilized or blighted. As a stimulus to revitalization of these parcels, the City will pursue the creation of a new overlay district (outside of the Village Mixed Use district) to expand development options for these properties to include mixed-use and live/work projects. In addition to its economic benefits, such an overlay would create additional opportunities for workforce housing.

## **8. Mortgage Assistance.**

The City will pursue state and federal mortgage assistance funding, to the extent assistance is available, to assist low- and moderate-income homebuyers or existing property owners to prevent foreclosure. Information will be provided on the City website and through flyers at other public locations.

## **Affordable Housing Supply**

**GOAL 2**      *To provide a continuing supply of affordable housing to meet the needs of existing and future Ojai residents in all income categories.*

**Policies:**

**H-4**      *The City shall adopt policies, programs and procedures to facilitate attainment of RHNA goals, with particular emphasis placed on the needs of persons and families of low and very-low income.*

**H-5**      *The City shall actively seek and formulate partnerships with for-profit and non-profit developers to produce affordable housing and provide assistance in support of project applications to achieve development objectives.*

**H-6**      *The City shall continue to support the Area Housing Authority of Ventura County in the provision of Section 8 rental assistance and shall seek to broaden the program to compliment other affordable housing initiatives (e.g., secondary dwelling production, project-based tenant assistance, etc.*

**Programs:**

**9. Inclusionary Housing.**

Inclusionary housing involves the reservation of a prescribed percentage of market rate dwelling units for target income households at affordable cost (or payment of affordable housing fees in lieu of on-site construction). Approximately one-third of all localities in the State employ local inclusionary policies.

It is recognized that the courts have imposed restrictions on some aspects of inclusionary zoning regulations (e.g., the Palmer and Patterson decisions), and that the state legislature may consider amendments to existing law in response to court rulings; therefore, it is the intent of this program to comply with applicable law as may be in effect at the time such an ordinance is proposed.

During the planning period, the City will consider adoption of an amendment to the Zoning Ordinance to establish a 15% inclusionary requirement on new residential construction. This percentage is consistent with requirements typically employed in other jurisdictions with inclusionary policies; and assures the production of affordable housing regardless of density. In addition, all inclusionary units would be subject to the occupancy preference requirements. To moderate the effect inclusionary requirements might have on overall housing production, the following actions shall be implemented: (i) exempt second units, split home units, small VMU mixed-use units (with a maximum of 640 square feet) and single-family homes developed on a single parcel of record; (ii) provide for density bonuses in accordance with the City's density bonus regulations; and (iii) exempt all inclusionary affordable housing units from growth and traffic management requirements which are constructed on-site.

**10. Capacity Preservation.**

In order to preserve the City's future capacity for residential development, the City will continue to enforce the Zoning Ordinance adopted in the prior planning period requiring that existing residential development potential be preserved by prohibiting downzoning or requiring the payment of in-lieu fees based on an inclusionary housing factor of 15%.

**11. Density Bonus.**

As an inducement to produce housing that is affordable to low- and moderate-income groups, the City will continue to implement density bonus provisions consistent with State law.

## 12. Public-Private Partnerships.

The development of affordable housing, particularly for extremely-low- and very-low-income households, as well as populations with special needs, generally requires collaboration among multiple parties (e.g., developers, non-profit housing sponsors, local government, etc.). In this regard, the City's contribution can take a number of forms: (i) assisting in the review and preparation of concept drawings; (ii) analyzing development proformas and identifying gap financing; (iii) fast-tracking the environmental review and entitlement permit process; (iv) utilizing the City's police powers to provide appropriate land use and zoning; (v) supporting applications submitted to funding agencies; and (vi) providing direct financial or development assistance when feasible. Recognizing the collaborative nature of affordable housing development, the City shall undertake the following actions:

- a. Proactive Participation. The City shall continue its participation in the County CDBG Program and similar collaborative efforts to affirmatively further emergency shelter, transitional housing, single room occupancy units, shared living arrangements, supportive services and congregate housing needs outlined in the Consolidated Plan; actively engage non-profit housing sponsors and private property owners in implementing affordable housing strategies outlined under "Adequate Housing Sites;" notify and offer all reasonable assistance to facilitate the development of affordable housing consistent with the General Plan and Housing Element, with particular emphasis on the needs of extremely-low- and very-low-income households and associated special needs population segments (e.g., farmworkers, disabled, etc.).
- b. Resource Development. To augment local funding sources, the City shall: (i) actively pursue grant and loan funding to finance the various housing initiatives listed in the Housing Element; (ii) work cooperatively with for-profit and non-profit housing sponsors to leverage resources (e.g., State and Federal tax credits); (iii) continue participation in the HOME Consortium and CDBG Urban County programs and actively pursue funding for projects; (iv) assist with site identification and support applications for funding for farmworker housing such as the Joe Serna Jr. Farmworker Housing Grant Program; and (v) evaluate and implement other local funding options if deemed feasible. Funding assistance and regulatory incentives will prioritize multi-family and supportive housing developments that include units for extremely-low-income households.
- c. Public Outreach. No less often than once each year, the City shall conduct a noticed meeting to assess housing performance in connection with the planning report required by California Government Code Section 65400. As part of the annual review process, the City shall promote the availability of housing assistance

programs and notify non-profit housing sponsors and private developers of opportunities in implementing affordable housing strategies outlined under "Adequate Housing Sites." Notice, at a minimum, shall be furnished to the People's Self Help, Cabrillo Economic Development Corporation (CEDC), Area Housing Authority of Ventura County, Ventura County Tri-Counties Regional Center. No less than once a year, the meeting and relevant programs will be advertised in a newspaper of general circulation and posted on the City's official website.

## Housing Impediments

**GOAL 3** *To remove impediments to the provision of affordable housing and provide reasonable accommodation for persons with disabilities.*

**Policies:**

**H-7** *The City shall accommodate the full spectrum of housing types in its land use regulations including, but not limited to, mixed-use developments, rental and co-op housing, secondary dwellings, in-fill development and special needs housing (e.g., SROs, group homes and congregate living).*

**H-8** *The City shall periodically evaluate and adjust its regulations, ordinances and development fees to ensure that they do not unduly constrain housing production; new regulatory proposals shall be evaluated for compliance with this policy in advance of adoption.*

**H-9** *The City shall encourage the construction or conversion of emergency shelters, transitional housing and single room occupancy units to meet the needs of the homeless population and shall likewise facilitate development of group homes, congregate care facilities and independent living units for persons with disabilities.*

**Programs:**

### 13. Housing for Persons with Special Needs.

Certain segments of the population have traditionally experienced a more difficult time finding decent, affordable housing due to special circumstances particular to these groups. Those segments possessing special needs, as defined in California Government Code Section 65583(a)(6), consist of "...the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter."

The City will continue to implement land use regulations as amended during the previous planning period to minimize potential constraints to special needs housing. The City will seek state and federal grants as they become available, offer regulatory incentives, contact supportive housing developers and partner

with the Tri-Counties Regional Center to facilitate development of supportive housing for persons with disabilities, including developmental disabilities.

#### **14. Reasonable Accommodation for Persons with Disabilities.**

At the request of a person with a disability, local jurisdictions and housing providers must make reasonable accommodations in rules, policies, practices or services when these accommodations may be necessary to afford a disabled person equal opportunity to use and enjoy a dwelling. A housing provider must allow a person with a disability (at the tenant's expense) to reasonably modify existing premises if the modifications are necessary to afford the disabled person full enjoyment of the premises. The Zoning Ordinance was amended during the prior planning period to establish procedures for reviewing and approving requests for reasonable accommodation. The City will continue to enforce the provisions of the ordinance, including: (i) an abbreviated ministerial procedure with minimal processing fee, expressly designed to accommodate reasonable exceptions in zoning and land use for housing for persons with disabilities; (ii) information on the rights of the disabled shall be disseminated on the website and in public places; and (iii) the adaptive retrofit program to underwrite the expense of modifying dwellings to accommodate the needs of persons with disabilities, to the extent grant funds are available.

#### **15. Homeless Population.**

In conformance with Senate Bill 2 of 2007, the City will continue to implement Zoning Ordinance provisions as amended during the previous planning period to facilitate the provision of emergency shelters, transitional housing and supportive housing consistent with the California Health and Safety Code, including: (i) acknowledge that transitional and supportive housing are considered a residential use of property subject only to those restrictions that apply to other residential dwellings of the same type in the same zone; (ii) allow residential care homes (inclusive of emergency and transitional shelters) serving six or fewer clients as a permitted use in all residential zone districts; (iii) allow residential care homes (inclusive of emergency and transitional shelters) serving more than seven clients within medium- and high-density residential zones (R-2 and R-3) by Conditional Use Permit; (iv) enforce objective management and development standards consistent with the provisions of Government Code Section 65583(a)(4); and (v) maintain the Emergency Shelter Overlay Zone ("ESOZ") on all commercially zoned land with a BP (Business Professional Commercial) designation.

#### **16. Growth Management Ordinance.**

The City's Growth Management Ordinance (GMO) addresses air quality as a resource constraint and regulates residential construction through an annual permit allocation process. Companion traffic management policies are embodied in the Circulation Element of the City's General Plan and limit the amount and intensity of future development through the establishment of minimum acceptable traffic volumes. The City will continue to implement the

provisions of the GMO, which was amended during the previous planning period to: (i) broaden the list of exemptions to include split homes and small VMU units; (ii) remove the differentiation between single-family and multi-family permit allocation categories and consolidate these into a single permit allocation pool; (iii) create a Special Project Pool into which unallocated annual permits are allowed to accumulate and be applied toward projects designated by the City Council; (iv) make explicit that project exemptions include housing for persons and families of moderate income; (v) remove ambiguity (insofar as possible) in the criteria used in the award of allocations for multiple-family housing; and (vi) clarify that preferences will only be used to rank order competing applications for multiple-family allotments and not as a basis of project denial.

## **17. Resource Constraints.**

Water availability and roadway capacity pose potential impediments to housing production. In conjunction with updating the General Plan, the City's Environmental (CEQA) Guidelines shall be revised to impose a significance threshold that is linked to the Growth Management Ordinance. The environmental threshold shall apply to all non-exempt discretionary projects which entail the construction of new residential units in excess of the cumulative unused allocation of permits under the Growth Management Ordinance during the planning horizon of the Housing Element commencing in 2014 and ending in 2021. Exempt projects are expressly limited to dwellings for which permits and approvals are lawfully obtained. All other non-exempt discretionary projects shall be subject to the following provisions:

- a. An initial study and requisite environmental documentation shall be prepared to determine the availability of sufficient water resources and roadway capacity to accommodate the project within safe yields and acceptable levels of service.
- b. In the absence of conclusive evidence that adequate water resources and road capacity are available to accommodate the project, a Water and Traffic Management Plan shall be required for each such project that fully mitigates the impacts upon water and roadway capacity.
- c. Where resource impacts cannot be mitigated through reasonable and feasible measures, the resulting impact shall be deemed to be significant and unavoidable. In such cases, the project shall either be denied or the City may override the impact, at its discretion, with overriding considerations.

In order to minimize the impact of water supply and roadway capacity constraints on future housing supply, the City will take the following actions:

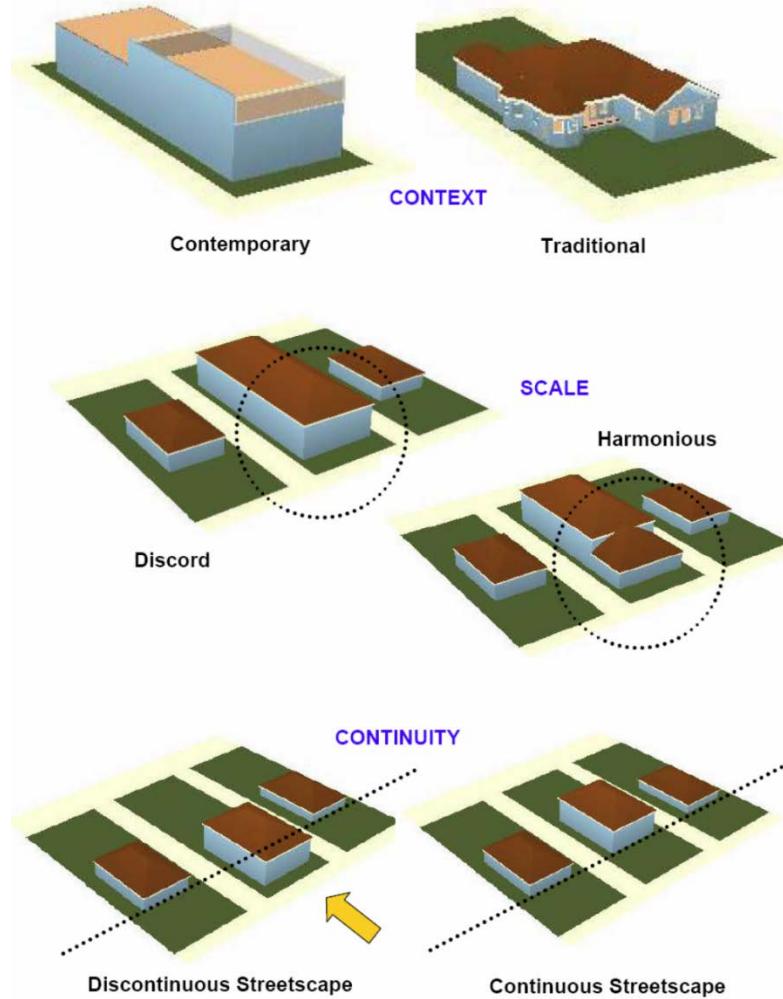
- Facilitate RHNA objectives through new construction projects in which the City retains a financial and/or real property interest to best control design, development and occupancy; gear housing production toward small unit sizes and transit-oriented occupants; institute job-based occupancy

preferences to minimize commute traffic; promote programs that achieve affordability through existing housing.

- Work in partnership with GSWC, OBGMA, CMWD and the County of Ventura on the following initiatives: (i) develop a detailed hydrological model to more accurately predict the effects of drought, increased pumping, and new wells in the Ojai Basin; and (ii) participate in an inter-agency watershed management plan for the Ventura River Watershed to achieve an accurate accounting of supply and demand.
- Work in partnership with Caltrans and the County of Ventura on the following initiatives: (i) conduct updated traffic counts and create a new model for evaluating future growth impacts and mitigation measures that includes entirety of SR-33 within Ojai Valley; (ii) develop a fully integrated traffic management program with consistent policy application; and (iii) implement roadway improvements to improve traffic flow on SR-33 throughout the Ojai Valley.

#### **18. Design Review.**

Design guidelines are codified in Article 20 of the City's Zoning Ordinance and provide objective and measurable criteria by which to evaluate projects. The Planning Commission is charged with the responsibility for administering the Design Guidelines and issuing relevant permits for all but the following types of development: (i) single-family dwellings limited to one-story (including second units); and (ii) routine maintenance to all structures. The Design Review process entails discretion in the application of prescribed standards; however, decision-making authority is expressly limited to physical attributes of design as opposed to use or occupancy considerations. During the previous planning period, the City amended the Municipal Code to provide more definitive criteria by which to objectively evaluate and render decisions. Examples include graphics to illustrate the intent behind the Guidelines such as compatibility with the scale as shown below:



## Conservation and Rehabilitation

**GOAL 4** *To maintain and enhance the quality of existing housing and residential neighborhoods in Ojai.*

**Policies:**

- H-10** The City shall promote the cooperative repair, rehabilitation and improvement of residential structures that are substandard or in disrepair; resources shall be targeted to facilitate attainment of Housing Element goals and address properties and occupants of greatest need.
- H-11** The City shall require replacement of dwellings that are occupied by, and affordable to, target income groups and removed from the housing inventory due to demolition or conversion; exceptions shall be granted for owner-occupied dwellings and non-conforming uses.

**H-12**

*The City shall encourage energy efficient construction in all new and rehabilitated dwelling units and actively promote sustainable construction.*

**Programs:****19. Retention of Affordable Units.**

Preservation of existing affordable housing is a high priority for the City, particularly rental units that encompass the majority of substandard housing. To facilitate the preservation and improvement of these units, the following actions shall be implemented: (1) continue the City's housing rehabilitation loan program but selectively target assistance to dovetail with code compliance efforts; (ii) continue participation and support of the Section 8 Rental Assistance (Voucher) Program administered through the Area Housing Authority of Ventura County; and (iii) continue financial support of the Community Assistance Program-Rental Subsidy Lease Assistance Loan and Grant Program administered by Help of Ojai.

**20. Anti-Displacement.**

Previous studies of development trends within the City's Village Mixed Use district noted that the majority of new projects entailed the reuse, recycling or expansion of existing developed properties, resulting in the loss of dwelling units. To moderate these trends and the consequence of displacement, the City's Zoning Ordinance was amended in 2013 to institute a replacement housing requirement for the demolition, removal or conversion of housing that is occupied by and affordable to target income households with the following exceptions: (i) exempt the removal/demolition of single family homes on a single parcel of record; and (ii) exempt the removal/demolition of non-conforming uses. The City will continue to enforce these provisions in order to facilitate the preservation of existing housing.

**21. Sustainability.**

Energy efficiency is important not only for conserving natural resources, it has the added benefit of keeping incidental housing costs in check. It also has public policy ramifications relative to underwriting the cost of providing affordable housing. High utility costs translate to lower the rent and price thresholds, which in turn result in larger financial gaps between market rate and affordable housing. Simply put, as residential energy costs rise, housing affordability declines. As such, it is in the shared interest of the consumer and City to promote energy conservation. In furtherance of these objectives, the following actions shall be implemented: (i) continue to collect, maintain and disseminate information from the Southern California Edison Company ("SCE") to encourage existing residents to participate in energy efficiency retrofit and rebate programs; (ii) incorporate energy conservation measures and financial incentives from SCE into the City's housing rehabilitation assistance program; (iii) continue to implement "Green Building" guidelines, embodying LEED (The Leadership in Energy and Environmental Design) and "Complete Streets"

principles that promote sustainable designs and environmentally responsible construction; and (iv) devise incentives, in consultation with stakeholders, to encourage compliance with the "Green Building" guidelines.

## Equal Housing Opportunities

**GOAL 5** *To affirmatively further fair housing and assure equal access to sound, affordable housing for all persons regardless of race, creed, age or sex.*

**Policies:**

**H-13** *The City declares that all persons regardless of race, creed, age, physical disability or sex shall have equal access to sound and affordable housing pursuant to State and Federal laws.*

**H-14** *The City will actively promote enforcement of fair housing laws and continue its support of non-profit organizations that provide housing and other assistance to special needs groups in Ojai (e.g., homeless, disabled, etc.) and*

**H-15** *The City shall promote integration of all economic and population segments in each residential project; however, it is recognized that scales of economy and management efficiencies require that certain projects are made exclusive to target groups.*

**Programs:**

**22. Fair Housing.**

The California Fair Employment and Housing Act: (i) prohibits discrimination and harassment in all aspects of housing including; (ii) requires housing providers to make reasonable accommodation for persons with disabilities; and (iii) prohibits retaliation against any person who has filed a complaint with the State. In furtherance of these provisions and anti-discriminatory practices in general, the following actions shall be implemented: (i) continue regional participation in fair housing initiatives including continued financial support of the Housing Rights Center; (ii) promote equal opportunity for all residents and embody affirmative marketing and anti-discrimination clauses in all affordable housing agreements; and (iii) provide, to the extent legally permissible, preferences to persons and households currently residing or employed in Ojai in regard to occupying new affordable housing.

**23. Information and Referral.**

The California Government Code expressly requires that diligent efforts be made to engage the public in the process of preparing and adopting Housing Elements. In furtherance of this mandate, the following actions shall be implemented: (i) continue to collect, maintain and disseminate information from the County, Housing Authority and State Department of Equal Housing and Employment regarding housing and tenant rights; and (ii) notify the

California Department of Housing and Community Development, People's Self Help, Cabrillo Economic Development Corporation (CEDC), Area Housing Authority of Ventura County, Ventura County Tri-Counties Regional Center and all others expressly requesting to receive notice prior to amending or updating the Housing Element.

## B. Quantified Objectives

The City's quantified objectives for new construction, rehabilitation and conservation are presented in Table V-1.

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**Table V-1**  
**Quantified Objectives 2013-2021**

	Income Category					
	Ex. Low	V. Low	Low	Mod	Upper	Totals
New Construction	44	43	59	70	155	371
Rehabilitation		TBD based on funding availability				TBD
Conservation*	-	-	-	-	-	-

\* As discussed in Chapter II, there are no assisted units at risk during this planning period.

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## **Appendix A**

### **Evaluation of the 2008-2014 Housing Element**

Section 65588(a) of the Government Code requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review the housing goals, policies, and programs of the previous housing element and evaluates the degree to which these programs have been implemented during the previous planning period. The findings from this evaluation have been instrumental in determining the City's 2014-2021 Housing Action Plan (Chapter V).

Table A-1 summarizes the programs contained in the previous Housing Element along with the source of funding, program objectives, and accomplishments.

Table A-2 presents the City's progress in meeting the quantified objectives from the previous Housing Element.

**Table A-1**  
**Housing Element Program Evaluation 2008-2013**

Program	Program Objectives	Schedule	Funding Source	Responsible Entity	Accomplishments
1. General Plan Update	Amend General Plan Land Use Element & Zoning Ordinance	2012-2013	State Planning & Infrastructure Grants	Community Development Department	The City adopted the 2006-2014 Housing Element on October 9, 2012. No other elements have been updated. City staff are ensuring that new development and redevelopment comply with the applicable regulations and performance criteria set forth in NPDES Permit No. CAS004002, Order No. 09-0057.
2. Affordable Housing Covenants	Identify Sites and Explore Replacement Funds to Supplement Tax Increment	2012-2013	Tax Increment Housing Set-aside Funds (If Available)	Community Development Department	The City adopted the 2006-2014 Housing Element on October 9, 2012. Due to the date of this adoption, the City was unable to utilize this program in the 2006-2014 Housing Element cycle. However, the 2006-2014 Housing Element retained this program, discussed candidate properties for this program, and noted that the purchase of affordability covenants would occur during the 2014-2012 Housing Element planning period.
3. Second Units	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department	This program was implemented through a revision to the City's Zoning Code. Ordinance No. 826, which was adopted by the City Council on May 28, 2013. The implementing Ordinance set forth design standards, which when met, provided for an exemption from a Design Review Permit requirement. The Ordinance and companion resolution (City Council Resolution 13-14) set forth the City's Second Unit Amnesty Program, which provided for modifications to the City's development standards for second residential units as well as reduced fees. Since implementation of this program, the City has received substantial interest from applications in the program and has approximately 6 interested parties. The City is also in the process of establishing an ombudsman program to assist applicants in determining if they would be eligible for this program and generating an estimate of the costs involved in bringing the second units up to the applicable code requirements.
4. Home Split	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department	This program was implemented through Ordinance No. 826, which was adopted by the City Council on

**Table A-1**  
**Housing Element Program Evaluation 2008-2013**

Program	Program Objectives	Schedule	Funding Source	Responsible Entity	Accomplishments
					May 28, 2013. The implementing Ordinance set forth design standards, which when met, provided for an exemption from a Design Review Permit requirement. The implementation program also provided for additions to accommodate additional kitchen and bathroom facilities, and established that home splits are exempt from the City's Growth Management Ordinance.
5. VMU Mixed Use Zoning	Amend Zoning Ordinance	2012-2013	Tax Increment Housing Set-aside Funds (If Available) and General Fund	Community Development Department	This program was implemented through Ordinance No. 826, which was adopted by the City Council on May 28, 2013. The implementing Ordinance provided for less restrictive requirements for lot coverage and floor-area ratios (FARs) and flexible development standards including parking requirements. The implementing ordinance also included design guidelines for VMU projects.
6. Demonstration Projects	Actively Engage in Design-Development Process, Rezone Priority Sites and Develop Projects	2012-2013 (Complete Rezoning of Priority Sites by 12-31-12)	Tax Increment Housing Set-aside Funds (If Available) and State Grants	City Manager's Office	This program and the related Program 7 were implemented through a revision to the City's Zoning Code. Ordinance No. 827, which was adopted by the City Council on May 28, 2013, applied the Special Housing (SPL) Overlay to eight sites comprising 14.23 acres. The SPL Overlay allows affordable housing projects at a density of up to 20 du/acre to be considered through a ministerial permit process, as long as certain design standards are met. Four of the eight properties are City-owned, and the City has been in discussion with People's Self-Help Housing regarding the potential development of affordable housing on one or more of the City-owned sites. People's Self-Help Housing is particularly interested in assisting with the development of a housing project on Site 11, which is a City-owned property adjacent to the City's Public Works Department offices and equipment yard. City staff also encouraged the participation of the owners of the private properties considered for the SPL Overlay, and the privately-owned parcels in the SPL Overlay were included with the support of the property owners.

**Table A-1**  
**Housing Element Program Evaluation 2008-2013**

Program	Program Objectives	Schedule	Funding Source	Responsible Entity	Accomplishments
7. Senior Housing	Engage in Design-Development Process, Rezone Priority Sites	2012-2013 (Complete Rezoning of Priority Sites by 12-31-12)	Tax Increment Housing Set-aside Funds (If Available) State/Federal Sources	City Manager's Office	Combined with Program 6. Refer to the accomplishments discussion for Program 6, above.
8. Mortgage Assistance	Research Legislation, Seek Grant Funds and Develop Program	2012-2013	Tax Increment Housing Set-aside Funds (If Available) State/Federal Sources	City Manager's Office	Due to the loss of Redevelopment Housing funds, the City was unable to utilize this program thus far in the 2006-2014 Housing Element cycle. However, the 2014-2021 Housing Element Update retains this program and anticipates pursuing funds for mortgage assistance during the 2014-2012 Housing Element cycle.
9. Amnesty Program	Finalize and Implement Program Guidelines in Consultation with Stakeholder Agencies	2012-2013	CDBG, HOME and Tax Increment Housing Set-aside Funds (If Available)	City Manager's Office	Discussed above under the accomplishments of Program 3.
10. Inclusionary Housing	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department	This program will remain in the 2014-2021 Housing Element update, and implementation will be undertaken following the adoption of the update. Work on the implementation of this program was deferred to allow staff and the 2014-2021 Housing Element consultant to address concerns raised by the public regarding inclusionary requirements for rental housing outside of the Redevelopment Area, given recent case law including the Palmer decision (Palmer/sixth Street Properties, L.P. v. City of Los Angeles (2009)).
11. Capacity Preservation	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department	This program was implemented through Ordinance No. 828, which was adopted by the City Council on June 11, 2013. The implementing Ordinance set forth replacement housing requirements to preserve residential development potential.
12. Density Bonus	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department	This program was implemented through Ordinance No. 828, which was adopted by the City Council on June 11, 2013. The implementing Ordinance updated the City's Density Bonus provisions to reflect current State Density Bonus law requirements and provisions.
13. Public-Private	Formulate Partnerships to	Ongoing	General Fund	City Manager's Office	This is an on-going effort. As discussed under the

**Table A-1**  
**Housing Element Program Evaluation 2008-2013**

Program	Program Objectives	Schedule	Funding Source	Responsible Entity	Accomplishments
Partnerships	Facilitate Goal Attainment				accomplishments for Program 6 above, the City applied the SPL Overlay to four City-owned parcels, and has been in discussion with People's Self-Help Housing regarding public-private partnerships for affordable housing developments on one or more of the City-owned sites. Public outreach efforts and outreach to housing agencies and advocacy groups has been maintained through notices of upcoming workshops on the 2014-2021 Housing Element update.
14. Housing Accommodation	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department	This program was implemented through Ordinance No. 828, which was adopted by the City Council on June 11, 2013. The implementing Ordinance updated the City's regulations and permit requirements for special needs housing projects to be consistent with State law.
15. Persons with Disabilities	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department	This program was implemented through Ordinance No. 828, which was adopted by the City Council on June 11, 2013. The implementing Ordinance updated the City's regulations and permit requirements for housing projects for the disabled including establishing provisions for reasonable accommodations to be made.
16. Homeless Population	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department	This program was implemented through Ordinance No. 828, which was adopted by the City Council on June 11, 2013. The implementing Ordinance updated the City's regulations and permit requirements for the homeless population, including provisions for emergency shelters, residential care homes, and transitional and supportive housing.
17. Growth Management Ordinance	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department	This program was implemented through Ordinance No. 828, which was adopted by the City Council on June 11, 2013. The implementing Ordinance updated the City's regulations regarding its residential growth management ordinance to broaden the list of exemptions to include split homes and small Village Mixed Use (VMU) units, to remove the differentiation between single-family and multi-family allocations, and to create a special

**Table A-1**  
**Housing Element Program Evaluation 2008-2013**

Program	Program Objectives	Schedule	Funding Source	Responsible Entity	Accomplishments
					carry-over pool for unused allocations.
18. Resource Constraints	Amend CEQA Guidelines	2012-2013	General Fund	Community Development Department	This is an on-going effort with implementation tied to additional resource and constraints studies and a future update of the City's General Plan. In the meantime, projects will continue to be reviewed with respect to supporting studies of traffic and water resources.
19. Design Review	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department	Additional guidance for design review has been included as design guidelines for new residential projects. Design guidelines were included in both Ordinance No. 826 and Ordinance No. 827, which were adopted by the City Council on June 11, 2013.
20. Retention	Continue Financial Support of Housing Rehabilitation Loan Program	Ongoing	CDBG & HOME	City Manager's Office	This is an on-going effort. The City will continue to cooperate with the Area Housing Authority of Ventura County and Help of Ojai to make funding for housing rehabilitation and community assistance available.
21. Anti-Displacement	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department	This program was implemented through Ordinance No. 828, which was adopted by the City Council on June 11, 2013. The implementing Ordinance updated the Zoning Code to provide provisions for replacement housing in the event of displacement.
22. Sustain-ability	Amend Zoning Ordinance	2012-2013	General Fund	Community Development Department	Ordinance No. 828, which was adopted by the City Council on June 11, 2013, included new guidance for incorporation of green (Complete) streets features. Ordinance No. 827, adopted by the City Council on June 11, 2013, required green building features for housing projects.
23. Fair Housing	Continue Financial Support of Regional Fair Housing Program	Ongoing	CDBG	City Manager's Office	This is an on-going effort. The City will continue its participation in fair housing initiatives and promotion of equal opportunity and anti-discrimination practices.
24. Information and Referral	Outreach and Public Participation	Ongoing	General Fund	Community Development Department	This is an on-going effort. Public outreach efforts and outreach to housing agencies and advocacy groups has been maintained through notices of upcoming workshops on the 2014-2021 Housing Element update.

**Table A-2**  
**Progress in Achieving Quantified Objectives 2008-2013**

Program Category	Quantified Objective	Progress
<b>New Construction*</b>		
Extremely Low	45	0
Very Low	45	0
Low	64	5
Moderate	77	21
Above Moderate	49	12
Total	279	38

\*Quantified objective and progress for new construction reflect units built 2006-2012, per the previous RHNA cycle  
Source: City of Ojai, 2013

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## **Appendix B Residential Land Inventory**

State law requires the Housing Element to include an inventory of vacant or underutilized sites with the potential for residential development during the planning period. The assumptions and methodology for the residential land inventory are provided below and summarized in Tables B-1 through B-3.

### **1. Vacant and Underutilized Sites**

Tables B-2 and B-3 summarize vacant and underutilized parcels designated for residential development. During the previous planning period, the Municipal Code was amended to apply an "SPL Overlay" to eight sites listed in Table B-2 and shown in Figure B-1. The SPL overlay allows multi-family development by-right at a density of 20 units/acre. The estimated realistic capacity of the SPL sites is 176 units, which are allocated to the lower-income categories based on the state "default density." Of the eight sites, four are City-owned, and the City has been actively exploring affordable housing development opportunities on these sites with developers.

Table B-3 shows other residential sites with potential for development of moderate- and above-moderate-income housing during the current planning period. The capacity of these sites exceeds the RHNA allocation in the moderate and above-moderate categories.

### **2. Second Residential Units and Home Splits**

The Municipal Code allows 2<sup>nd</sup> units in single-family residential districts, pursuant to state law. During the previous Housing Element cycle approximately seven second units were approved. In 2013 the Municipal Code was amended to establish a Second Unit Compliance Program that provides an opportunity for property owners to legalize unpermitted second units. It is anticipated that this program will encourage owners of unpermitted second units to upgrade non-conforming units thereby providing additional affordable housing opportunities in the planning period.

The Municipal Code was also amended to implement a "Home Split" program, which allows owners of single-family dwellings of at least 2,000 square feet on lots of at least one-half acre to divide the home into two units without discretionary review.

It is anticipated that these programs will result in at least 9 additional 2<sup>nd</sup> units and 9 home splits during the 2014-2021 planning period, of which a total of 8 units would be expected to be affordable to lower-income persons.

### **3. Land Inventory Summary**

The results of the land inventory analysis are summarized as follows:

**Table B-1**  
**Land Inventory Summary**

Category	Income Category			
	Lower	Mod	Above	Total
SPL Overlay Zone (Table B-2)	176	-	-	176
Other vacant and underutilized land (Table B-3)	-	>70	>155	>225
Potential second units & home splits	8	8	2	18
Total Potential Units	184	>70	>155	>371
RHNA 2014-2021	146	70	155	371
Adequate Sites?	Yes	Yes	Yes	Yes
Source: City of Ojai Planning Dept., 2013				

This analysis demonstrates that the City's land inventory exceeds the RHNA allocation in all income categories for the current planning period.

#### SPL Overlay

During the preparation of the City's 2006-2014 Housing Element, the inventory of residential sites identified insufficient capacity to accommodate the City's RHNA allocation in the very-low and low income categories. As a result, Program 6 (Demonstration Projects) called for the application of an "SPL Overlay" to sufficient sites for multi-family housing at a density of 20 units/acre to accommodate the RHNA. The 2006-2014 Housing Element reviewed candidate SPL sites and identified priority sites that appeared to have the greatest immediate potential for affordable housing development.

After adoption of the 2006-2014 Housing Element, the City commenced the implementation phase of the SPL Overlay. Additional public meetings were held to review and refine the site analysis and identify the most appropriate parcels for rezoning to SPL. The parcels that were ultimately designated for the SPL Overlay are shown in Table B-2. These parcels represent the results of an extensive public participation process over a period of many months and many meetings with the Planning Commission and City Council.

#### Analysis of Unaccommodated Need

Table B-2 shows the eight sites that the SPL Overlay was applied to in the previous planning period. The SPL designation allows a density of 20 units/acre by-right, consistent with state law. These sites have a realistic capacity of 179 units, compared to the rezoning program requirement of 113 lower-income units. Although some of the SPL sites have an estimated realistic capacity of less than 16 units, the realistic capacity of the larger sites (i.e., Sites 6, 10, 17 and 21) totals 146 units, which exceeds the rezoning requirement. In addition, pursuant to Government Code 65863, the City will ensure no net loss of capacity to accommodate the lower-income RHNA throughout the planning period. Therefore the rezoning program requirements were satisfied, and no carryover of unaccommodated need is applicable pursuant to Government Code Section 65584.09.

**Table B-2**  
**SPL Overlay Sites**

PARCEL I.D.		ATTRIBUTES		SUITABILITY		POTENTIAL (Units)	
Map #	Assessor Parcel #	Current Status	Zoning	Constraints	Net Acres	Maximum	Realistic
6*	220140010	Site #6 is owned by the Ojai Unified School District, which has identified the property for possible residential reuse as part of the District's consolidation of facilities resulting from a dramatic downturn in student enrollment. The site is occupied by administration buildings and the City has conducted exploratory discussions with the District on possible partnership opportunities.	P-L	Building Mass and Scale Must be Integrated with Surrounding Predominately One- and Two-Story Construction	4.00	80	50
7	220140480	Site #7 is a wedge-shaped parcel that protrudes into a residential neighborhood. The only building improvement on the site is a small abandoned former retail structure that occupies the commercial frontage along Ojai Avenue. These characteristics make the site ideal for mixed use redevelopment with commercial on the street frontage and residential on the balance.	C-1	Frontage of Ojai Avenue Must be Commercial or Vertical Mixed Use with Commercial at Street Level; Balance of Site May Be Mixed Use or Stand-Alone Residential	0.69 (Only applies to the rear of the property)	13	9
9	230072010	Vacant	P-L	Building Mass and Scale Must be Integrate with Surrounding Predominately One and Two Story Construction	0.77	15	10
	230072070						
10	230090010	Site #10 is owned by the City of Ojai and is part of a civic center complex. Approximately 75% of the site is vacant or void of significant improvements. The City's ownership makes the site an ideal Demonstration Project candidate. Vegetative and slope constraints on a portion of the site are expected to result in a potential development capacity of 55 units.	P-L	Clustered Development, Taking Into Account Site Constraints and Environmental Setting; Building Mass and Scale Must be Integrate with Surrounding Predominately One and Two Story Construction; Access Shall be Provided to Santa Ana Street and Ventura Street (B)	4.40	88	55
11	230120020	Vacant	P-L	Clustered Development, Taking Into Account Site Constraints and Environmental Setting; Building Mass and Scale Must be Integrate with Surrounding Predominately One and Two Story Construction; Access Shall be Provided to South Signal Street, South Montgomery Street, and South Ventura Street (B)	0.87	17	11
17	230172065	Vacant	M-1	Primary Access Should be Provided from Whispering Oaks With Emergency Exiting at Bryant Street.	2.00	40	25
21	280073010	Site #21 is an abandoned bowling alley that has residential frontage on two sides. The building has been vacant for a number of years and its potential for adaptive reuse is impaired by its "build to suit" configuration. The property is located within a former Redevelopment Project Area and is considered extremely blighted, thereby making it an ideal	C-1	Frontage of Ojai Avenue Must be Commercial or Vertical Mixed Use with Commercial at Street Level; Balance of Site May Be Mixed Use or Stand-Alone Residential.	1.30 (Only applies to the rear of the property)	26	16

		candidate for redevelopment.						
23	210092010	Vacant	R-2	Building Mass and Scale Must be Integrate with Surrounding Predominately One and Two Story Construction	0.20	4	3	
<b>Totals</b>					<b>14.23</b>	<b>283</b>	<b>179</b>	

Sources: County of Ventura, Assessor's Office, Parcel Data Base, Rolls for 2006. City of Ojai, Community Development Department, Ordinance No. 827.

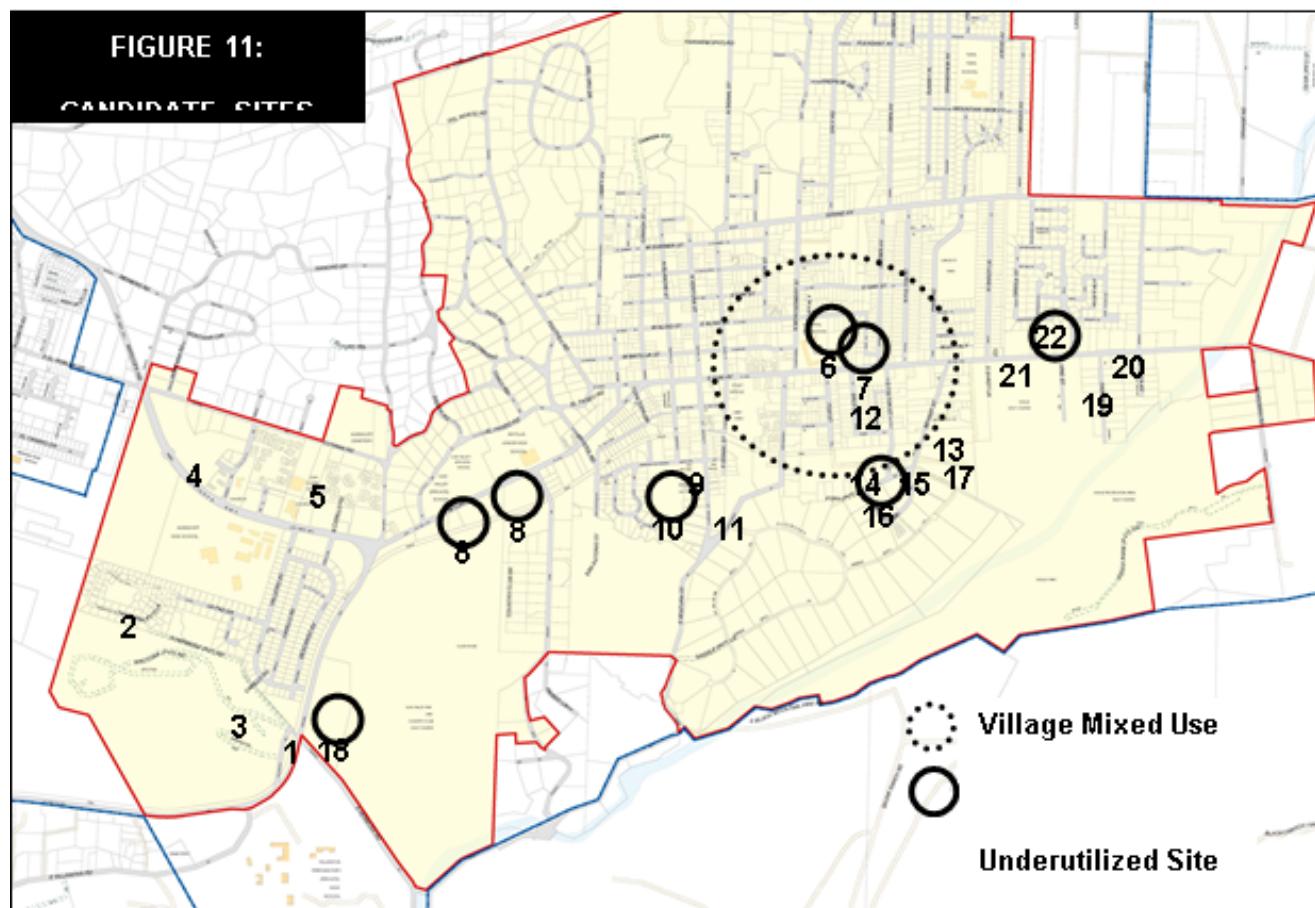
Notes:

B = Slope and Vegetation Constraint. Net Acres reflect reduction to account for these constraints.

Maximum Potential reflects development minimum *required* density of 20 units/acre.

Realistic Potential reflects development potential at a maximum *allowed* density of 20 units/acre, utilizing a development intensity factor of 63% reflective of the pattern of existing developed properties within Ojai.

Figure B-1  
SPL Overlay Sites



**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
100070130	AG	AG	8.58	\$ 103,294	\$ 4,445	4%	U	0	1	1
100070140	AG	AG	3.63	\$ 427,002	\$ -	0%	V	0	1	1
220210010	AG	AG	7.33	\$ 132,277	\$ 13,364	9%	U	0	1	1
220210020	AG	AG	10.5	\$ 278,986	\$ 92,888	25%	D	0	2	0
220210090	MR	AG	0.85	\$ 28,097	\$ -	0%	V	0	1	1
220210120	AG	AG	6.55	\$ 88,536	\$ -	0%	V	0	1	1
220210140	AG	AG	8.98	\$ 127,872	\$ -	0%	V	0	1	1
220210210	AG	AG	1	\$ 84,515	\$ 311,593	79%	D	1	1	1
220210245	AG	AG	8.36	\$ 420,573	\$ 459,310	52%	D	1	1	1
280080060	AG	AG	20.2	\$ 51,106	\$ -	0%	V	0	3	3
280111020	AG	AG	3.16	\$ -	\$ -	0%	V	0	1	1
190081050	GC	B-P	1	\$ 39,796	\$ 187,228	82%	D	1	1	1
190092010	GC	B-P	0.25	\$ 225,000	\$ 125,000	36%	D	0	0	0
190092030	GC	B-P	1.71	\$ 551,108	\$ 183,348	25%	U	1	1	1
190092170	GC	B-P	0.86	\$ 336,567	\$ 262,519	44%	D	1	1	1
190092180	GC	B-P	0.14	\$ 59,684	\$ 1,763	3%	U	0	0	0
190092190	GC	B-P	0.16	\$ 70,376	\$ 212,769	75%	D	0	0	0
190092200	GC	B-P	0.12	\$ 95,000	\$ -	0%	V	0	0	0
190100160	GC	B-P	0.33	\$ 98,862	\$ 450,406	82%	D	0	0	0
190100190	GC	B-P	0.52	\$ 229,500	\$ -	0%	V	0	0	0
190100200	GC	B-P	0.33	\$ 118,910	\$ 232,418	66%	D	0	0	0
190110260	GC	B-P	1.46	\$ 579,527	\$ 822,557	59%	D	0	0	0
190110380	GC	B-P	0.36	\$ 90,313	\$ 202,844	69%	D	0	0	0
190110410	GC	B-P	0.05	\$ 9,192	\$ -	0%	V	0	0	0
190110420	GC	B-P	0.52	\$ 85,508	\$ 240,321	74%	D	0	0	0
190110470	GC	B-P	1.8	\$ 715,063	\$ 1,212,806	63%	D	0	0	0
190180050	GC	B-P	3.16	\$ -	\$ -	0%	V	0	0	0
190180060	GC	B-P	0.73	\$ 42,585	\$ 141,292	77%	D	0	0	0
190180070	GC	B-P	0.51	\$ 326,591	\$ 121,000	27%	U	0	0	0
190180080	GC	B-P	2.59	\$ 849,176	\$ 2,455,251	74%	D	0	0	0
190220015	GC	B-P	0	\$ 19,340	\$ -	0%	V	0	0	0
190220025	GC	B-P	0	\$ 19,340	\$ -	0%	V	0	0	0
190220035	GC	B-P	0	\$ 19,340	\$ -	0%	V	0	0	0
190220045	GC	B-P	0	\$ 19,340	\$ -	0%	V	0	0	0
190220055	GC	B-P	0	\$ 19,340	\$ -	0%	V	0	0	0
190220065	GC	B-P	0	\$ 19,340	\$ -	0%	V	0	0	0
190220075	GC	B-P	0	\$ 19,340	\$ -	0%	V	0	0	0
190220085	GC	B-P	0	\$ 19,340	\$ -	0%	V	0	0	0
190220095	GC	B-P	0	\$ 19,340	\$ -	0%	V	0	0	0
190220105	GC	B-P	0	\$ 19,340	\$ -	0%	V	0	0	0
190220115	GC	B-P	0	\$ 19,340	\$ -	0%	V	0	0	0
190220125	GC	B-P	0	\$ 19,340	\$ -	0%	V	0	0	0
200181070	GC	B-P	0.37	\$ 610,881	\$ 89,383	13%	U	0	0	0
200181080	GC	B-P	0.58	\$ 336,569	\$ 381,105	53%	D	0	0	0

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
200181090	GC	B-P	0.89	\$ 308,967	\$ 1,023,043	77%	D	0	0	0
200181110	GC	B-P	0.45	\$ 529,910	\$ 672,987	56%	D	0	0	0
200181120	GC	B-P	0.25	\$ 247,169	\$ 652,270	73%	D	7	7	7
200181160	GC	B-P	0.58	\$ 242,326	\$ 1,406,874	85%	D	0	0	0
230061040	GC	B-P	0.16	\$ 134,365	\$ 116,841	47%	D	0	0	0
230061050	GC	B-P	0.17	\$ 11,813	\$ 98,033	89%	D	1	1	1
230061080	MR	B-P	0.13	\$ 9,848	\$ 24,200	71%	D	1	1	1
230061160	GC	B-P	0.15	\$ 300,000	\$ 200,000	40%	D	0	0	0
230061170	GC	B-P	0.16	\$ 183,546	\$ 67,682	27%	U	1	1	1
230061210	GC	B-P	0.17	\$ 102,942	\$ 300,431	74%	D	0	0	0
230061230	GC	B-P	0.28	\$ 281,065	\$ 232,418	45%	D	0	0	0
230061270	GC	B-P	0.16	\$ 123,394	\$ 306,342	71%	D	0	0	0
230061280	GC	B-P	0.33	\$ 302,685	\$ 98,128	24%	U	0	0	0
170301115	GC	C-1	0.42	\$ 148,916	\$ 460,500	76%	D	0	1	0
170302105	GC	C-1	2.31	\$ 237,696	\$ 1,682,811	88%	D	0	1	0
170304145	GC	C-1	4.21	\$ 493,319	\$ 1,334,752	73%	D	0	1	0
200230015	GC	C-1	0.03	\$ 57,537	\$ 172,630	75%	D	1	1	1
200230025	GC	C-1	0.03	\$ 124,318	\$ 186,478	60%	D	1	1	1
200230035	GC	C-1	0.03	\$ 85,787	\$ 128,680	60%	D	1	1	1
200230045	GC	C-1	0.03	\$ 260,073	\$ 260,073	50%	D	1	1	1
200230055	GC	C-1	0.03	\$ 221,085	\$ 221,085	50%	D	1	1	1
200230065	GC	C-1	0.03	\$ 267,903	\$ 267,903	50%	D	1	1	1
200230075	GC	C-1	0.03	\$ 52,492	\$ 157,501	75%	D	1	1	1
200230085	GC	C-1	0.03	\$ 123,808	\$ 185,713	60%	D	1	1	1
200230095	GC	C-1	0.03	\$ 33,654	\$ 143,417	81%	D	1	1	1
210081040	GC	C-1	0.23	\$ 126,404	\$ 74,644	37%	D	1	1	1
210081050	GC	C-1	0.23	\$ 459,000	\$ 147,000	24%	U	0	1	1
210081070	GC	C-1	0.37	\$ 148,370	\$ 844,000	85%	D	0	1	0
210081200	GC	C-1	0.23	\$ 450,000	\$ 270,000	38%	D	0	1	0
210081220	GC	C-1	0.23	\$ 499,800	\$ 61,200	11%	U	1	1	1
210081230	GC	C-1	0.22	\$ 116,841	\$ 175,263	60%	D	1	1	1
210081410	GC	C-1	0.69	\$ 519,200	\$ -	0%	V	0	1	1
210081420	GC	C-1	0.08	\$ 150,000	\$ -	0%	V	0	1	1
210081430	GC	C-1	0.32	\$ 600,000	\$ 270,000	31%	D	0	1	0
210082010	GC	C-1	0.09	\$ 291,312	\$ 62,424	18%	U	2	2	2
210082020	GC	C-1	0.09	\$ 249,057	\$ 30,733	11%	U	1	1	1
210082030	GC	C-1	0.07	\$ 74,565	\$ 34,412	32%	D	0	1	0
210082130	GC	C-1	0.19	\$ 95,341	\$ 83,423	47%	D	1	1	1
210082140	GC	C-1	0.17	\$ 126,856	\$ 112,123	47%	D	1	1	1
210082150	GC	C-1	0.18	\$ 14,347	\$ 73,517	84%	D	2	2	2
210092100	GC	C-1	0.27	\$ 378,356	\$ 212,958	36%	D	3	3	3
210102060	GC	C-1	0.3	\$ 17,922	\$ 18,446	51%	D	1	1	1
210102070	GC	C-1	0.4	\$ 890,000	\$ 360,000	29%	D	0	1	0
210102110	GC	C-1	0.36	\$ 810,000	\$ 440,000	35%	D	0	1	0
210104070	DC	C-1	0.17	\$ -	\$ -	0%	V	0	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
210104080	DC	C-1	0.34	\$ 841,500	\$ -	0%	V	0	1	1
210104090	DC	C-1	0.6	\$ 1,336,200	\$ -	0%	V	0	1	1
210106100	DC	C-1	0.51	\$ 237,117	\$ 78,726	25%	U	0	1	1
210112020	DC	C-1	2.01	\$ 1,928,679	\$ 1,980,114	51%	D	0	1	0
210140010	DC	C-1	0.29	\$ -	\$ -	0%	V	0	1	1
210140020	DC	C-1	0.17	\$ 151,043	\$ 528,681	78%	D	0	1	0
210140130	DC	C-1	0.05	\$ 10,741	\$ 873	8%	U	0	1	1
210140140	DC	C-1	0.05	\$ 11,639	\$ 17,922	61%	D	0	1	0
210140150	DC	C-1	0.08	\$ 83,423	\$ 137,054	62%	D	0	1	0
210140160	DC	C-1	0.61	\$ 330,790	\$ 80,409	20%	U	0	1	1
210140170	DC	C-1	0.13	\$ 24,840	\$ 143,869	85%	D	0	1	0
210140180	DC	C-1	0.12	\$ 76,551	\$ 596,448	89%	D	0	1	0
210140190	DC	C-1	0.19	\$ 118,312	\$ 369,965	76%	D	0	1	0
210140205	DC	C-1	0.1	\$ 22,468	\$ 382,343	94%	D	0	1	0
210140210	DC	C-1	0.16	\$ 37,323	\$ 395,799	91%	D	0	1	0
210140220	DC	C-1	0.19	\$ 25,432	\$ 104,414	80%	D	0	1	0
210140230	DC	C-1	0.04	\$ -	\$ -	0%	V	0	1	1
210140240	DC	C-1	0.04	\$ 50,962	\$ -	0%	V	0	1	1
210140250	DC	C-1	1.22	\$ -	\$ -	0%	V	0	1	1
210140260	DC	C-1	0.09	\$ 165,716	\$ 767,199	82%	D	0	1	0
210140330	DC	C-1	0.15	\$ 218,655	\$ 406,084	65%	D	0	1	0
210140340	DC	C-1	0.22	\$ 269,250	\$ 594,699	69%	D	0	1	0
210140360	DC	C-1	0.07	\$ 17,017	\$ 24,197	59%	D	0	1	0
210140370	DC	C-1	0.06	\$ 12,554	\$ 29,184	70%	D	0	1	0
210140380	DC	C-1	0.06	\$ 12,534	\$ 17,767	59%	D	0	1	0
210140400	DC	C-1	0.05	\$ 510,000	\$ 255,000	33%	D	0	1	0
210140410	DC	C-1	0.03	\$ 64,985	\$ 136,394	68%	D	0	1	0
210140420	DC	C-1	0.09	\$ 174,687	\$ 532,265	75%	D	0	1	0
210140430	DC	C-1	0.01	\$ 20,355	\$ 14,959	42%	D	0	1	0
210140440	DC	C-1	0.13	\$ 31,894	\$ 60,668	66%	D	0	1	0
210140450	DC	C-1	0.06	\$ 139,542	\$ 400,834	74%	D	0	1	0
210140460	DC	C-1	0.04	\$ 88,795	\$ 204,974	70%	D	0	1	0
210140480	DC	C-1	0.05	\$ -	\$ -	0%	V	0	1	1
210140490	DC	C-1	0.02	\$ 33,434	\$ 33,381	50%	D	0	1	0
210140500	GC	C-1	0.5	\$ 85,903	\$ 379,087	82%	D	0	1	0
210140510	GC	C-1	0.35	\$ 59,453	\$ 109,319	65%	D	0	1	0
220140460	GC	C-1	0.41	\$ 131,143	\$ -	0%	V	0	1	1
220140470	GC	C-1	0.2	\$ 176,421	\$ 189,393	52%	D	1	1	1
220140480	GC	C-1	1.18	\$ 326,239	\$ 53,470	14%	U	0	1	1
220140590	GC	C-1	0.21	\$ 163,232	\$ 56,211	26%	U	0	1	1
220140600	GC	C-1	0.2	\$ 161,070	\$ 10,808	6%	U	0	1	1
220151010	GC	C-1	0.42	\$ 156,123	\$ 86,402	36%	D	0	1	0
220151360	GC	C-1	0.21	\$ 74,570	\$ 110,138	60%	D	0	1	0
220151370	MR	C-1	0.1	\$ 38,729	\$ -	0%	V	0	1	1
220152010	GC	C-1	0.48	\$ 94,792	\$ 290,254	75%	D	0	1	0

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220152020	GC	C-1	0.17	\$ 62,462	\$ 42,937	41%	D	1	1	1
220152300	GC	C-1	0.26	\$ 101,996	\$ 244,542	71%	D	0	1	0
220152310	GC	C-1	0.27	\$ 149,230	\$ 99,483	40%	D	0	1	0
220161330	GC	C-1	0.33	\$ 213,688	\$ 236,184	53%	D	0	1	0
220161340	GC	C-1	0.16	\$ 26,180	\$ 26,522	50%	D	0	1	0
220161350	GC	C-1	0.16	\$ 346,800	\$ 204,000	37%	D	0	1	0
220161360	GC	C-1	0.16	\$ 32,249	\$ -	0%	V	0	1	1
220161370	GC	C-1	0.14	\$ 85,090	\$ 210,777	71%	D	0	1	0
220161380	GC	C-1	0.17	\$ 68,625	\$ 261,331	79%	D	0	1	0
220161390	GC	C-1	0.53	\$ 364,140	\$ 717,876	66%	D	0	1	0
220161415	GC	C-1	0.44	\$ 206,360	\$ 63,357	23%	U	0	1	1
220162145	GC	C-1	0.45	\$ 322,487	\$ 390,257	55%	D	0	1	0
230010130	GC	C-1	4.16	\$ 1,481,529	\$ -	0%	V	0	1	1
230030020	GC	C-1	0.35	\$ 302,685	\$ 108,101	26%	U	1	1	1
230030030	GC	C-1	0.35	\$ 416,160	\$ 98,838	19%	U	1	1	1
230030040	GC	C-1	1.12	\$ 780,300	\$ 926,476	54%	D	0	1	0
230030050	GC	C-1	1.05	\$ 194,497	\$ 103,326	35%	D	1	1	1
230030060	GC	C-1	0.55	\$ 50,542	\$ 17,406	26%	U	1	1	1
230030140	GC	C-1	0.26	\$ 204,473	\$ 321,316	61%	D	0	1	0
230030150	GC	C-1	0.35	\$ 330,790	\$ 622,991	65%	D	12	12	12
230030180	GC	C-1	0.75	\$ 146,240	\$ 295,464	67%	D	0	1	0
230030190	GC	C-1	0.3	\$ 126,794	\$ 31,391	20%	U	0	1	1
230063140	GC	C-1	0.61	\$ 430,194	\$ 240,907	36%	D	0	1	0
230063170	GC	C-1	0.58	\$ 377,145	\$ 455,695	55%	D	0	1	0
230063190	GC	C-1	0.16	\$ 108,721	\$ -	0%	V	0	1	1
230063200	GC	C-1	0.12	\$ 43,239	\$ -	0%	V	0	1	1
230063210	GC	C-1	0.39	\$ 675,000	\$ -	0%	V	0	1	1
230063230	GC	C-1	0.36	\$ 246,991	\$ 231,593	48%	D	0	1	0
230074030	DC	C-1	0.34	\$ 287,093	\$ 433,970	60%	D	0	1	0
230076020	DC	C-1	1.99	\$ 619,977	\$ 940,923	60%	D	0	1	0
230077040	GC	C-1	0.66	\$ 107,330	\$ 52,864	33%	D	1	1	1
230077050	DC	C-1	0.18	\$ 151,601	\$ 586,734	79%	D	0	1	0
230077070	DC	C-1	0.49	\$ 257,053	\$ 122,846	32%	D	0	1	0
230077080	P	C-1	0.04	\$ 135,655	\$ 156,323	54%	D	0	1	0
230077090	DC	C-1	0.04	\$ -	\$ -	0%	V	0	1	1
230100020	DC	C-1	0.12	\$ 59,513	\$ 12,395	17%	U	0	1	1
230100040	DC	C-1	0.08	\$ 133,612	\$ 183,772	58%	D	0	1	0
230100050	DC	C-1	0.09	\$ 51,368	\$ 164,020	76%	D	0	1	0
230100060	DC	C-1	0.25	\$ 46,624	\$ 48,139	51%	D	0	1	0
230100230	DC	C-1	0.17	\$ 70,025	\$ 210,091	75%	D	0	1	0
230100240	DC	C-1	0.29	\$ 149,949	\$ 1,209,737	89%	D	0	1	0
230100250	GC	C-1	0.11	\$ 163,665	\$ -	0%	V	0	1	1
230110080	GC	C-1	0.12	\$ 375,000	\$ -	0%	V	0	1	1
230110110	GC	C-1	0.4	\$ 64,554	\$ 3,562	5%	U	0	1	1
230110120	GC	C-1	0.17	\$ 75,796	\$ 144,019	66%	D	0	1	0

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
230110130	DC	C-1	0.21	\$ 79,252	\$ 108,428	58%	D	0	1	0
230110400	DC	C-1	0.17	\$ 243,228	\$ 352,411	59%	D	0	1	0
230110410	DC	C-1	0.42	\$ 367,902	\$ 547,159	60%	D	0	1	0
230110420	DC	C-1	0.02	\$ 60,000	\$ -	0%	V	0	1	1
230110440	GC	C-1	0.25	\$ 610,000	\$ -	0%	V	0	1	1
230110450	GC	C-1	0.55	\$ 400,000	\$ 450,000	53%	D	0	1	0
230141140	GC	C-1	0.33	\$ 149,161	\$ 137,439	48%	D	0	1	0
230141340	GC	C-1	0.55	\$ 413,489	\$ 341,168	45%	D	0	1	0
230142100	GC	C-1	0.75	\$ 101,421	\$ -	0%	V	0	1	1
230142170	GC	C-1	1.05	\$ 651,530	\$ 218,281	25%	U	0	1	1
230150060	GC	C-1	0.22	\$ 260,100	\$ 234,090	47%	D	0	1	0
230150070	GC	C-1	0.82	\$ -	\$ -	0%	V	0	1	1
230150085	GC	C-1	0.12	\$ 43,708	\$ -	0%	V	0	1	1
230150250	GC	C-1	0.22	\$ 134,365	\$ 75,945	36%	D	0	1	0
230150315	GC	C-1	1.63	\$ 604,172	\$ 344,024	36%	D	0	1	0
230150345	CM	C-1	0.32	\$ 192,321	\$ 66,354	26%	U	0	1	1
230150405	CM	C-1	0.3	\$ 175,258	\$ 5,837	3%	U	0	1	1
230150435	CM	C-1	0.13	\$ 44,689	\$ 342,004	88%	D	0	1	0
230150445	CM	C-1	0.09	\$ 29,563	\$ 2,002	6%	U	0	1	1
230160095	CM	C-1	0.5	\$ 75,264	\$ -	0%	V	0	1	1
230160105	GC	C-1	0.27	\$ 118,910	\$ -	0%	V	0	1	1
230160115	GC	C-1	0.27	\$ 111,280	\$ 5,297	5%	U	0	1	1
240010090	GC	C-1	1.74	\$ 520,200	\$ 1,352,520	72%	D	0	1	0
240020010	GC	C-1	0.87	\$ 74,435	\$ 8,050	10%	U	0	1	1
240020090	GC	C-1	2.12	\$ 755,330	\$ -	0%	V	0	1	1
240020100	GC	C-1	1.8	\$ 141,710	\$ 85,663	38%	D	0	1	0
240071025	GC	C-1	0.89	\$ 116,762	\$ -	0%	V	0	1	1
240072015	GC	C-1	0.45	\$ 56,861	\$ 48,733	46%	D	1	1	1
240072025	GC	C-1	0.9	\$ 74,570	\$ 24,840	25%	U	1	1	1
240072035	GC	C-1	0.5	\$ 156,179	\$ 76,392	33%	D	0	1	0
280072270	GC	C-1	0.95	\$ 540,600	\$ -	0%	V	0	1	1
280072280	GC	C-1	1.19	\$ 663,000	\$ 479,400	42%	D	0	1	0
280072290	GC	C-1	1.02	\$ 438,137	\$ 1,278,246	74%	D	0	1	0
280072300	GC	C-1	0.69	\$ 35,272	\$ 13,549	28%	U	0	1	1
280072310	P	C-1	1.14	\$ 810,764	\$ 1,635,583	67%	D	0	1	0
280073010	P	C-1	1.64	\$ 521,854	\$ 40,487	7%	U	0	1	1
280073020	GC	C-1	0.89	\$ -	\$ -	0%	V	0	1	1
280073030	GC	C-1	0.34	\$ -	\$ -	0%	V	0	1	1
280073040	GC	C-1	1.14	\$ 850,000	\$ 1,670,000	66%	D	0	1	0
280073050	GC	C-1	2.48	\$ 338,006	\$ -	0%	V	0	1	1
170290020	IR	I-R-2	39.5	\$ -	\$ -	0%	V	0	20	0
180050120	IR	I-R-3	116	\$ 847,230	\$ 1,359,236	62%	D		0	0
180050130	MHR	I-R-3	3.64	\$ -	\$ -	0%	V		1	1
190100225	IR	I-R-1	2.8	\$ 145,297	\$ 633,687	81%	D	0	1	0
190100240	IR	I-R-1	2	\$ 66,282	\$ 1,392,916	95%	D	0	1	0

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
190110040	IR	I-R-1	2.47	\$ 634,016	\$ -	0%	V	0	1	0
190110335	IR	I-R-1	1.74	\$ 468,620	\$ 705,689	60%	D	0	1	0
190110345	IR	I-R-1	3.77	\$ 992,375	\$ 540,291	35%	D	0	1	0
190110360	IR	I-R-1	1.52	\$ 107,621	\$ 417,400	80%	D	0	1	0
230010090	IR	I-R-3	5.15	\$ 507,715	\$ 307,958	38%	U		1	1
230020180	IR	I-R-3	0.37	\$ 129,055	\$ -	0%	V		1	1
230210025	IR	I-R-3		\$ 499,800	\$ 499,800	50%	D	1	2	1
240010010	P	I-R-3	1.85	\$ -	\$ -	0%	V		1	1
240010100	IR	I-R-3	1.32	\$ -	\$ -	0%	V		1	1
240010110	IR	I-R-3	183	\$ 14,045,400	\$ 54,665,101	80%	D		29	0
240031130	IR	I-R-3	3.7	\$ 364,140	\$ 45,778	11%	U		1	1
230150030	CM	M-1	0.41	\$ 17,160	\$ 36,146	68%	D		1	0
230150040	CM	M-1	0.16	\$ 22,348	\$ 80,367	78%	D	1	1	1
230150050	CM	M-1	0.3	\$ 14,319	\$ 22,389	61%	D	1	1	1
230150175	CM	M-1	0.58	\$ 213,282	\$ 46,818	18%	U	1	1	1
230150205	CM	M-1	0.64	\$ 61,204	\$ 3,394	5%	U		1	1
230150285	CM	M-1	0.45	\$ 32,487	\$ 40,609	56%	D		1	0
230150295	CM	M-1	0.89	\$ 24,995	\$ 138,277	85%	D		1	0
230150415	CM	M-1	0.1	\$ 3,297	\$ 25,229	88%	D		1	0
230150425	CM	M-1	0.48	\$ 52,187	\$ 165,733	76%	D		1	0
230150455	CM	M-1	0.1	\$ 52,020	\$ 187,272	78%	D		1	0
230150475	CM	M-1	0	\$ 395,352	\$ 1,555,500	80%	D		1	0
230150480	CM	M-1	0.82	\$ 134,633	\$ 102,025	43%	D	1	1	1
230150490	CM	M-1	0.23	\$ 37,717	\$ 56,704	60%	D	1	1	1
230150500	CM	M-1	0.23	\$ 36,979	\$ 55,023	60%	D	1	1	1
230150510	CM	M-1	0.86	\$ 151,129	\$ 257,140	63%	D		1	0
230160015	CM	M-1	3.91	\$ 435,540	\$ -	0%	V		1	1
230160025	CM	M-1	1.7	\$ 46,610	\$ -	0%	V		1	1
230160075	CM	M-1	0.31	\$ 51,534	\$ 175,671	77%	D		1	0
230160085	CM	M-1	0.23	\$ 8,940	\$ -	0%	V		1	1
230160125	CM	M-1	0.44	\$ 108,643	\$ 3,821	3%	U		1	1
230160195	CM	M-1	0.13	\$ 6,211	\$ 9,863	61%	D		1	0
230160205	CM	M-1	0.13	\$ 40,908	\$ 39,591	49%	D		1	0
230160255	CM	M-1	0.3	\$ 10,121	\$ 111,316	92%	D		1	0
230160285	CM	M-1	0.55	\$ 229,500	\$ 280,500	55%	D		1	0
230160305	CM	M-1	0.13	\$ -	\$ -	0%	V		1	1
230160315	CM	M-1	0.83	\$ 23,288	\$ 37,642	62%	D		1	0
230160335	CM	M-1	0.97	\$ 31,250	\$ 51,715	62%	D		1	0
230160345	CM	M-1	0.36	\$ 11,616	\$ 74,452	87%	D		1	0
230160355	CM	M-1	0.61	\$ 233,160	\$ -	0%	V		1	1
230160365	CM	M-1	0.26	\$ 82,696	\$ 523,752	86%	D		1	0
230171060	CM	M-1	3.13	\$ 217,263	\$ -	0%	V		1	1
230172055	CM	M-1	4.87	\$ 733,031	\$ -	0%	V		1	1
230172065	CM	M-1	2	\$ 297,168	\$ -	0%	V		1	1
230173020	CM	M-1	0.2	\$ 39,995	\$ -	0%	V		1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
230173030	CM	M-1	0.7	\$ 137,287	\$ 11,890	8%	U		1	1
230190060	CM	M-1	1.47	\$ 261,728	\$ 647,719	71%	D		1	0
230200290	CM	M-1	0.22	\$ 115,970	\$ 195,493	63%	D		1	0
240090210	CM	M-1	2.44	\$ 35,337	\$ 253,761	88%	D		1	0
240120105	MPD	M-1	2.56	\$ 478,604	\$ 2,273,349	83%	D		1	0
240120145	MPD	M-1	2.38	\$ 115,264	\$ 605,140	84%	D		1	0
240120155	MPD	M-1	1.18	\$ 263,966	\$ 640,000	71%	D		1	0
240120165	MPD	M-1	1.2	\$ 182,779	\$ 885,507	83%	D		1	0
240120175	MPD	M-1	1.46	\$ 286,110	\$ -	0%	V		1	1
240120205	MPD	M-1	2.36	\$ 602,391	\$ -	0%	V		1	1
240120225	MPD	M-1	2.08	\$ 544,000	\$ 1,456,000	73%	D		1	0
240120235	MPD	M-1	0.1	\$ 18,560	\$ -	0%	V		1	1
240120265	MPD	M-1	0.15	\$ 34,994	\$ -	0%	V		1	1
240120285	MPD	M-1	1.79	\$ 324,017	\$ 1,641,087	84%	D		1	0
240120295	MPD	M-1	2.03	\$ 365,783	\$ 2,820,304	89%	D		1	0
240151015	MPD	M-1	0.04	\$ 51,887	\$ 121,072	70%	D		1	0
240151025	MPD	M-1	0.03	\$ 57,494	\$ 106,776	65%	D		1	0
240151035	MPD	M-1	0.03	\$ 37,675	\$ 87,910	70%	D		1	0
240151045	MPD	M-1	0.03	\$ 38,428	\$ 96,028	71%	D		1	0
240151055	MPD	M-1	0.04	\$ 51,887	\$ 121,072	70%	D		1	0
240151065	MPD	M-1	0.04	\$ 43,475	\$ 101,294	70%	D		1	0
240151075	MPD	M-1	0.04	\$ 84,150	\$ 196,350	70%	D		1	0
240151085	MPD	M-1	0.03	\$ 44,829	\$ 104,603	70%	D		1	0
240151095	MPD	M-1	0.03	\$ 34,077	\$ 89,872	73%	D		1	0
240151105	MPD	M-1	0.03	\$ 37,293	\$ 87,020	70%	D		1	0
240151115	MPD	M-1	0.03	\$ 42,542	\$ 78,887	65%	D		1	0
100070120	OSRE	OS	195	\$ 385,573	\$ 11,680	3%	D	0	1	0
170280050	OSRE	OS	31.8	\$ 449,876	\$ -	0%	V	0	1	0
190082240	P	P-L	0.17	\$ -	\$ -	0%	V		1	1
190091010	P	P-L	2.7	\$ -	\$ -	0%	V		1	1
190091020	P	P-L	0.1	\$ -	\$ -	0%	V		1	1
190091030	P	P-L	0.29	\$ -	\$ -	0%	V		1	1
190220135	P	P-L	0	\$ 19,340	\$ -	0%	V		1	0
200160010	P	P-L	12.7	\$ 592,013	\$ 3,492,591	86%	D		1	0
200170010	P	P-L	16.6	\$ -	\$ -	0%	V		1	1
200182040	P	P-L	0.54	\$ -	\$ -	0%	V		1	1
200192100	P	P-L	1.59	\$ 58,288	\$ 475,397	89%	D		1	0
210011020	P	P-L	0.47	\$ -	\$ -	0%	V		1	1
210011080	P	P-L	1.43	\$ 49,210	\$ -	0%	V		1	1
210011090	P	P-L	33.1	\$ -	\$ -	0%	V		1	1
210062030	P	P-L	0.51	\$ 21,513	\$ 57,385	73%	D		1	0
210062070	P	P-L	0.49	\$ 278,029	\$ 692,293	71%	D		1	0
210081210	P	P-L	1.13	\$ 54,701	\$ 202,966	79%	D		1	0
210103010	P	P-L	1.55	\$ 695,220	\$ 313,207	31%	U		1	1
210106010	P	P-L	0.25	\$ -	\$ -	0%	V		1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
210106020	GC	P-L	0.17	\$ 53,052	\$ 62,147	54%	D	1	1	1
210106030	P	P-L	0.25	\$ 17,227	\$ 25,840	60%	D		1	0
210106040	P	P-L	0.36	\$ 46,469	\$ 169,928	79%	D		1	0
210106080	P	P-L	0.24	\$ -	\$ -	0%	V		1	1
210106095	P	P-L	0.27	\$ -	\$ -	0%	V		1	1
210113080	P	P-L	0.19	\$ -	\$ -	0%	V		1	1
210113220	P	P-L	0.41	\$ -	\$ -	0%	V		1	1
210120010	P	P-L	5.67	\$ -	\$ -	0%	V		1	1
220081160	P	P-L	4.51	\$ 80,714	\$ 476,040	86%	D		1	0
220120010	P	P-L	9.73	\$ -	\$ -	0%	V		1	1
220130240	P	P-L	1.28	\$ -	\$ -	0%	V		1	1
220140010	P	P-L	2.83	\$ -	\$ -	0%	V		1	1
220162120	P	P-L	0.49	\$ -	\$ -	0%	V		1	1
220192230	P	P-L	1.47	\$ -	\$ -	0%	V		1	1
220200010	P	P-L	9.8	\$ -	\$ -	0%	V		1	1
230010040	LR	P-L	0.72	\$ -	\$ -	0%	V		1	1
230030130	P	P-L	1.54	\$ 135,426	\$ 367,757	73%	D		1	0
230040020	P	P-L	0.84	\$ -	\$ -	0%	V		1	1
230040030	P	P-L	2.44	\$ 58,288	\$ 1,028,056	95%	D		1	0
230040080	P	P-L	2.04	\$ 327,743	\$ 149,567	31%	U		1	1
230062140	P	P-L	0.15	\$ -	\$ -	0%	V		1	1
230062220	GC	P-L	0.1	\$ -	\$ -	0%	V		1	1
230062230	P	P-L	0.01	\$ -	\$ -	0%	V		1	1
230070010	P	P-L	0.03	\$ -	\$ -	0%	V		1	1
230070030	P	P-L	0.71	\$ -	\$ -	0%	V		1	1
230071010	P	P-L	1.1	\$ -	\$ -	0%	V		1	1
230072010	P	P-L	0.43	\$ -	\$ -	0%	V		1	1
230072070	P	P-L	0.34	\$ -	\$ -	0%	V		1	1
230074020	P	P-L	0.43	\$ 126,052	\$ 98,038	44%	D	1	1	1
230075050	P	P-L	0.06	\$ 7,994	\$ 42,781	84%	D		1	0
230075170	P	P-L	0.52	\$ 20,610	\$ 276,450	93%	D		1	0
230077020	P	P-L	0.42	\$ -	\$ -	0%	V		1	1
230082090	P	P-L	0.9	\$ -	\$ -	0%	V		1	1
230090010	P	P-L	8.79	\$ -	\$ -	0%	V		1	1
230090020	P	P-L	0.53	\$ -	\$ -	0%	V		1	1
230100210	P	P-L	7.46	\$ -	\$ -	0%	V		1	1
230100220	P	P-L	0.56	\$ 94,167	\$ 78,023	45%	D		1	0
230110010	CM	P-L	0.05	\$ -	\$ -	0%	V		1	1
230110360	HR	P-L	1.65	\$ -	\$ -	0%	V		1	1
230120020	P	P-L	1.74	\$ -	\$ -	0%	V		1	1
230120060	P	P-L	0.66	\$ -	\$ -	0%	V		1	1
230120070	P	P-L	0.74	\$ -	\$ -	0%	V		1	1
230120080	P	P-L	5.5	\$ -	\$ -	0%	V		1	1
230130010	P	P-L	0.48	\$ -	\$ -	0%	V		1	1
230130020	P	P-L	0.73	\$ -	\$ -	0%	V		1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
230131010	P	P-L	3.12	\$ -	\$ -	0%	V		1	1
230131025	P	P-L	0.18	\$ -	\$ -	0%	V		1	1
230172015	P	P-L	5.17	\$ -	\$ -	0%	D	101	101	101
230172045	P	P-L	3.91	\$ 594,660	\$ -	0%	V		1	1
230173010	P	P-L	1.44	\$ 153,674	\$ -	0%	V		1	1
230190030	MR	P-L	0.39	\$ 79,450	\$ -	0%	V		1	1
230190050	MR	P-L	8.26	\$ 1,673,211	\$ 2,384,460	59%	D		1	0
230210015	P	P-L		\$ 612,000	\$ 612,000	50%	D	1	1	1
230210035	P	P-L		\$ 35,817	\$ 620,692	95%	D	1	1	1
230210055	P	P-L		\$ 527,850	\$ 527,850	50%	D	1	1	1
240010020	P	P-L	13.6	\$ 1,343,156	\$ 1,920,660	59%	D		1	0
240010030	P	P-L	1.29	\$ -	\$ -	0%	V		1	1
240010050	MHR	P-L	1.69	\$ -	\$ -	0%	V		1	1
240010120	MHR	P-L	1.28	\$ -	\$ -	0%	V		1	1
240071075	P	P-L	0.67	\$ -	\$ -	0%	V		1	1
240080135	P	P-L	223	\$ -	\$ -	0%	V		1	1
280071010	P	P-L	3.83	\$ 86,204	\$ 144,629	63%	D		1	0
280080050	P	P-L	4.78	\$ -	\$ -	0%	V		1	1
280091050	P	P-L	2.2	\$ 43,931	\$ -	0%	V		1	1
280092060	CM	P-L	4.47	\$ 56,489	\$ -	0%	V		1	1
280100060	CM	P-L	1.95	\$ 31,377	\$ -	0%	V		1	1
280100160	CM	P-L	1.79	\$ 28,686	\$ 141,710	83%	D		1	0
170324095	MHR	R-0	2.39	\$ 405,756	\$ -	0%	V		8	5
170361015	MHR	R-0	0.25	\$ 38,982	\$ 119,421	75%	D	1	1	1
170361025	MHR	R-0	0.26	\$ 116,841	\$ 175,264	60%	D	1	1	1
170361035	MHR	R-0	0.26	\$ 73,859	\$ 156,030	68%	D	1	1	1
170361045	MHR	R-0	0.26	\$ 120,229	\$ 180,345	60%	D	1	1	1
170361055	MHR	R-0	0.26	\$ 121,979	\$ 182,973	60%	D	1	1	1
170361065	MHR	R-0	0.26	\$ 80,362	\$ 169,273	68%	D	1	1	1
170361075	MHR	R-0	0.26	\$ 207,074	\$ 310,612	60%	D	1	1	1
170361085	MHR	R-0	0.26	\$ 359,550	\$ 370,850	51%	D	1	1	1
170361095	MHR	R-0	0.26	\$ 125,872	\$ 233,764	65%	D	1	1	1
170361105	MHR	R-0	0.26	\$ 290,791	\$ 290,791	50%	D	1	1	1
170361115	MHR	R-0	0.26	\$ 110,762	\$ 193,168	64%	D	1	1	1
170361125	MHR	R-0	0.26	\$ 38,982	\$ 114,540	75%	D	1	1	1
170361135	MHR	R-0	0.03	\$ -	\$ -	0%	V		1	1
170362025	MHR	R-0	0.27	\$ 624,240	\$ 155,019	20%	U	1	1	1
170362035	MHR	R-0	0.27	\$ 38,982	\$ 119,421	75%	D	1	1	1
170362045	MHR	R-0	0.27	\$ 74,276	\$ 137,958	65%	D	1	1	1
170362055	MHR	R-0	0.27	\$ 124,912	\$ 231,979	65%	D	1	1	1
170362065	MHR	R-0	0.27	\$ 115,679	\$ 173,520	60%	D	1	1	1
170362075	MHR	R-0	0.27	\$ 38,982	\$ 124,528	76%	D	1	1	1
170362085	MHR	R-0	0.27	\$ 38,982	\$ 116,169	75%	D	1	1	1
170362095	MHR	R-0	0.27	\$ 222,688	\$ 334,033	60%	D	1	1	1
170362105	MHR	R-0	0.29	\$ 48,733	\$ 122,668	72%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
170362115	MHR	R-0	0.4	\$ 135,036	\$ 221,831	62%	D	1	2	1
170362125	MHR	R-0	0.31	\$ 362,100	\$ 362,100	50%	D	1	1	1
170362135	MHR	R-0	0.29	\$ 132,502	\$ 269,609	67%	D	1	1	1
170362145	MHR	R-0	0.39	\$ 64,985	\$ 136,037	68%	D	1	2	1
170362155	MHR	R-0	0.41	\$ 132,049	\$ 239,185	64%	D	1	2	1
170362165	MHR	R-0	0.34	\$ 205,089	\$ 307,634	60%	D	1	2	1
170362175	MHR	R-0	0.31	\$ 407,796	\$ 421,696	51%	D	1	1	1
170362185	MHR	R-0	0.35	\$ 183,390	\$ 275,087	60%	D	1	2	1
170362195	MHR	R-0	0.33	\$ 88,718	\$ 170,950	66%	D	1	1	1
170362205	MHR	R-0	0.32	\$ 17,017	\$ 46,164	73%	D	1	1	1
170362230	MHR	R-0	3.91	\$ 343,579	\$ 350,271	50%	D	1	12	1
170362240	MHR	R-0	1.26	\$ 108,497	\$ 71,670	40%	D	1	4	1
190180010	MHR	R-0	0.68	\$ 356,735	\$ 162,152	31%	D	1	3	1
190180020	MR	R-0	1.27	\$ 31,628	\$ 89,686	74%	D	1	4	1
190180030	MR	R-0	0.44	\$ 581,400	\$ 132,600	19%	U	1	2	1
190180040	MR	R-0	0.38	\$ 324,305	\$ 107,019	25%	D	1	2	1
200181010	MR	R-0	0.85	\$ 214,522	\$ 126,328	37%	D	1	3	1
200181020	LR	R-0	0.28	\$ 16,032	\$ 105,640	87%	D	1	1	1
200181030	LR	R-0	0.24	\$ 202,977	\$ 150,963	43%	D	1	1	1
200181040	LR	R-0	0.42	\$ 90,953	\$ 113,697	56%	D	1	2	1
200181050	LR	R-0	0.37	\$ 16,032	\$ 68,217	81%	D	1	2	1
200192020	LR	R-0	0.37	\$ 253,722	\$ 135,737	35%	D	1	2	1
200192030	LR	R-0	0.39	\$ 18,729	\$ 140,237	88%	D	1	2	1
200192040	LR	R-0	0.31	\$ 92,855	\$ 135,715	59%	D	1	1	1
200192050	LR	R-0	1.27	\$ 23,288	\$ 41,232	64%	D	1	4	1
200192060	LR	R-0	0.29	\$ 169,570	\$ 212,112	56%	D	1	1	1
200192070	LR	R-0	0.23	\$ 253,511	\$ 157,709	38%	D	1	1	1
200192080	LR	R-0	0.18	\$ 65,565	\$ 75,762	54%	D	1	1	1
200192090	LR	R-0	0.59	\$ 90,953	\$ 212,248	70%	D	3	3	3
200192120	LR	R-0	1.44	\$ 1,218,796	\$ 360,338	23%	D	1	5	1
200192130	LR	R-0	0.87	\$ 273,598	\$ -	0%	V		3	2
200202010	LR	R-0	0.33	\$ 43,085	\$ 46,653	52%	D	1	1	1
200202030	LR	R-0	0.25	\$ 269,923	\$ 122,589	31%	D	1	1	1
200202040	LR	R-0	0.25	\$ 489,600	\$ 79,560	14%	U	1	1	1
200202050	LR	R-0	0.25	\$ 269,923	\$ 134,960	33%	D	1	1	1
200202060	LR	R-0	0.25	\$ 14,347	\$ 97,869	87%	D	1	1	1
200202090	LR	R-0	0.25	\$ 14,319	\$ 32,258	69%	D	1	1	1
200202100	LR	R-0	0.25	\$ 15,697	\$ 101,697	87%	D	1	1	1
200202110	LR	R-0	0.25	\$ 494,190	\$ 118,605	19%	U	1	1	1
200202120	LR	R-0	0.25	\$ 14,319	\$ 69,405	83%	D	1	1	1
200202130	LR	R-0	0.25	\$ 194,497	\$ 111,561	36%	D	1	1	1
200202140	LR	R-0	0.32	\$ 476,920	\$ 158,973	25%	D	2	2	2
200202150	LR	R-0	0.25	\$ 269,923	\$ 137,772	34%	D	1	1	1
200202160	LR	R-0	0.25	\$ 264,259	\$ 122,907	32%	D	1	1	1
200203010	LR	R-0	0.44	\$ 309,288	\$ 192,893	38%	D	1	2	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
200203020	LR	R-0	0.25	\$ 309,288	\$ 134,490	30%	D	1	1	1
200203030	LR	R-0	0.25	\$ 67,469	\$ 119,025	64%	D	1	1	1
200203040	LR	R-0	0.25	\$ 15,183	\$ 90,535	86%	D	1	1	1
200203070	LR	R-0	0.17	\$ 10,732	\$ 24,195	69%	D	1	1	1
200203080	LR	R-0	0.25	\$ 13,421	\$ 35,859	73%	D	1	1	1
200203090	LR	R-0	0.25	\$ 112,042	\$ 156,807	58%	D	1	1	1
200203100	LR	R-0	0.32	\$ 204,576	\$ 145,181	42%	D	1	1	1
210031180	LR	R-0	0.4	\$ 235,599	\$ 177,707	43%	D	1	2	1
210031210	LR	R-0	0.71	\$ 369,877	\$ -	0%	V		3	2
210131020	MR	R-0	8.68	\$ 101,324	\$ 51,988	34%	D	3	27	3
220012210	MR	R-0	0.38	\$ 84,350	\$ -	0%	V		2	1
220012230	MR	R-0	2.68	\$ 449,876	\$ 443,730	50%	D	3	9	3
220012240	MR	R-0	0.25	\$ 61,843	\$ 114,419	65%	D	1	1	1
220012250	MR	R-0	0.24	\$ 145,873	\$ 127,638	47%	D	1	1	1
220012260	MR	R-0	0.24	\$ 12,524	\$ 43,912	78%	D	1	1	1
220012270	MR	R-0	0.24	\$ 389,166	\$ 173,810	31%	D	1	1	1
220012280	MR	R-0	0.27	\$ 275,660	\$ 63,917	19%	U	1	1	1
220012290	MR	R-0	0.27	\$ 12,524	\$ 56,477	82%	D	1	1	1
220012300	MR	R-0	0.4	\$ 12,625	\$ 73,808	85%	D	1	2	1
220012310	MR	R-0	0.4	\$ 18,070	\$ -	0%	V		2	1
220012320	MR	R-0	0.3	\$ 14,853	\$ 73,517	83%	D	1	1	1
220012330	MR	R-0	0.3	\$ 17,161	\$ 107,238	86%	D	1	1	1
220012340	MR	R-0	0.34	\$ 71,675	\$ 172,047	71%	D	1	2	1
220012350	MR	R-0	0.34	\$ 258,114	\$ 209,953	45%	D	1	2	1
220012360	MR	R-0	0.34	\$ 16,373	\$ 230,699	93%	D	1	2	1
220012370	MR	R-0	0.32	\$ 551,412	\$ 196,635	26%	D	1	1	1
220012380	MR	R-0	0.37	\$ 12,145	\$ 247,300	95%	D	1	2	1
220012390	MR	R-0	0.85	\$ 268,737	\$ 233,685	47%	D	1	3	1
220012400	MR	R-0	0.42	\$ 291,749	\$ 230,360	44%	D	1	2	1
220012410	MR	R-0	0.51	\$ 175,263	\$ 204,495	54%	D	1	2	1
220012420	MR	R-0	0.5	\$ 168,079	\$ 204,232	55%	D	1	2	1
220012430	MR	R-0	0.54	\$ 385,922	\$ 198,473	34%	D	1	2	1
220012440	MR	R-0	0.57	\$ 343,300	\$ 439,423	56%	D	1	2	1
220012450	MR	R-0	0.57	\$ 175,263	\$ 125,020	42%	D	1	2	1
220012460	MR	R-0	2.33	\$ 27,114	\$ 42,469	61%	D	1	7	1
220012480	MR	R-0	1.07	\$ 89,172	\$ 121,366	58%	D	1	4	1
220012490	MR	R-0	0.38	\$ 468,180	\$ 135,252	22%	D	1	2	1
220012500	MR	R-0	1.47	\$ 605,371	\$ 237,823	28%	D	1	5	1
220012615	MR	R-0	1.88	\$ 350,531	\$ 354,616	50%	D	1	6	1
220012625	MR	R-0	1.46	\$ 646,696	\$ 425,955	40%	D	1	5	1
220012640	MR	R-0	6.08	\$ 76,552	\$ 106,697	58%	D	1	19	1
220012665	MR	R-0	2.05	\$ 423,544	\$ 560,834	57%	D	1	7	1
220013055	MR	R-0	0.34	\$ 9,390	\$ 75,320	89%	D	1	2	1
220013060	MR	R-0	0.29	\$ 206,490	\$ 136,512	40%	D	1	1	1
220013070	MR	R-0	0.34	\$ 111,466	\$ 179,001	62%	D	1	2	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220013080	MR	R-0	0.29	\$ 21,292	\$ 183,328	90%	D	1	1	1
220013090	MR	R-0	0.33	\$ 23,133	\$ 76,037	77%	D	1	1	1
220013105	MR	R-0	0.34	\$ 308,738	\$ 172,420	36%	D	1	2	1
220013110	MR	R-0	0.34	\$ 13,421	\$ 56,477	81%	D	1	2	1
220013120	MR	R-0	0.34	\$ 248,750	\$ 155,467	38%	D	1	2	1
220013130	MR	R-0	0.34	\$ 205,971	\$ 199,108	49%	D	1	2	1
220013140	MR	R-0	0.34	\$ 381,536	\$ 148,374	28%	D	1	2	1
220013150	MR	R-0	0.33	\$ 78,824	\$ 216,794	73%	D	1	1	1
220013160	MR	R-0	0.32	\$ 14,319	\$ 71,997	83%	D	1	1	1
220021020	MR	R-0	1.43	\$ 309,987	\$ 191,608	38%	D	1	5	1
220021030	MR	R-0	0.27	\$ 124,366	\$ 60,936	33%	D	1	1	1
220021040	MR	R-0	0.18	\$ 10,459	\$ 33,278	76%	D	1	1	1
220021050	MR	R-0	0.18	\$ 482,218	\$ 89,024	16%	U	1	1	1
220021060	MR	R-0	0.18	\$ 112,053	\$ 84,037	43%	D	1	1	1
220021070	MR	R-0	0.27	\$ 520,200	\$ 78,030	13%	U	1	1	1
220021080	MR	R-0	0.46	\$ 14,331	\$ 29,395	67%	D	1	2	1
220021090	MR	R-0	0.27	\$ 621,584	\$ 271,334	30%	D	1	1	1
220022060	MR	R-0	0.54	\$ 180,973	\$ 108,581	37%	D	1	2	1
220022110	MR	R-0	0.6	\$ 624,240	\$ 157,100	20%	U	1	2	2
220023050	MR	R-0	2.24	\$ 494,863	\$ -	0%	V		7	5
220024080	MR	R-0	0.31	\$ 119,177	\$ 107,138	47%	D	1	1	1
220024090	MHR	R-0	0.31	\$ 14,853	\$ 65,907	82%	D	1	1	1
220024110	MR	R-0	0.76	\$ 97,482	\$ 164,411	63%	D	1	3	1
220024120	MR	R-0	0.28	\$ 561,000	\$ 147,900	21%	U	1	1	1
220030030	MR	R-0	1.5	\$ 464,837	\$ 129,721	22%	D	1	5	1
220030070	MR	R-0	0.24	\$ 565,000	\$ 160,000	22%	D	1	1	1
220030080	MR	R-0	0.25	\$ 10,732	\$ 49,300	82%	D	1	1	1
220030090	MR	R-0	0.25	\$ 10,732	\$ 43,754	80%	D	1	1	1
220030100	MR	R-0	0.25	\$ 147,494	\$ 81,427	36%	D	1	1	1
220030110	MR	R-0	0.22	\$ 10,732	\$ 38,536	78%	D	1	1	1
220030120	MR	R-0	0.26	\$ 457,776	\$ 124,848	21%	D	1	1	1
220030130	MR	R-0	0.18	\$ 15,356	\$ 41,224	73%	D	1	1	1
220030140	MR	R-0	0.17	\$ 175,011	\$ 99,182	36%	D	1	1	1
220030150	MR	R-0	0.22	\$ 438,600	\$ 91,800	17%	U	1	1	1
220030180	MR	R-0	0.43	\$ 77,278	\$ 118,074	60%	D	1	2	1
220030190	MR	R-0	0.44	\$ 14,012	\$ 56,107	80%	D	1	2	1
220030210	MR	R-0	0.13	\$ 8,940	\$ 30,461	77%	D	1	1	1
220030220	MR	R-0	0.13	\$ 8,948	\$ 23,298	72%	D	1	1	1
220030230	MR	R-0	0.13	\$ 157,913	\$ 61,787	28%	D	1	1	1
220030240	MR	R-0	0.13	\$ 428,400	\$ 81,090	16%	U	1	1	1
220030250	MR	R-0	0.18	\$ 140,585	\$ 105,721	43%	D	1	1	1
220030260	MR	R-0	0.18	\$ 370,937	\$ 123,998	25%	D	1	1	1
220030300	MR	R-0	1.58	\$ 116,565	\$ 80,137	41%	D	1	5	1
220030330	MR	R-0	0.06	\$ 7,274	\$ -	0%	V		1	1
220030340	MR	R-0	0.27	\$ 233,441	\$ 181,278	44%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220030350	MR	R-0	0.27	\$ 186,556	\$ 129,346	41%	D	1	1	1
220030360	MR	R-0	1.37	\$ 273,515	\$ 164,108	37%	D	1	5	1
220030370	MR	R-0	0.62	\$ 228,352	\$ 218,513	49%	D	1	2	1
220030380	MR	R-0	1.38	\$ 116,565	\$ 377,321	76%	D	1	5	1
220030390	MR	R-0	0.5	\$ 73,107	\$ 84,892	54%	D	1	2	1
220030400	MR	R-0	0.28	\$ 56,861	\$ 110,418	66%	D	1	1	1
220030410	MR	R-0	0.28	\$ 49,708	\$ 165,308	77%	D	1	1	1
220030460	MR	R-0	0.92	\$ 454,027	\$ 210,034	32%	D	1	3	1
220030480	MR	R-0	1.22	\$ 436,968	\$ -	0%	V		4	3
220030490	MR	R-0	0.39	\$ 217,963	\$ 154,868	42%	D	1	2	1
220030500	MR	R-0	0.49	\$ 309,288	\$ 123,713	29%	D	1	2	1
220030510	MR	R-0	0.28	\$ 297,712	\$ 221,805	43%	D	1	1	1
220030520	MR	R-0	0.3	\$ 384,948	\$ 31,212	8%	U	1	1	1
220030535	MR	R-0	0.28	\$ 371,146	\$ 219,312	37%	D	1	1	1
220030545	MR	R-0	0.28	\$ 292,419	\$ 213,688	42%	D	1	1	1
220030555	MR	R-0	0.28	\$ 248,750	\$ 254,944	51%	D	1	1	1
220030565	MR	R-0	0.32	\$ 245,860	\$ 293,160	54%	D	1	1	1
220030575	MR	R-0	0.28	\$ 693,600	\$ 289,900	29%	D	1	1	1
220030585	MR	R-0	0.35	\$ 503,415	\$ 275,554	35%	D	1	2	1
220030595	MR	R-0	0.29	\$ 296,968	\$ 336,567	53%	D	1	1	1
220030605	MR	R-0	0.28	\$ 236,943	\$ 333,753	58%	D	1	1	1
220030615	MR	R-0	0.28	\$ 170,187	\$ 330,654	66%	D	1	1	1
220030625	MR	R-0	0.28	\$ 410,786	\$ 340,519	45%	D	1	1	1
220030635	MR	R-0	0.33	\$ 546,210	\$ 291,312	35%	D	1	1	1
220030645	MR	R-0	0.28	\$ 245,363	\$ 227,836	48%	D	1	1	1
220030655	MR	R-0	0.35	\$ 157,938	\$ 260,091	62%	D	1	2	1
220030665	MR	R-0	0.28	\$ 321,209	\$ 286,796	47%	D	1	1	1
220030675	MR	R-0	0.43	\$ 363,492	\$ 271,955	43%	D	1	2	1
220040020	MR	R-0	0.8	\$ 114,281	\$ 126,793	53%	D	1	3	1
220040030	MR	R-0	0.79	\$ 163,572	\$ 203,008	55%	D	1	3	1
220040060	MR	R-0	0.63	\$ 81,740	\$ 114,689	58%	D	1	2	1
220040070	MR	R-0	0.47	\$ 405,756	\$ 66,585	14%	U	1	2	1
220040080	MR	R-0	0.51	\$ 13,421	\$ 43,025	76%	D	1	2	1
220040090	MR	R-0	0.88	\$ 402,731	\$ 76,306	16%	U	1	3	2
220040100	MR	R-0	0.71	\$ 575,000	\$ 100,000	15%	U	1	3	2
220040110	MR	R-0	0.55	\$ 81,740	\$ 104,035	56%	D	1	2	1
220040120	MR	R-0	0.47	\$ 224,376	\$ 141,883	39%	D	1	2	1
220040130	MR	R-0	0.65	\$ 116,565	\$ 283,168	71%	D	1	2	1
220040150	MR	R-0	0.34	\$ 80,137	\$ 160,287	67%	D	1	2	1
220040170	MR	R-0	0.48	\$ 29,136	\$ -	0%	V		2	1
220040190	MR	R-0	1.06	\$ 92,772	\$ 213,012	70%	D	1	4	1
220040200	MR	R-0	0.31	\$ 111,932	\$ -	0%	V		1	1
220040210	MR	R-0	0.76	\$ 842,724	\$ 158,140	16%	U	1	3	2
220040220	MR	R-0	0.45	\$ 27,244	\$ 77,514	74%	D	1	2	1
220040230	MR	R-0	0.34	\$ 212,226	\$ 153,721	42%	D	1	2	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220040240	MR	R-0	0.41	\$ 158,030	\$ 197,927	56%	D	1	2	1
220040250	MR	R-0	0.31	\$ 335,115	\$ 139,449	29%	D	1	1	1
220051030	MR	R-0	0.13	\$ 8,940	\$ 22,389	71%	D	1	1	1
220051040	MR	R-0	0.14	\$ 8,030	\$ 16,107	67%	D	1	1	1
220051050	MR	R-0	0.19	\$ 188,474	\$ 78,077	29%	D	1	1	1
220051080	MR	R-0	0.38	\$ 780,300	\$ 572,220	42%	D	11	11	11
220051090	MR	R-0	0.45	\$ 571,200	\$ 198,900	26%	D	1	2	1
220051100	MR	R-0	1.81	\$ 611,856	\$ 209,928	26%	D	1	6	1
220051110	MR	R-0	0.5	\$ 14,853	\$ 55,070	79%	D	1	2	1
220051120	MR	R-0	0.5	\$ 13,538	\$ 47,019	78%	D	1	2	1
220051130	MR	R-0	0.65	\$ 23,288	\$ 49,300	68%	D	1	2	1
220051140	MR	R-0	0.25	\$ 12,524	\$ 36,735	75%	D	1	1	1
220051150	MR	R-0	0.25	\$ 550,800	\$ 132,498	19%	U	1	1	1
220051180	MR	R-0	0.25	\$ 136,807	\$ 56,293	29%	D	1	1	1
220051190	MR	R-0	0.24	\$ 172,076	\$ 51,622	23%	D	2	2	2
220051220	MR	R-0	0.08	\$ 52,020	\$ -	0%	V		1	1
220051230	MR	R-0	0.18	\$ 168,702	\$ 73,103	30%	D	1	1	1
220051250	MR	R-0	2.17	\$ 43,931	\$ -	0%	V		7	5
220051260	MR	R-0	0.32	\$ 15,697	\$ 116,347	88%	D	1	1	1
220051270	MR	R-0	0.32	\$ 60,629	\$ 178,889	75%	D	1	1	1
220051280	MR	R-0	0.55	\$ 171,580	\$ 112,183	40%	D	3	3	3
220051290	MR	R-0	1.34	\$ 228,357	\$ 167,461	42%	D	1	5	1
220052010	MR	R-0	0.8	\$ 174,122	\$ 289,949	62%	D	1	3	1
220052020	MR	R-0	1.25	\$ 673,200	\$ 117,300	15%	U	1	4	3
220052030	MR	R-0	0.58	\$ 591,600	\$ 61,200	9%	U	1	2	2
220052040	MR	R-0	0.88	\$ 561,000	\$ 137,700	20%	U	1	3	2
240071085	MR	R-0	0.51	\$ 494,190	\$ 243,453	33%	D	1	2	1
240071095	MR	R-0	0.51	\$ 107,141	\$ 321,447	75%	D	1	2	1
240071105	LR	R-0	0.51	\$ 204,473	\$ 274,580	57%	D	1	2	1
240072155	LR	R-0	0.82	\$ 205,980	\$ 205,980	50%	D	1	3	1
240072245	LR	R-0	0.42	\$ 16,032	\$ 102,389	86%	D	1	2	1
240072265	LR	R-0	0.53	\$ 529,699	\$ 225,932	30%	D	1	2	1
240072305	LR	R-0	0.45	\$ 190,294	\$ 175,070	48%	D	1	2	1
240072335	LR	R-0	0.6	\$ 410,786	\$ 189,177	32%	D	1	2	1
240072345	LR	R-0	1.1	\$ 106,115	\$ 236,852	69%	D	1	4	1
240072385	LR	R-0	0.39	\$ 192,247	\$ 176,767	48%	D	1	2	1
240072395	LR	R-0	0.39	\$ 298,041	\$ 229,434	43%	D	1	2	1
240072415	LR	R-0	1.16	\$ 408,000	\$ -	0%	V		4	3
240072425	LR	R-0	1.68	\$ 714,000	\$ 220,700	24%	D	1	6	1
240072445	LR	R-0	0.41	\$ 16,249	\$ 58,785	78%	D	1	2	1
240072465	LR	R-0	0.6	\$ 79,645	\$ 121,060	60%	D	1	2	1
240072475	LR	R-0	0.6	\$ 454,027	\$ 135,126	23%	D	1	2	1
240072485	LR	R-0	0.45	\$ 85,892	\$ 198,953	70%	D	1	2	1
240072505	LR	R-0	0.41	\$ 345,924	\$ 131,099	27%	D	1	2	1
240072525	LR	R-0	0.6	\$ 99,998	\$ 204,291	67%	D	1	2	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
240072535	LR	R-0	0.6	\$ 75,796	\$ 229,481	75%	D	1	2	1
240072545	LR	R-0	0.6	\$ 14,684	\$ 78,087	84%	D	1	2	1
240072555	LR	R-0	0.6	\$ 200,756	\$ 186,988	48%	D	1	2	1
240072565	LR	R-0	0.57	\$ 79,645	\$ 218,658	73%	D	1	2	1
240072635	LR	R-0	0.61	\$ 215,220	\$ -	0%	V		2	2
240072645	LR	R-0	0.55	\$ 192,780	\$ -	0%	V		2	2
240072655	LR	R-0	0.29	\$ 124,440	\$ -	0%	V		1	1
240072665	LR	R-0	0.78	\$ 329,868	\$ 42,840	11%	U	1	3	2
240072675	LR	R-0	0.61	\$ 259,692	\$ 182,060	41%	D	1	2	1
190081040	VLR	R-0-1	1.09	\$ 122,051	\$ 117,431	49%	D	1	2	1
190082170	VLR	R-0-1	1.4	\$ 89,172	\$ 203,626	70%	D	1	2	1
190082180	VLR	R-0-1	1.1	\$ 206,490	\$ 234,511	53%	D	1	2	1
190082230	LR	R-0-1	10.1	\$ 583,383	\$ 439,664	43%	D	1	11	1
190092040	LR	R-0-1	1.18	\$ 357,034	\$ 208,587	37%	D	1	2	1
190092050	LR	R-0-1	0.91	\$ 204,473	\$ 203,455	50%	D	1	1	1
190092060	LR	R-0-1	1.05	\$ 496,187	\$ 148,855	23%	D	1	2	1
190092070	LR	R-0-1	0.96	\$ 121,275	\$ 195,976	62%	D	1	1	1
190092080	LR	R-0-1	1.1	\$ 113,737	\$ 154,362	58%	D	1	2	1
190092090	LR	R-0-1	0.81	\$ 25,086	\$ 64,554	72%	D	1	1	1
190092110	LR	R-0-1	0.97	\$ 258,801	\$ 258,801	50%	D	1	1	1
190092120	LR	R-0-1	0.87	\$ 87,422	\$ 115,111	57%	D	1	1	1
190092140	LR	R-0-1	0.76	\$ 135,715	\$ 171,429	56%	D	1	1	1
190092150	LR	R-0-1	0.81	\$ 111,466	\$ 170,923	61%	D	1	1	1
190092160	LR	R-0-1	0.73	\$ 111,466	\$ 263,680	70%	D	1	1	1
190092210	LR	R-0-1	0.82	\$ 593,501	\$ 338,144	36%	D	1	1	1
190092220	LR	R-0-1	0.83	\$ 25,096	\$ -	0%	V		1	1
190092230	LR	R-0-1	0.57	\$ 249,678	\$ 248,092	50%	D	1	1	1
190092240	LR	R-0-1	0.91	\$ 382,393	\$ 229,096	37%	D	1	1	1
190100210	VLR	R-0-1	14.1	\$ 215,268	\$ -	0%	V		15	12
190100260	VLR	R-0-1	1.01	\$ 248,748	\$ 212,882	46%	D	1	2	1
190100270	VLR	R-0-1	1.08	\$ 309,288	\$ 213,688	41%	D	1	2	1
190100280	VLR	R-0-1	1	\$ 85,041	\$ 237,257	74%	D	1	1	1
190220145	LR	R-0-1	0	\$ 19,340	\$ -	0%	V		0	0
190220155	LR	R-0-1	0	\$ 19,340	\$ -	0%	V		0	0
190220165	LR	R-0-1	0	\$ 19,340	\$ -	0%	V		0	0
190220175	LR	R-0-1	0	\$ 19,340	\$ -	0%	V		0	0
190220185	LR	R-0-1	0	\$ 19,340	\$ -	0%	V		0	0
190220195	LR	R-0-1	0	\$ 19,340	\$ -	0%	V		0	0
190220205	LR	R-0-1	0	\$ 19,340	\$ -	0%	V		0	0
200010010	LR	R-0-1	1.17	\$ -	\$ -	0%	V		2	1
200010035	LR	R-0-1	1	\$ 544,912	\$ 263,850	33%	D	1	1	1
200010100	LR	R-0-1	2.78	\$ 39,442	\$ 108,510	73%	D	1	3	1
200010110	LR	R-0-1	1.01	\$ 89,358	\$ 176,673	66%	D	1	2	1
200010140	LR	R-0-1	0.98	\$ 21,496	\$ 121,078	85%	D	1	1	1
200010310	LR	R-0-1	0.85	\$ 238,358	\$ 322,040	57%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
200010320	LR	R-0-1	0.84	\$ 517,357	\$ 202,559	28%	D	1	1	1
200010330	LR	R-0-1	0.84	\$ 38,688	\$ 258,085	87%	D	1	1	1
200010340	LR	R-0-1	0.93	\$ 25,285	\$ 146,460	85%	D	1	1	1
200010350	LR	R-0-1	1.02	\$ 417,131	\$ 435,008	51%	D	1	2	1
200010360	LR	R-0-1	0.99	\$ 380,591	\$ 258,319	40%	D	1	1	1
200010370	LR	R-0-1	0.91	\$ 205,213	\$ -	0%	V		1	1
200010380	LR	R-0-1	0.93	\$ 238,358	\$ 258,623	52%	D	1	1	1
200010390	LR	R-0-1	0.89	\$ 43,089	\$ 172,425	80%	D	1	1	1
200010400	LR	R-0-1	0.87	\$ 663,000	\$ 362,100	35%	D	1	1	1
200010460	LR	R-0-1	1.12	\$ 13,262	\$ -	0%	V		2	1
200010470	LR	R-0-1	1.2	\$ 14,184	\$ 84,290	86%	D	1	2	1
200010480	LR	R-0-1	2.68	\$ 31,694	\$ 88,771	74%	D	1	3	1
200021030	LR	R-0-1	1.23	\$ 22,292	\$ 96,733	81%	D	1	2	1
200021050	LR	R-0-1	1	\$ 44,775	\$ 236,209	84%	D	1	1	1
200021060	LR	R-0-1	1	\$ 24,610	\$ 165,181	87%	D	1	1	1
200021070	LR	R-0-1	1	\$ 357,541	\$ 425,910	54%	D	1	1	1
200021080	LR	R-0-1	1	\$ 634,644	\$ 353,736	36%	D	1	1	1
200021110	LR	R-0-1	1.39	\$ 357,541	\$ 229,198	39%	D	1	2	1
200021120	LR	R-0-1	1	\$ 1,010,000	\$ 150,000	13%	U	1	1	1
200021130	LR	R-0-1	1	\$ 24,234	\$ -	0%	V		1	1
200021140	LR	R-0-1	0.85	\$ 151,050	\$ 317,157	68%	D	1	1	1
200021150	LR	R-0-1	1.96	\$ 673,141	\$ 782,034	54%	D	1	2	1
200021205	LR	R-0-1	1.02	\$ 235,169	\$ 249,678	51%	D	1	2	1
200021210	LR	R-0-1	1.71	\$ 614,696	\$ 347,091	36%	D	1	2	1
200022010	LR	R-0-1	1	\$ 238,358	\$ 356,735	60%	D	1	1	1
200022020	LR	R-0-1	1	\$ 635,894	\$ 210,904	25%	D	1	1	1
200022030	LR	R-0-1	1	\$ 435,559	\$ 328,647	43%	D	1	1	1
200022040	LR	R-0-1	1	\$ 26,880	\$ 132,916	83%	D	1	1	1
200022050	LR	R-0-1	1	\$ 184,291	\$ 264,095	59%	D	1	1	1
200030010	LR	R-0-1	1.16	\$ 536,311	\$ 297,950	36%	D	1	2	1
200030030	LR	R-0-1	1.66	\$ 665,410	\$ 445,832	40%	D	1	2	1
200030050	LR	R-0-1	2.21	\$ 972,917	\$ 499,875	34%	D	1	3	1
200030060	LR	R-0-1	1	\$ 97,800	\$ -	0%	V		1	1
200030070	LR	R-0-1	1.82	\$ 228,200	\$ 192,000	46%	D	3	3	3
200030080	LR	R-0-1	0.54	\$ 68,554	\$ 59,874	47%	D	3	3	3
200040030	LR	R-0-1	1.17	\$ 395,080	\$ 296,890	43%	D	1	2	1
200040040	LR	R-0-1	0.57	\$ 253,722	\$ 321,967	56%	D	1	1	1
200040050	LR	R-0-1	0.61	\$ 19,705	\$ 73,531	79%	D	1	1	1
200040080	LR	R-0-1	1.37	\$ 385,767	\$ 309,288	44%	D	1	2	1
200040090	LR	R-0-1	0.11	\$ -	\$ -	0%	V		1	1
200040110	LR	R-0-1	0.38	\$ 109,093	\$ -	0%	V		1	1
200040130	LR	R-0-1	0.41	\$ 126,856	\$ -	0%	V		1	1
200040140	LR	R-0-1	0.37	\$ -	\$ -	0%	V		1	1
200040150	LR	R-0-1	0.4	\$ 14,319	\$ 80,365	85%	D	1	1	1
200040160	LR	R-0-1	2.38	\$ 1,589,736	\$ 498,323	24%	D	1	3	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
200052010	LR	R-0-1	1.2	\$ 639,529	\$ 292,199	31%	D	1	2	1
200052020	LR	R-0-1	1.18	\$ 243,125	\$ 213,549	47%	D	1	2	1
200052040	LR	R-0-1	0.73	\$ 23,323	\$ 109,573	82%	D	1	1	1
200052050	LR	R-0-1	0.79	\$ 879,138	\$ 192,272	18%	U	1	1	1
200052060	LR	R-0-1	1.22	\$ 1,734,000	\$ 525,060	23%	D	1	2	1
200052070	LR	R-0-1	0.8	\$ 25,086	\$ 81,527	76%	D	1	1	1
200052080	LR	R-0-1	1	\$ 551,096	\$ 195,386	26%	D	1	1	1
200052090	LR	R-0-1	1.03	\$ 731,049	\$ 518,128	41%	D	1	2	1
200053010	LR	R-0-1	1.06	\$ 108,705	\$ 63,319	37%	D	1	2	1
200053020	LR	R-0-1	0.85	\$ 28,290	\$ 115,268	80%	D	1	1	1
200053030	LR	R-0-1	1.09	\$ 35,859	\$ 121,459	77%	D	1	2	1
200053060	LR	R-0-1	1.1	\$ 25,319	\$ 79,614	76%	D	1	2	1
200061030	LR	R-0-1	1.16	\$ 507,213	\$ 159,881	24%	D	1	2	1
200061040	LR	R-0-1	0.96	\$ 234,691	\$ 399,345	63%	D	1	1	1
200061050	LR	R-0-1	0.89	\$ 119,562	\$ 305,687	72%	D	1	1	1
200061140	LR	R-0-1	1.15	\$ 253,720	\$ 229,866	48%	D	1	2	1
200061150	LR	R-0-1	0.79	\$ 336,436	\$ 174,686	34%	D	1	1	1
200061180	LR	R-0-1	1.06	\$ 610,776	\$ 205,393	25%	D	1	2	1
200062010	LR	R-0-1	1.35	\$ 107,719	\$ 350,697	77%	D	1	2	1
200062020	LR	R-0-1	1.65	\$ 208,082	\$ 444,491	68%	D	1	2	1
200062030	LR	R-0-1	1.45	\$ 403,883	\$ 404,543	50%	D	1	2	1
200062040	LR	R-0-1	0.81	\$ 551,320	\$ 388,773	41%	D	1	1	1
200062060	LR	R-0-1	1.06	\$ 551,320	\$ 406,456	42%	D	1	2	1
200062070	LR	R-0-1	1.75	\$ 661,582	\$ 519,342	44%	D	1	2	1
200080200	LR	R-0-1	1.38	\$ 671,439	\$ 239,558	26%	D	1	2	1
200080210	LR	R-0-1	1.85	\$ 890,754	\$ 1,418,015	61%	D	1	2	1
200080225	LR	R-0-1	1	\$ 377,629	\$ 543,481	59%	D	1	1	1
200080235	LR	R-0-1	1	\$ 368,738	\$ 399,466	52%	D	1	1	1
200080245	LR	R-0-1	1.01	\$ 327,743	\$ 572,067	64%	D	1	2	1
200080255	LR	R-0-1	1	\$ 253,720	\$ 504,638	67%	D	1	1	1
200080265	LR	R-0-1	1	\$ 368,738	\$ 552,951	60%	D	1	1	1
200080275	LR	R-0-1	1.16	\$ 238,358	\$ 457,404	66%	D	1	2	1
200080285	LR	R-0-1	0.18	\$ -	\$ -	0%	V		1	1
200080310	LR	R-0-1	1.7	\$ 30,795	\$ 258,651	89%	D	1	2	1
200080320	LR	R-0-1	0.7	\$ 51,000	\$ -	0%	V		1	1
200080330	LR	R-0-1	1.7	\$ 538,711	\$ 297,281	36%	D	1	2	1
200090050	LR	R-0-1	1.07	\$ 142,583	\$ 280,454	66%	D	1	2	1
200090060	LR	R-0-1	0.76	\$ 81,232	\$ 186,860	70%	D	1	1	1
200090070	LR	R-0-1	0.7	\$ 556,406	\$ 142,015	20%	U	1	1	1
200090080	LR	R-0-1	0.71	\$ 25,086	\$ 90,563	78%	D	1	1	1
200090170	LR	R-0-1	0.62	\$ 247,177	\$ 258,572	51%	D	1	1	1
200090180	LR	R-0-1	0.92	\$ 183,546	\$ 219,110	54%	D	1	1	1
200100030	LR	R-0-1	0.71	\$ 78,083	\$ 489,286	86%	D	1	1	1
200100050	LR	R-0-1	1.45	\$ 310,935	\$ 361,868	54%	D	1	2	1
200100060	LR	R-0-1	1.13	\$ 365,523	\$ 194,173	35%	D	1	2	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
200100070	LR	R-0-1	1.43	\$ 1,071,000	\$ 443,700	29%	D	1	2	1
200100080	LR	R-0-1	1.47	\$ 417,131	\$ 268,153	39%	D	1	2	1
200100090	LR	R-0-1	1.35	\$ 769,896	\$ 291,312	27%	D	1	2	1
200110030	LR	R-0-1	1.11	\$ 19,705	\$ 82,497	81%	D	1	2	1
200110040	LR	R-0-1	1.5	\$ 180,013	\$ 543,532	75%	D	1	2	1
200110050	LR	R-0-1	1.8	\$ 372,023	\$ 248,013	40%	D	1	2	1
200110070	LR	R-0-1	1.5	\$ 498,121	\$ 355,591	42%	D	1	2	1
200110080	LR	R-0-1	1.3	\$ 44,775	\$ 263,318	85%	D	1	2	1
200110090	LR	R-0-1	1.11	\$ 164,288	\$ 278,643	63%	D	1	2	1
200110100	LR	R-0-1	1.16	\$ 113,697	\$ 227,407	67%	D	1	2	1
200110110	LR	R-0-1	1.42	\$ 999,600	\$ 219,300	18%	U	1	2	2
200110120	LR	R-0-1	0.98	\$ 321,316	\$ 385,582	55%	D	1	1	1
200130010	LR	R-0-1	0.95	\$ 168,069	\$ 357,163	68%	D	1	1	1
200130020	LR	R-0-1	0.72	\$ 28,041	\$ 92,289	77%	D	1	1	1
200130050	LR	R-0-1	0.76	\$ 561,705	\$ 233,160	29%	D	1	1	1
200130060	LR	R-0-1	0.78	\$ 717,876	\$ 249,696	26%	D	1	1	1
200130070	LR	R-0-1	0.74	\$ 513,483	\$ 199,446	28%	D	1	1	1
200130080	LR	R-0-1	0.91	\$ 26,226	\$ 193,840	88%	D	1	1	1
200130090	LR	R-0-1	0.77	\$ 367,545	\$ 171,128	32%	D	1	1	1
200130100	LR	R-0-1	0.75	\$ 21,496	\$ 50,199	70%	D	1	1	1
200130110	LR	R-0-1	0.72	\$ 289,448	\$ 271,776	48%	D	1	1	1
200130140	LR	R-0-1	0.59	\$ 622,200	\$ 141,576	19%	U	1	1	1
200130150	LR	R-0-1	0.73	\$ 529,911	\$ 143,075	21%	U	1	1	1
200130160	LR	R-0-1	0.68	\$ 21,496	\$ 71,820	77%	D	2	3	2
200141010	LR	R-0-1	0.9	\$ 398,232	\$ 209,413	34%	D	1	1	1
200141020	LR	R-0-1	0.61	\$ 24,995	\$ 123,058	83%	D	1	1	1
200141030	LR	R-0-1	0.64	\$ 135,715	\$ 204,291	60%	D	1	1	1
200141040	LR	R-0-1	0.77	\$ 25,086	\$ 68,964	73%	D	1	1	1
200141050	LR	R-0-1	0.79	\$ 25,086	\$ 140,210	85%	D	1	1	1
200141060	LR	R-0-1	0.93	\$ 401,139	\$ 340,957	46%	D	1	1	1
200141070	LR	R-0-1	0.54	\$ 540,509	\$ 210,798	28%	D	1	1	1
200141080	LR	R-0-1	0.51	\$ 23,323	\$ 66,449	74%	D	1	1	1
200141090	LR	R-0-1	0.54	\$ 443,217	\$ 227,013	34%	D	1	1	1
200141100	LR	R-0-1	0.6	\$ 650,250	\$ 145,656	18%	U	1	1	1
200142010	LR	R-0-1	0.84	\$ 19,705	\$ 145,822	88%	D	1	1	1
200142020	LR	R-0-1	0.43	\$ 43,098	\$ 112,079	72%	D	1	1	1
200142040	LR	R-0-1	0.82	\$ 216,152	\$ 199,793	48%	D	1	1	1
200142050	LR	R-0-1	0.72	\$ 24,219	\$ 63,750	72%	D	1	1	1
200142060	LR	R-0-1	0.67	\$ 33,797	\$ 163,971	83%	D	1	1	1
200142070	LR	R-0-1	0.62	\$ 157,153	\$ 198,326	56%	D	1	1	1
200142080	LR	R-0-1	0.58	\$ 18,041	\$ 87,396	83%	D	1	1	1
200142090	LR	R-0-1	0.38	\$ 598,230	\$ 166,464	22%	U	1	1	1
200142100	LR	R-0-1	0.59	\$ 248,750	\$ 232,583	48%	D	1	1	1
200142110	LR	R-0-1	0.59	\$ 1,009,800	\$ 262,140	21%	U	1	1	1
200170020	LR	R-0-1	0.91	\$ 20,941	\$ 118,667	85%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
200170050	LR	R-0-1	0.8	\$ 66,282	\$ 181,479	73%	D	1	1	1
200191010	LR	R-0-1	1.15	\$ 18,082	\$ 100,526	85%	D	1	2	1
200191020	LR	R-0-1	1.07	\$ 17,922	\$ 96,853	84%	D	1	2	1
200191030	LR	R-0-1	0.49	\$ 99,998	\$ 203,022	67%	D	1	1	1
200191040	LR	R-0-1	0.67	\$ 17,901	\$ 93,131	84%	D	1	1	1
200191080	LR	R-0-1	1	\$ 487,710	\$ 297,281	38%	D	1	1	1
200192010	LR	R-0-1	0.63	\$ 441,055	\$ 192,960	30%	D	1	1	1
200211010	LR	R-0-1	1	\$ 1,060,000	\$ 165,000	13%	U	1	1	1
200211025	LR	R-0-1	0.99	\$ 229,434	\$ 395,777	63%	D	1	1	1
200212010	LR	R-0-1	1	\$ 25,033	\$ 105,113	81%	D	1	1	1
200212020	LR	R-0-1	1	\$ 411,960	\$ 378,765	48%	D	1	1	1
200212030	LR	R-0-1	1	\$ 182,086	\$ 518,252	74%	D	1	1	1
200213010	LR	R-0-1	1	\$ 284,679	\$ 347,859	55%	D	1	1	1
200213020	LR	R-0-1	1	\$ 421,758	\$ 219,312	34%	D	1	1	1
200213030	LR	R-0-1	0.99	\$ 475,648	\$ 322,142	40%	D	1	1	1
200213040	LR	R-0-1	0.99	\$ 355,847	\$ 435,692	55%	D	1	1	1
200213050	LR	R-0-1	0.99	\$ 474,133	\$ 245,225	34%	D	1	1	1
200213060	LR	R-0-1	1	\$ 307,280	\$ 184,367	37%	D	1	1	1
200213070	LR	R-0-1	1	\$ 128,858	\$ 212,248	62%	D	1	1	1
200213080	LR	R-0-1	1	\$ 497,268	\$ 221,608	31%	D	1	1	1
200213090	LR	R-0-1	0.99	\$ 89,358	\$ 389,982	81%	D	1	1	1
200213100	LR	R-0-1	0.99	\$ 329,595	\$ 327,731	50%	D	1	1	1
200214010	LR	R-0-1	1	\$ 114,345	\$ 223,523	66%	D	1	1	1
200214020	LR	R-0-1	1	\$ 22,797	\$ 160,414	88%	D	1	1	1
200214030	LR	R-0-1	1	\$ 430,028	\$ 471,226	52%	D	1	1	1
200221010	LR	R-0-1	0.94	\$ 393,641	\$ 224,936	36%	D	1	1	1
200221030	LR	R-0-1	1	\$ 145,717	\$ 182,148	56%	D	1	1	1
200221040	LR	R-0-1	1	\$ 688,884	\$ 291,450	30%	D	1	1	1
200221050	LR	R-0-1	1	\$ 297,950	\$ 234,502	44%	D	1	1	1
200221060	LR	R-0-1	1	\$ 89,358	\$ 224,832	72%	D	1	1	1
200221070	LR	R-0-1	1.1	\$ 159,302	\$ 271,904	63%	D	1	2	1
200221080	LR	R-0-1	1.13	\$ 805,800	\$ 652,700	45%	D	1	2	1
200222020	LR	R-0-1	0.89	\$ 741,876	\$ 344,441	32%	D	1	1	1
210011100	LR	R-0-1	0.46	\$ 466,321	\$ 160,434	26%	D	1	1	1
210011110	LR	R-0-1	0.45	\$ 432,407	\$ 227,531	34%	D	1	1	1
210011120	LR	R-0-1	0.83	\$ 15,342	\$ 32,545	68%	D	1	1	1
210011130	LR	R-0-1	0.71	\$ 252,113	\$ 126,053	33%	D	1	1	1
210011140	LR	R-0-1	1	\$ 432,407	\$ 240,526	36%	D	1	1	1
210011150	LR	R-0-1	1	\$ 123,856	\$ 246,266	67%	D	1	1	1
210011160	LR	R-0-1	2.29	\$ 162,202	\$ 331,847	67%	D	1	3	1
210011170	LR	R-0-1	1.18	\$ 268,730	\$ 292,100	52%	D	1	2	1
210011180	LR	R-0-1	1.51	\$ 131,143	\$ 298,728	69%	D	1	2	1
210131030	LR	R-0-1	0.11	\$ 247,430	\$ 110,493	31%	D	1	1	1
210131040	LR	R-0-1	0.27	\$ 228,862	\$ 108,399	32%	D	1	1	1
210131050	LR	R-0-1	0.14	\$ 665,856	\$ 78,030	10%	U	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
210131060	LR	R-0-1	0.45	\$ 350,532	\$ 195,188	36%	D	1	1	1
210131070	LR	R-0-1	0.64	\$ 562,130	\$ 117,830	17%	U	1	1	1
210131080	LR	R-0-1	0.42	\$ 13,421	\$ 35,859	73%	D	1	1	1
210131090	LR	R-0-1	0.64	\$ 33,797	\$ 123,615	79%	D	1	1	1
220012020	LR	R-0-1	0.83	\$ 468,620	\$ 185,819	28%	D	1	1	1
220012030	LR	R-0-1	1.98	\$ 171,647	\$ 261,620	60%	D	1	2	1
220012040	LR	R-0-1	0.98	\$ 508,714	\$ 203,950	29%	D	1	1	1
220012050	LR	R-0-1	1	\$ 310,938	\$ 161,244	34%	D	1	1	1
220012060	LR	R-0-1	1.73	\$ 350,299	\$ 186,470	35%	D	2	2	2
220012070	LR	R-0-1	1.86	\$ 384,305	\$ 250,287	39%	D	1	2	1
220012080	LR	R-0-1	0.96	\$ 368,731	\$ 61,448	14%	U	1	1	1
220012090	LR	R-0-1	1.41	\$ 126,769	\$ 248,133	66%	D	1	2	1
220012100	LR	R-0-1	4.11	\$ 364,691	\$ 72,935	17%	U	1	5	4
220012110	LR	R-0-1	4.33	\$ 81,129	\$ 282,984	78%	D	1	5	1
220012120	LR	R-0-1	0.59	\$ 291,749	\$ 170,185	37%	D	1	1	1
220012160	LR	R-0-1	0.55	\$ 161,746	\$ 116,455	42%	D	1	1	1
220012170	LR	R-0-1	0.39	\$ 496,187	\$ 208,397	30%	D	1	1	1
220012180	LR	R-0-1	0.39	\$ 429,631	\$ 107,408	20%	U	1	1	1
220012515	LR	R-0-1	1.44	\$ 198,332	\$ -	0%	V		2	2
220012525	LR	R-0-1	1.23	\$ 217,651	\$ 230,969	51%	D	1	2	1
220012535	LR	R-0-1	1.46	\$ 583,750	\$ 278,415	32%	D	1	2	1
220012545	LR	R-0-1	1.7	\$ 1,326,000	\$ 306,000	19%	U	1	2	2
220012555	LR	R-0-1	5.43	\$ 192,790	\$ 358,773	65%	D	1	6	1
220012565	LR	R-0-1	2.04	\$ 202,603	\$ 272,216	57%	D	1	3	1
220012575	LR	R-0-1	1.06	\$ 1,025,000	\$ 250,000	20%	U	1	2	1
220013015	LR	R-0-1	1.06	\$ 205,213	\$ 249,270	55%	D	1	2	1
220013025	LR	R-0-1	1.01	\$ 175,263	\$ 303,053	63%	D	1	2	1
220013035	LR	R-0-1	1.01	\$ 204,467	\$ 237,159	54%	D	1	2	1
220013045	LR	R-0-1	1	\$ 245,857	\$ 311,329	56%	D	1	1	1
230010010	LR	R-0-1	0.75	\$ 769,896	\$ 218,484	22%	U	1	1	1
230010080	LR	R-0-1	0.74	\$ 592,747	\$ -	0%	V		1	1
230010100	LR	R-0-1	0.89	\$ 1,040,400	\$ 379,746	27%	D	1	1	1
230010110	LR	R-0-1	0.76	\$ 163,577	\$ -	0%	V		1	1
230010120	LR	R-0-1	0.9	\$ 262,426	\$ 553,226	68%	D	1	1	1
230020010	LR	R-0-1	0.73	\$ 769,896	\$ 228,888	23%	U	1	1	1
230020020	LR	R-0-1	0.73	\$ 481,817	\$ 424,262	47%	D	1	1	1
230020030	LR	R-0-1	0.73	\$ 1,203,600	\$ 326,400	21%	U	1	1	1
230020040	LR	R-0-1	0.73	\$ 43,089	\$ -	0%	V		1	1
230020050	LR	R-0-1	0.74	\$ 26,880	\$ 134,519	83%	D	1	1	1
230020060	LR	R-0-1	0.53	\$ 417,131	\$ 415,938	50%	D	1	1	1
230020070	LR	R-0-1	0.74	\$ 30,475	\$ -	0%	V		1	1
230020080	LR	R-0-1	0.74	\$ 26,880	\$ 106,197	80%	D	1	1	1
230020100	LR	R-0-1	0.74	\$ 567,004	\$ 185,769	25%	D	1	1	1
230020130	LR	R-0-1	0.74	\$ 795,600	\$ 326,400	29%	D	1	1	1
230020150	LR	R-0-1	0.74	\$ 286,796	\$ 428,082	60%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
230020160	LR	R-0-1	0.74	\$ 121,859	\$ 377,946	76%	D	1	1	1
230020170	LR	R-0-1	5.05	\$ 498,351	\$ 7,471,112	94%	D	0	6	0
230020200	LR	R-0-1	0.78	\$ 712,739	\$ 376,165	35%	D	1	1	1
230020210	MR	R-0-1	0.34	\$ 197,977	\$ -	0%	V		1	1
230040040	MR	R-0-1	0.31	\$ 131,931	\$ 60,847	32%	D	1	1	1
230040060	MR	R-0-1	0.68	\$ 71,030	\$ 129,138	65%	D	1	1	1
230040090	MR	R-0-1	2.09	\$ 53,799	\$ -	0%	V		3	2
230050010	MR	R-0-1	1.1	\$ 372,833	\$ 265,834	42%	D	1	2	1
230050020	MR	R-0-1	1.1	\$ 449,702	\$ 300,465	40%	D	1	2	1
230050030	MR	R-0-1	1.11	\$ 32,272	\$ -	0%	V		2	1
230050080	MR	R-0-1	1.72	\$ 60,330	\$ 150,871	71%	D	1	2	1
230050120	MR	R-0-1	0.37	\$ -	\$ -	0%	V		1	1
230050130	MR	R-0-1	1.62	\$ 143,457	\$ 244,023	63%	D	1	2	1
240050060	MR	R-0-1	53.3	\$ 423,323	\$ 288,664	41%	D	1	54	1
240090115	MR	R-0-1	0.79	\$ 358,356	\$ 164,291	31%	D	1	1	1
240090125	MR	R-0-1	4.16	\$ 437,543	\$ 80,944	16%	U	1	5	4
240090345	MR	R-0-1	1.28	\$ 77,044	\$ 309,291	80%	D	1	2	1
240090355	MR	R-0-1	1	\$ 168,702	\$ 334,227	66%	D	1	1	1
240090365	MR	R-0-1	1	\$ 297,950	\$ 196,644	40%	D	1	1	1
240090375	MR	R-0-1	1.16	\$ 204,467	\$ 262,888	56%	D	1	2	1
240090380	MR	R-0-1	1	\$ 12,815	\$ 10,843	46%	D	1	1	1
240090390	MR	R-0-1	1.47	\$ 18,808	\$ 119,094	86%	D	1	2	1
280072030	MR	R-0-1	0.53	\$ 64,985	\$ 129,986	67%	D	1	1	1
280072040	MR	R-0-1	1	\$ 17,901	\$ 59,655	77%	D	1	1	1
280072050	MR	R-0-1	0.97	\$ 17,115	\$ 123,858	88%	D	1	1	1
280072060	MR	R-0-1	0.65	\$ 1,065,900	\$ 459,000	30%	D	1	1	1
280072070	LR	R-0-1	0.32	\$ 146,052	\$ 173,731	54%	D	1	1	1
280072080	MR	R-0-1	0.5	\$ 204,473	\$ 126,188	38%	D	1	1	1
280072090	MR	R-0-1	0.5	\$ 16,107	\$ 69,936	81%	D	1	1	1
280072240	MR	R-0-1	0.24	\$ 56,861	\$ 100,512	64%	D	1	1	1
280072250	MR	R-0-1	0.24	\$ 46,378	\$ 100,507	68%	D	1	1	1
280072260	MR	R-0-1	0.2	\$ 28,156	\$ 96,116	77%	D	1	1	1
280072410	MR	R-0-1	0.23	\$ 461,022	\$ 254,356	36%	D	1	1	1
280072420	MR	R-0-1	0.24	\$ 486,458	\$ 254,992	34%	D	1	1	1
280080020	MR	R-0-1	0.69	\$ 215,399	\$ 67,306	24%	D	1	1	1
280080030	MR	R-0-1	0.3	\$ 249,928	\$ 89,106	26%	D	1	1	1
280080040	MR	R-0-1	7.98	\$ 71,733	\$ 17,922	20%	U	4	8	7
280080070	MR	R-0-1	3	\$ 57,995	\$ 76,227	57%	D	2	3	2
280080100	MR	R-0-1	1	\$ 297,950	\$ 196,644	40%	D	1	1	1
280080110	MR	R-0-1	1.83	\$ 350,531	\$ 259,084	42%	D	1	2	1
280080120	MR	R-0-1	0.95	\$ 556,407	\$ 370,937	40%	D	1	1	1
280080130	MR	R-0-1	0.95	\$ 321,316	\$ 306,137	49%	D	1	1	1
280091040	MR	R-0-1	0.82	\$ 268,153	\$ 280,071	51%	D	1	1	1
280091090	MR	R-0-1	0.76	\$ 356,735	\$ 149,940	30%	D	1	1	1
280091100	LR	R-0-1	0.81	\$ 272,417	\$ 589,258	68%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
280092040	LR	R-0-1	0.97	\$ 103,294	\$ 339,267	77%	D	1	1	1
280092070	LR	R-0-1	2	\$ 191,253	\$ 487,181	72%	D	1	2	1
280092080	LR	R-0-1	0.88	\$ 297,950	\$ 331,169	53%	D	1	1	1
280100080	LR	R-0-1	0.94	\$ 329,966	\$ 567,550	63%	D	1	1	1
280100090	LR	R-0-1	1	\$ 274,636	\$ 528,575	66%	D	1	1	1
280100100	LR	R-0-1	1.12	\$ 224,936	\$ 172,683	43%	D	1	2	1
280100110	LR	R-0-1	1	\$ 21,513	\$ -	0%	V		1	1
280100120	LR	R-0-1	0.46	\$ 191,173	\$ 90,661	32%	D	1	1	1
280100130	LR	R-0-1	0.46	\$ 190,294	\$ 158,577	45%	D	1	1	1
280100140	LR	R-0-1	5.97	\$ 64,554	\$ 30,577	32%	D	3	6	3
230132090	MR	R-0-1/2	0.58	\$ 151,894	\$ 251,371	62%	D	1	2	1
230132110	MR	R-0-1/2	0.55	\$ 146,208	\$ 64,668	31%	D	3	3	3
230132120	MR	R-0-1/2	0.61	\$ 161,548	\$ 354,873	69%	D	1	2	1
280072100	MR	R-0-1/2	0.46	\$ 178,768	\$ 400,040	69%	D	1	1	1
280072110	MR	R-0-1/2	0.52	\$ 172,076	\$ 226,871	57%	D	1	2	1
280072120	MR	R-0-1/2	0.46	\$ 218,069	\$ 243,926	53%	D	1	1	1
280072130	MR	R-0-1/2	0.51	\$ 289,451	\$ 113,334	28%	D	1	2	1
280072170	MR	R-0-1/2	0.46	\$ 8,956	\$ -	0%	V		1	1
280072180	MR	R-0-1/2	0.47	\$ 8,956	\$ 32,793	79%	D	1	1	1
280072190	MR	R-0-1/2	0.46	\$ 330,790	\$ 299,915	48%	D	1	1	1
280072200	MR	R-0-1/2	0.47	\$ 245,822	\$ 177,510	42%	D	1	1	1
280072220	MR	R-0-1/2	0.46	\$ 442,170	\$ 278,827	39%	D	1	1	1
280072230	MR	R-0-1/2	0.74	\$ 274,636	\$ 232,759	46%	D	1	2	1
280072340	MR	R-0-1/2	0.52	\$ 303,909	\$ 261,002	46%	D	1	2	1
280072350	MR	R-0-1/2	0.46	\$ 309,739	\$ 80,769	21%	U	1	1	1
280072360	MR	R-0-1/2	0.47	\$ 298,266	\$ 160,604	35%	D	1	1	1
280072370	MR	R-0-1/2	0.46	\$ 208,943	\$ 122,740	37%	D	1	1	1
280072390	MR	R-0-1/2	0.46	\$ 217,649	\$ 273,620	56%	D	1	1	1
280072400	MR	R-0-1/2	0.47	\$ 155,756	\$ 204,971	57%	D	1	1	1
280072430	MR	R-0-1/2	0.46	\$ 875,000	\$ 120,000	12%	U	2	2	2
280072440	MR	R-0-1/2	0.46	\$ 257,047	\$ 160,651	38%	D	1	1	1
100160170	VLR	R-0-2	4.11	\$ 205,971	\$ -	0%	V		3	1
200080180	VLR	R-0-2	14	\$ 1,085,582	\$ 696,596	39%	D	1	7	1
200080190	VLR	R-0-2	3.35	\$ 252,113	\$ 417,395	62%	D	1	2	1
210011015	LR	R-0-2	12.3	\$ 458,873	\$ 688,310	60%	D	1	7	1
210011030	LR	R-0-2	1.5	\$ 1,134,036	\$ 390,150	26%	D	1	1	1
210011050	LR	R-0-2	2.08	\$ 62,141	\$ 53,848	46%	D	1	2	1
210011060	LR	R-0-2	1.32	\$ 114,589	\$ 137,957	55%	D	1	1	1
210011070	LR	R-0-2	2.23	\$ 391,412	\$ 172,335	31%	D	1	2	1
210131110	LR	R-0-2	1.13	\$ 151,953	\$ 347,897	70%	D	1	1	1
210131120	LR	R-0-2	1.62	\$ 212,734	\$ -	0%	V		1	1
210131140	LR	R-0-2	1.12	\$ 163,577	\$ 421,596	72%	D	1	1	1
210131150	LR	R-0-2	10.6	\$ 252,650	\$ 453,663	64%	D		6	0
210131160	LR	R-0-2	2.23	\$ 468,180	\$ 121,500	21%	U		2	1
210131170	LR	R-0-2	2.11	\$ 688,500	\$ 295,200	30%	D		2	0

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
210131180	LR	R-0-2	0.94	\$ 156,437	\$ 421,596	73%	D	1	1	1
210131190	LR	R-0-2	0.18	\$ 7,282	\$ -	0%	V		1	1
210131200	LR	R-0-2	10.3	\$ -	\$ -	0%	V		6	3
210131210	LR	R-0-2	0.32	\$ 7,140	\$ -	0%	V		1	1
210131220	LR	R-0-2	9.99	\$ 237,399	\$ 550,563	70%	D		5	0
210131230	LR	R-0-2	0.22	\$ 67,500	\$ -	0%	V		1	1
210131240	VLR	R-0-2	0.1	\$ 28,800	\$ -	0%	V		1	1
240031070	VLR	R-0-2	2.16	\$ 1,560,600	\$ 572,220	27%	D	1	2	1
240033170	VLR	R-0-2	0.98	\$ 105,614	\$ 271,478	72%	D	1	1	1
240033180	VLR	R-0-2	0.98	\$ 303,225	\$ 358,356	54%	D	1	1	1
240072055	VLR	R-0-2	7.97	\$ 305,849	\$ 145,035	32%	D	1	4	1
240072085	VLR	R-0-2	0.69	\$ 11,469	\$ -	0%	V		1	1
240072605	VLR	R-0-2	2	\$ 27,025	\$ 221,788	89%	D	1	1	1
240072615	VLR	R-0-2	2.36	\$ 609,397	\$ 185,468	23%	D	1	2	1
240072625	VLR	R-0-2	2.36	\$ 70,417	\$ 133,026	65%	D	1	2	1
100070110	VLR	R-0-4	14.7	\$ 575,755	\$ 656,679	53%	D		4	0
100160180	VLR	R-0-4	4.56	\$ 70,025	\$ -	0%	V		2	2
200010420	VLR	R-0-4	4.01	\$ 217,116	\$ 422,173	66%	D	1	2	1
200010430	VLR	R-0-4	4.53	\$ 257,154	\$ 415,761	62%	D	1	2	1
200010440	VLR	R-0-4	4.34	\$ 292,492	\$ 382,700	57%	D	1	2	1
200010450	VLR	R-0-4	4.33	\$ 714,070	\$ 453,155	39%	D	1	2	1
220012010	VLR	R-0-4	4.27	\$ 168,702	\$ 170,800	50%	D	1	2	1
240120025	VLR	R-0-4	6.38	\$ 193,579	\$ 266,056	58%	D	1	2	1
240120035	VLR	R-0-4	4.66	\$ 245,109	\$ -	0%	V		2	2
240120045	VLR	R-0-4	4.91	\$ 417,131	\$ 300,859	42%	D	1	2	1
240120055	VLR	R-0-4	5.33	\$ 399,465	\$ 538,665	57%	D	1	2	1
240120095	VLR	R-0-4	0.45	\$ -	\$ -	0%	V		1	1
240131015	VLR	R-0-4	4.46	\$ 135,715	\$ 277,108	67%	D	1	2	1
240131025	VLR	R-0-4	4.73	\$ 144,257	\$ 890,923	86%	D	1	2	1
240131035	VLR	R-0-4	3.8	\$ 210,091	\$ 493,448	70%	D	1	1	1
240131045	VLR	R-0-4	3.78	\$ 605,371	\$ 253,632	30%	D	1	1	1
240131055	VLR	R-0-4	3.75	\$ 138,429	\$ 423,947	75%	D	1	1	1
240131065	VLR	R-0-4	3.86	\$ 794,867	\$ 364,570	31%	D	1	1	1
240132015	VLR	R-0-4	2.4	\$ 430,028	\$ 472,370	52%	D	1	1	1
240132025	VLR	R-0-4	3.53	\$ 257,087	\$ 678,411	73%	D	1	1	1
240132035	VLR	R-0-4	3.41	\$ 9,211	\$ 20,082	69%	D	1	1	1
240132045	VLR	R-0-4	3.61	\$ 153,001	\$ 364,411	70%	D	1	1	1
240132055	VLR	R-0-4	3.31	\$ 420,554	\$ 415,065	50%	D	1	1	1
240132065	VLR	R-0-4	3.48	\$ 1,000,000	\$ 500,000	33%	D	1	1	1
240132075	VLR	R-0-4	2.45	\$ 128,858	\$ 68,216	35%	D	1	1	1
240133015	VLR	R-0-4	2.38	\$ 950,000	\$ 350,000	27%	D	1	1	1
240133025	VLR	R-0-4	2.43	\$ 624,240	\$ 306,918	33%	D	1	1	1
240133035	VLR	R-0-4	3.15	\$ 344,154	\$ 345,081	50%	D	1	1	1
240133045	VLR	R-0-4	3.03	\$ 151,601	\$ 267,541	64%	D	1	1	1
240133055	VLR	R-0-4	2.73	\$ 170,553	\$ 509,804	75%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
240133065	VLR	R-0-4	3	\$ 303,909	\$ 453,432	60%	D	1	1	1
240133075	VLR	R-0-4	2.78	\$ 365,523	\$ 354,276	49%	D	1	1	1
240134015	VLR	R-0-4	2.53	\$ 383,761	\$ -	0%	V		1	1
240140025	OSRE	R-0-4	0.1	\$ -	\$ -	0%	V		1	1
240140035	OSRE	R-0-4	0.22	\$ -	\$ -	0%	V		1	1
240141015	VLR	R-0-4	2.16	\$ 411,960	\$ 492,310	54%	D	1	1	1
240141025	VLR	R-0-4	2.11	\$ 458,873	\$ 344,154	43%	D	1	1	1
240141035	VLR	R-0-4	2.28	\$ 288,844	\$ 288,844	50%	D	1	1	1
240141045	VLR	R-0-4	2.46	\$ 160,287	\$ 266,122	62%	D	1	1	1
240141055	VLR	R-0-4	2.96	\$ 637,800	\$ 496,570	44%	D	1	1	1
240141065	VLR	R-0-4	2.71	\$ 131,143	\$ 392,743	75%	D	1	1	1
240141070	VLR	R-0-4	0.55	\$ -	\$ -	0%	V		1	1
240142015	VLR	R-0-4	3.66	\$ 2,000,000	\$ 685,000	26%	D	1	1	1
240142025	VLR	R-0-4	4.23	\$ 659,421	\$ 377,274	36%	D	1	2	1
240142035	VLR	R-0-4	3.23	\$ 907,800	\$ 316,200	26%	D	1	1	1
240142045	VLR	R-0-4	3.38	\$ 123,856	\$ 442,364	78%	D	1	1	1
240142055	VLR	R-0-4	2.96	\$ 280,134	\$ 237,512	46%	D	1	1	1
240142065	VLR	R-0-4	3.91	\$ 343,430	\$ 405,211	54%	D	1	1	1
240142075	VLR	R-0-4	3.86	\$ 344,154	\$ -	0%	V		1	1
240142085	VLR	R-0-4	3.86	\$ 238,109	\$ 321,730	57%	D	1	1	1
240142110	VLR	R-0-4	0.32	\$ 182,344	\$ 135,742	43%	D	1	1	1
240143015	VLR	R-0-4	2.13	\$ 405,021	\$ 319,615	44%	D	1	1	1
240143025	VLR	R-0-4	2.4	\$ 138,429	\$ 417,673	75%	D	1	1	1
240143035	VLR	R-0-4	2.28	\$ 554,990	\$ 432,582	44%	D	1	1	1
240143045	VLR	R-0-4	2.43	\$ 141,196	\$ 396,858	74%	D	1	1	1
170301035	MHR	R-1	0.17	\$ 47,745	\$ -	0%	V		1	1
170301045	MHR	R-1	0.17	\$ 84,549	\$ 126,826	60%	D	1	1	1
170301055	MHR	R-1	0.17	\$ 78,656	\$ 117,985	60%	D	1	1	1
170301065	MHR	R-1	0.17	\$ 209,820	\$ 243,330	54%	D	1	1	1
170301075	MHR	R-1	0.17	\$ 12,524	\$ 28,674	70%	D	1	1	1
170301085	MHR	R-1	0.17	\$ 133,027	\$ 199,539	60%	D	1	1	1
170301095	MHR	R-1	0.17	\$ 91,131	\$ 136,699	60%	D	1	1	1
170302025	MHR	R-1	0.17	\$ 92,957	\$ 139,438	60%	D	1	1	1
170302035	MHR	R-1	0.17	\$ 12,524	\$ 34,951	74%	D	1	1	1
170302045	MHR	R-1	0.17	\$ 26,498	\$ 89,486	77%	D	1	1	1
170302055	MHR	R-1	0.17	\$ 101,000	\$ 155,421	61%	D	1	1	1
170302065	MHR	R-1	0.17	\$ 170,942	\$ 180,457	51%	D	1	1	1
170302075	MHR	R-1	0.17	\$ 81,992	\$ 122,991	60%	D	1	1	1
170303015	MHR	R-1	0.17	\$ 82,031	\$ 123,049	60%	D	1	1	1
170303025	MHR	R-1	0.17	\$ 12,524	\$ 43,025	77%	D	1	1	1
170303035	MHR	R-1	0.17	\$ 98,053	\$ 147,082	60%	D	1	1	1
170303045	MHR	R-1	0.17	\$ 12,524	\$ 39,442	76%	D	1	1	1
170303055	MHR	R-1	0.17	\$ 12,481	\$ 34,809	74%	D	1	1	1
170303065	MHR	R-1	0.17	\$ 12,524	\$ 34,045	73%	D	1	1	1
170303075	MHR	R-1	0.17	\$ 12,524	\$ 51,429	80%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
170303085	MHR	R-1	0.17	\$ 92,004	\$ 138,007	60%	D	1	1	1
170304085	MHR	R-1	0.21	\$ 94,635	\$ 141,955	60%	D	1	1	1
170304095	MHR	R-1	0.18	\$ 193,417	\$ 193,417	50%	D	1	1	1
170304105	MHR	R-1	0.35	\$ 98,916	\$ 148,377	60%	D	1	2	1
170304115	MHR	R-1	0.31	\$ 302,430	\$ 302,430	50%	D	1	2	1
170304125	MHR	R-1	0.26	\$ 18,222	\$ 99,323	84%	D	1	2	1
170304135	MHR	R-1	0.31	\$ 90,197	\$ 154,372	63%	D	1	2	1
170305015	MHR	R-1	0.18	\$ 142,648	\$ 213,973	60%	D	1	1	1
170305085	MHR	R-1	0.2	\$ 213,282	\$ 213,282	50%	D	1	1	1
170305095	MHR	R-1	0.23	\$ 27,000	\$ 89,580	77%	D	1	1	1
170305105	MHR	R-1	0.17	\$ 12,524	\$ 47,510	79%	D	1	1	1
170305115	MHR	R-1	0.17	\$ 12,524	\$ 54,163	81%	D	1	1	1
170305125	MHR	R-1	0.24	\$ 143,959	\$ 242,669	63%	D	1	1	1
170305135	MHR	R-1	0.25	\$ 283,500	\$ 283,500	50%	D	1	1	1
170305145	MHR	R-1	0.16	\$ 84,124	\$ 132,036	61%	D	1	1	1
170305155	MHR	R-1	0.26	\$ 12,524	\$ 34,951	74%	D	1	2	1
170311015	MHR	R-1	0.17	\$ 95,804	\$ 143,708	60%	D	1	1	1
170311025	MHR	R-1	0.17	\$ 138,369	\$ 207,553	60%	D	1	1	1
170311035	MHR	R-1	0.17	\$ 144,113	\$ 216,170	60%	D	1	1	1
170311045	MHR	R-1	0.17	\$ 31,256	\$ 93,816	75%	D	1	1	1
170311055	MHR	R-1	0.17	\$ 126,004	\$ 291,922	70%	D	1	1	1
170311065	MHR	R-1	0.17	\$ 12,524	\$ 37,642	75%	D	1	1	1
170311075	MHR	R-1	0.17	\$ 18,065	\$ 70,649	80%	D	1	1	1
170311085	MHR	R-1	0.17	\$ 53,052	\$ 98,538	65%	D	1	1	1
170312015	MHR	R-1	0.17	\$ 12,524	\$ 33,161	73%	D	1	1	1
170312025	MHR	R-1	0.17	\$ 93,131	\$ 139,695	60%	D	1	1	1
170312035	MHR	R-1	0.17	\$ 241,893	\$ 241,893	50%	D	1	1	1
170313015	MHR	R-1	0.17	\$ 18,065	\$ 73,176	80%	D	1	1	1
170313025	MHR	R-1	0.17	\$ 75,794	\$ 137,312	64%	D	1	1	1
170313035	MHR	R-1	0.17	\$ 12,524	\$ 41,232	77%	D	1	1	1
170313045	MHR	R-1	0.17	\$ 79,450	\$ 119,177	60%	D	1	1	1
170313055	MHR	R-1	0.17	\$ 47,745	\$ 88,681	65%	D	1	1	1
170313065	MHR	R-1	0.17	\$ 12,524	\$ 75,780	86%	D	1	1	1
170313075	MHR	R-1	0.17	\$ 221,085	\$ 221,085	50%	D	1	1	1
170313085	MHR	R-1	0.17	\$ 100,803	\$ 188,436	65%	D	1	1	1
170313095	MHR	R-1	0.17	\$ 80,711	\$ 163,956	67%	D	1	1	1
170313105	MHR	R-1	0.17	\$ 18,077	\$ 72,402	80%	D	1	1	1
170313115	MHR	R-1	0.17	\$ 140,695	\$ 211,043	60%	D	1	1	1
170313125	MHR	R-1	0.17	\$ 280,000	\$ 280,000	50%	D	1	1	1
170313135	MHR	R-1	0.17	\$ 12,524	\$ 34,951	74%	D	1	1	1
170313145	MHR	R-1	0.17	\$ 104,779	\$ 157,168	60%	D	1	1	1
170313155	MHR	R-1	0.17	\$ 60,936	\$ 115,819	66%	D	1	1	1
170313165	MHR	R-1	0.17	\$ 130,110	\$ 219,237	63%	D	1	1	1
170313175	MHR	R-1	0.17	\$ 12,634	\$ 35,258	74%	D	1	1	1
170313185	MHR	R-1	0.17	\$ 12,481	\$ 36,501	75%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
170314015	MHR	R-1	0.17	\$ 12,543	\$ 35,912	74%	D	1	1	1
170314025	MHR	R-1	0.17	\$ 48,106	\$ 102,804	68%	D	1	1	1
170314035	MHR	R-1	0.17	\$ 135,775	\$ 199,337	59%	D	1	1	1
170314045	MHR	R-1	0.17	\$ 18,065	\$ 66,243	79%	D	1	1	1
170314055	MHR	R-1	0.17	\$ 143,342	\$ 215,013	60%	D	1	1	1
170314065	MHR	R-1	0.17	\$ 63,991	\$ 169,835	73%	D	1	1	1
170315015	MHR	R-1	0.2	\$ 96,078	\$ 144,124	60%	D	1	1	1
170315025	MHR	R-1	0.23	\$ 282,030	\$ 282,030	50%	D	1	1	1
170315035	MHR	R-1	0.18	\$ 14,012	\$ 51,593	79%	D	1	1	1
170315045	MHR	R-1	0.18	\$ 12,524	\$ 35,859	74%	D	1	1	1
170315055	MHR	R-1	0.23	\$ 12,524	\$ 34,951	74%	D	1	1	1
170315065	MHR	R-1	0.22	\$ 297,840	\$ 297,840	50%	D	1	1	1
170315075	MHR	R-1	0.21	\$ 243,973	\$ 271,473	53%	D	1	1	1
170315085	MHR	R-1	0.2	\$ 102,448	\$ 174,129	63%	D	1	1	1
170315095	MHR	R-1	0.2	\$ 79,385	\$ 203,424	72%	D	1	1	1
170315105	MHR	R-1	0.2	\$ 231,489	\$ 231,489	50%	D	1	1	1
170315115	MHR	R-1	0.19	\$ 14,012	\$ 89,075	86%	D	1	1	1
170315125	MHR	R-1	0.18	\$ 35,316	\$ 106,012	75%	D	1	1	1
170315135	MHR	R-1	0.18	\$ 94,471	\$ 141,709	60%	D	1	1	1
170315145	MHR	R-1	0.17	\$ 12,524	\$ 34,045	73%	D	1	1	1
170315155	MHR	R-1	0.19	\$ 91,133	\$ 136,704	60%	D	1	1	1
170315165	MHR	R-1	0.19	\$ 224,466	\$ 224,466	50%	D	1	1	1
170315175	MHR	R-1	0.19	\$ 34,106	\$ 106,655	76%	D	1	1	1
170315185	MHR	R-1	0.19	\$ 90,543	\$ 135,815	60%	D	1	1	1
170315195	MHR	R-1	0.19	\$ 155,665	\$ 233,498	60%	D	1	1	1
170315205	MHR	R-1	0.19	\$ 49,706	\$ 92,326	65%	D	1	1	1
170315215	MHR	R-1	0.2	\$ 12,543	\$ 41,293	77%	D	1	1	1
170315225	MHR	R-1	0.22	\$ 12,524	\$ 44,694	78%	D	1	1	1
170315235	MHR	R-1	0.23	\$ 89,478	\$ 171,778	66%	D	1	1	1
170315245	MHR	R-1	0.25	\$ 120,284	\$ 180,427	60%	D	1	1	1
170315255	MHR	R-1	0.17	\$ 124,380	\$ 207,093	62%	D	1	1	1
170316015	MHR	R-1	0.17	\$ 305,490	\$ 305,490	50%	D	1	1	1
170316025	MHR	R-1	0.17	\$ 56,093	\$ 125,123	69%	D	1	1	1
170316035	MHR	R-1	0.17	\$ 14,012	\$ 88,064	86%	D	1	1	1
170316045	MHR	R-1	0.17	\$ 56,093	\$ 106,243	65%	D	1	1	1
170316055	MHR	R-1	0.17	\$ 12,524	\$ 34,045	73%	D	1	1	1
170316065	MHR	R-1	0.17	\$ 140,695	\$ 211,043	60%	D	1	1	1
170316075	MHR	R-1	0.17	\$ 66,493	\$ 140,372	68%	D	1	1	1
170316085	MHR	R-1	0.17	\$ 56,093	\$ 104,181	65%	D	1	1	1
170316095	MHR	R-1	0.17	\$ 202,357	\$ 202,357	50%	D	1	1	1
170316105	MHR	R-1	0.17	\$ 12,524	\$ 37,364	75%	D	1	1	1
170316115	MHR	R-1	0.17	\$ 90,199	\$ 135,301	60%	D	1	1	1
170316125	MHR	R-1	0.17	\$ 89,936	\$ 134,906	60%	D	1	1	1
170320015	MHR	R-1	0	\$ -	\$ -	0%	V		0	0
170321015	MHR	R-1	0.17	\$ 76,580	\$ 114,872	60%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
170321025	MHR	R-1	0.17	\$ 12,543	\$ 32,306	72%	D	1	1	1
170321035	MHR	R-1	0.17	\$ 144,855	\$ 217,283	60%	D	1	1	1
170321045	MHR	R-1	0.23	\$ 98,746	\$ 168,096	63%	D	1	1	1
170321055	MHR	R-1	0.24	\$ 202,878	\$ 202,878	50%	D	1	1	1
170321065	MHR	R-1	0.22	\$ 60,993	\$ 113,284	65%	D	1	1	1
170321075	MHR	R-1	0.21	\$ 283,050	\$ 283,050	50%	D	1	1	1
170322015	MHR	R-1	0.17	\$ 234,090	\$ 234,090	50%	D	1	1	1
170322025	MHR	R-1	0.17	\$ 12,481	\$ 33,104	73%	D	1	1	1
170322035	MHR	R-1	0.17	\$ 45,850	\$ 132,900	74%	D	1	1	1
170322045	MHR	R-1	0.17	\$ 78,673	\$ 146,115	65%	D	1	1	1
170322055	MHR	R-1	0.17	\$ 91,759	\$ 189,481	67%	D	1	1	1
170322065	MHR	R-1	0.26	\$ 12,524	\$ 55,579	82%	D	1	2	1
170322075	MHR	R-1	0.23	\$ 60,936	\$ 144,374	70%	D	1	1	1
170322085	MHR	R-1	0.16	\$ 80,519	\$ 120,784	60%	D	1	1	1
170322095	MHR	R-1	0.17	\$ 104,162	\$ 156,243	60%	D	1	1	1
170323015	MHR	R-1	0.19	\$ 138,369	\$ 207,553	60%	D	1	1	1
170323025	MHR	R-1	0.17	\$ 12,524	\$ 47,396	79%	D	1	1	1
170323035	MHR	R-1	0.18	\$ 47,907	\$ 88,991	65%	D	1	1	1
170323045	MHR	R-1	0.19	\$ 107,920	\$ 161,882	60%	D	1	1	1
170323055	MHR	R-1	0.19	\$ 12,524	\$ 32,258	72%	D	1	1	1
170323065	MHR	R-1	0.2	\$ 12,524	\$ 34,951	74%	D	1	1	1
170323075	MHR	R-1	0.21	\$ 223,165	\$ 223,165	50%	D	1	1	1
170323085	MHR	R-1	0.2	\$ 91,134	\$ 136,705	60%	D	1	1	1
170323095	MHR	R-1	0.19	\$ 140,531	\$ 210,798	60%	D	1	1	1
170323105	MHR	R-1	0.19	\$ 86,461	\$ 146,449	63%	D	1	1	1
170323115	MHR	R-1	0.19	\$ 197,676	\$ 197,676	50%	D	1	1	1
170323125	MHR	R-1	0.19	\$ 46,810	\$ 86,941	65%	D	1	1	1
170324075	MHR	R-1	0.17	\$ 12,524	\$ 34,951	74%	D	1	1	1
170324085	MHR	R-1	0.17	\$ 81,143	\$ 150,699	65%	D	1	1	1
170324105	MHR	R-1	0.17	\$ 92,718	\$ 139,080	60%	D	1	1	1
170324115	MHR	R-1	0.17	\$ 133,112	\$ 199,670	60%	D	1	1	1
170324125	MHR	R-1	0.17	\$ 254,377	\$ 254,377	50%	D	1	1	1
170324175	MHR	R-1	0.34	\$ 12,543	\$ 41,410	77%	D	1	2	1
170324185	MHR	R-1	0.26	\$ 140,695	\$ 218,221	61%	D	1	2	1
170325015	MHR	R-1	0.17	\$ 109,983	\$ 203,152	65%	D	1	1	1
170325025	MHR	R-1	0.17	\$ 206,519	\$ 206,519	50%	D	1	1	1
170325035	MHR	R-1	0.17	\$ 339,150	\$ 339,150	50%	D	1	1	1
170325045	MHR	R-1	0.17	\$ 218,484	\$ 218,484	50%	D	1	1	1
170325055	MHR	R-1	0.17	\$ 77,113	\$ 115,672	60%	D	1	1	1
170340015	MHR	R-1	1.4	\$ -	\$ -	0%	V		6	6
170340035	MHR	R-1	1.02	\$ -	\$ -	0%	V		5	5
170340045	MHR	R-1	0.95	\$ -	\$ -	0%	V		4	4
170341015	MHR	R-1	0.11	\$ 254,356	\$ 42,391	14%	U	1	1	1
170341025	MHR	R-1	0.11	\$ 11,625	\$ 34,045	75%	D	1	1	1
170341035	MHR	R-1	0.16	\$ 91,032	\$ 92,638	50%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
170341045	MHR	R-1	0.14	\$ 50,962	\$ 75,660	60%	D	1	1	1
170341055	MHR	R-1	0.18	\$ 77,287	\$ 6,978	8%	U	1	1	1
170341065	MHR	R-1	0.13	\$ 177,604	\$ 74,842	30%	D	1	1	1
170341075	MHR	R-1	0.2	\$ 275,554	\$ 60,408	18%	U	1	1	1
170341085	MHR	R-1	0.3	\$ 228,862	\$ 191,840	46%	D	1	2	1
170341095	MHR	R-1	0.29	\$ 16,373	\$ 57,287	78%	D	1	2	1
170341105	MHR	R-1	0.22	\$ 74,993	\$ 108,521	59%	D	1	1	1
170341115	MHR	R-1	0.22	\$ 525,000	\$ 150,000	22%	U	1	1	1
170342015	MHR	R-1	0.28	\$ 224,936	\$ 107,112	32%	D	1	2	1
170342025	MHR	R-1	0.22	\$ 137,659	\$ 86,035	38%	D	1	1	1
170342035	MHR	R-1	0.22	\$ 105,041	\$ 158,268	60%	D	1	1	1
170342045	MHR	R-1	0.22	\$ 60,629	\$ 110,220	65%	D	1	1	1
170342055	MHR	R-1	0.22	\$ 64,427	\$ 146,972	70%	D	1	1	1
170342065	MHR	R-1	0.3	\$ 317,946	\$ 153,674	33%	D	1	2	1
170342075	MHR	R-1	0.24	\$ 128,524	\$ 97,277	43%	D	1	1	1
170342085	MHR	R-1	0.25	\$ 147,490	\$ 98,326	40%	D	1	1	1
170342095	MHR	R-1	0.56	\$ 250,774	\$ 145,181	37%	D	1	3	1
170342105	MHR	R-1	0.15	\$ 237,823	\$ 84,318	26%	D	1	1	1
170342115	MHR	R-1	0.15	\$ 232,418	\$ 43,239	16%	U	1	1	1
170342125	MHR	R-1	0.14	\$ 56,432	\$ 69,579	55%	D	1	1	1
170342135	MHR	R-1	0.15	\$ 116,837	\$ 99,312	46%	D	1	1	1
170342145	MHR	R-1	0.14	\$ 237,823	\$ 73,508	24%	U	1	1	1
170342155	MHR	R-1	0.15	\$ 12,540	\$ 46,532	79%	D	2	2	2
170342165	MHR	R-1	0.14	\$ 387,600	\$ 89,200	19%	U	1	1	1
170342175	MHR	R-1	0.45	\$ 9,833	\$ -	0%	V		2	2
170342185	MHR	R-1	0.12	\$ 71,425	\$ 78,566	52%	D	1	1	1
170342195	MHR	R-1	0.15	\$ 58,277	\$ 58,277	50%	D	1	1	1
170342205	MHR	R-1	0.13	\$ 10,753	\$ -	0%	V		1	1
170342235	MHR	R-1	0.17	\$ 405,756	\$ 109,242	21%	U	1	1	1
170342245	MHR	R-1	0.16	\$ 10,753	\$ -	0%	V		1	1
170342255	MHR	R-1	0.16	\$ 123,582	\$ 107,865	47%	D	1	1	1
170342265	MHR	R-1	0.16	\$ 10,753	\$ -	0%	V		1	1
170342275	MHR	R-1	0.17	\$ 10,753	\$ -	0%	V		1	1
170342285	MHR	R-1	0.14	\$ 231,553	\$ 82,696	26%	D	1	1	1
170342295	MHR	R-1	0.16	\$ 10,753	\$ -	0%	V		1	1
170342305	MHR	R-1	0.16	\$ 191,196	\$ 77,600	29%	D	1	1	1
170342315	MHR	R-1	0.16	\$ 10,753	\$ -	0%	V		1	1
170342325	MHR	R-1	0.15	\$ 9,933	\$ 4,009	29%	D		1	0
170342335	MHR	R-1	0.16	\$ 59,442	\$ 104,035	64%	D	2	2	2
170342345	MHR	R-1	0.16	\$ 418,200	\$ 153,000	27%	D	2	2	2
170342355	MHR	R-1	0.15	\$ 47,515	\$ 78,698	62%	D	2	2	2
170342365	MHR	R-1	0.17	\$ 49,977	\$ 72,297	59%	D	2	2	2
170342375	MHR	R-1	0.13	\$ 71,425	\$ 107,141	60%	D	1	1	1
170342395	MHR	R-1	0.16	\$ 176,421	\$ 104,360	37%	D	1	1	1
170343015	MHR	R-1	0.13	\$ 55,325	\$ 67,453	55%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
170343025	MHR	R-1	0.1	\$ 254,356	\$ 31,794	11%	U	1	1	1
170343035	MHR	R-1	0.11	\$ 71,425	\$ 71,425	50%	D	1	1	1
170343045	MHR	R-1	0.11	\$ 270,254	\$ 108,951	29%	D	1	1	1
170343055	MHR	R-1	0.15	\$ 500,000	\$ 100,000	17%	U	1	1	1
170343075	MHR	R-1	0.11	\$ 109,402	\$ 72,934	40%	D	1	1	1
170343085	MHR	R-1	0.14	\$ 426,564	\$ 100,918	19%	U	1	1	1
170343095	MHR	R-1	0.15	\$ 194,096	\$ 77,635	29%	D	1	1	1
170343105	MHR	R-1	0.15	\$ 530,000	\$ 115,000	18%	U	1	1	1
170343115	MHR	R-1	0.22	\$ 157,913	\$ 156,383	50%	D	1	1	1
170343125	MHR	R-1	0.22	\$ 155,463	\$ 93,275	37%	D	1	1	1
170343135	MHR	R-1	0.22	\$ 131,092	\$ 95,338	42%	D	1	1	1
170343145	MHR	R-1	0.22	\$ 55,747	\$ 122,070	69%	D	1	1	1
170343155	MHR	R-1	0.22	\$ 286,150	\$ 84,784	23%	U	1	1	1
170343165	MHR	R-1	0.22	\$ 208,065	\$ 128,775	38%	D	1	1	1
170343175	MHR	R-1	0.2	\$ 157,455	\$ 88,847	36%	D	1	1	1
170343205	MHR	R-1	0.15	\$ 38,869	\$ 59,154	60%	D	1	1	1
170343215	MHR	R-1	0.13	\$ 148,082	\$ 87,500	37%	D	1	1	1
170343225	MHR	R-1	0.12	\$ 275,554	\$ 63,588	19%	U	1	1	1
170343235	MHR	R-1	0.12	\$ 109,850	\$ 82,385	43%	D	1	1	1
170343245	MHR	R-1	0.14	\$ 44,579	\$ 80,998	65%	D	1	1	1
170343255	MHR	R-1	0.17	\$ 67,852	\$ 167,395	71%	D	1	1	1
170343275	MHR	R-1	0.14	\$ 147,490	\$ 92,250	38%	D	1	1	1
170343285	MHR	R-1	0.14	\$ 48,734	\$ 96,397	66%	D	1	1	1
170343295	MHR	R-1	2.38	\$ 74,873	\$ -	0%	V		10	10
170343305	MHR	R-1	0.16	\$ 50,752	\$ 63,672	56%	D	1	1	1
170343315	MHR	R-1	0.17	\$ 219,312	\$ 67,480	24%	U	1	1	1
170343325	MHR	R-1	0.19	\$ 248,633	\$ 135,126	35%	D	1	1	1
170343335	MHR	R-1	0.22	\$ 622,200	\$ 131,580	17%	U	1	1	1
170343345	MHR	R-1	0.21	\$ 55,965	\$ 74,030	57%	D	1	1	1
170343355	MHR	R-1	0.14	\$ 123,991	\$ 55,792	31%	D	1	1	1
170343365	MHR	R-1	0	\$ 695	\$ -	0%	V		0	0
170362220	MHR	R-1	0.72	\$ -	\$ -	0%	V		3	3
200073010	MR	R-1	0.39	\$ 310,810	\$ 189,218	38%	D	1	2	1
200073020	MR	R-1	0	\$ 348,869	\$ 176,302	34%	D	1	1	1
200073030	MR	R-1	0.15	\$ 12,926	\$ 142,168	92%	D	1	1	1
200073040	MR	R-1	0.3	\$ 16,107	\$ 17,922	53%	D	1	2	1
200073050	MR	R-1	0.15	\$ 84,031	\$ 135,777	62%	D	1	1	1
200073060	MR	R-1	0.16	\$ 12,481	\$ 53,699	81%	D	1	1	1
200073070	MR	R-1	0.24	\$ 520,200	\$ 134,211	21%	U	1	1	1
200073080	MR	R-1	0.38	\$ 468,180	\$ 165,423	26%	D	1	2	1
200073090	MR	R-1	0.09	\$ 191,196	\$ 67,480	26%	D	1	1	1
200073100	MR	R-1	0.3	\$ 130,588	\$ 99,492	43%	D	1	2	1
200073110	MR	R-1	0.3	\$ 14,320	\$ 27,772	66%	D	2	2	2
200073120	MR	R-1	0.14	\$ 107,260	\$ 119,177	53%	D	1	1	1
200073135	MR	R-1	0.01	\$ -	\$ -	0%	V		1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
200073145	MR	R-1	0.01	\$ -	\$ -	0%	V		1	1
200073155	MR	R-1	0.04	\$ -	\$ -	0%	V		1	1
210031110	MR	R-1	0.27	\$ 11,625	\$ 82,804	88%	D	1	2	1
210031120	MR	R-1	0.27	\$ 68,216	\$ 71,243	51%	D	1	2	1
210031130	MR	R-1	0.26	\$ 12,524	\$ 33,161	73%	D	1	2	1
210031200	MR	R-1	0.31	\$ 374,895	\$ 159,881	30%	D	1	2	1
220040260	MR	R-1	0.86	\$ 632,400	\$ 80,580	11%	U	1	4	4
220040270	MR	R-1	0.02	\$ 9,118	\$ -	0%	V		1	1
220052050	MR	R-1	0.15	\$ 360,338	\$ 97,502	21%	U	1	1	1
220052060	MR	R-1	0.15	\$ 270,254	\$ 64,859	19%	U	1	1	1
220052070	MR	R-1	0.15	\$ 155,275	\$ 38,815	20%	U	1	1	1
220052080	MR	R-1	0.23	\$ 328,544	\$ 63,588	16%	U	1	1	1
220052090	MR	R-1	0.15	\$ 45,469	\$ 68,216	60%	D	1	1	1
220052100	MR	R-1	0.16	\$ 128,521	\$ 92,300	42%	D	1	1	1
220061025	MR	R-1	0.32	\$ 119,083	\$ 170,467	59%	D	1	2	1
220061035	MR	R-1	0.17	\$ 70,234	\$ 108,645	61%	D	1	1	1
220061045	MR	R-1	0.17	\$ 14,319	\$ 30,461	68%	D	1	1	1
220061055	MR	R-1	0.17	\$ 141,034	\$ 211,552	60%	D	1	1	1
220061065	MR	R-1	0.17	\$ 81,441	\$ 122,167	60%	D	1	1	1
220061075	MR	R-1	0.17	\$ 82,192	\$ 123,292	60%	D	1	1	1
220061085	MR	R-1	0.17	\$ 106,167	\$ 159,254	60%	D	1	1	1
220061095	MR	R-1	0.17	\$ 99,574	\$ 149,361	60%	D	1	1	1
220061105	MR	R-1	0.17	\$ 220,177	\$ 220,177	50%	D	1	1	1
220061115	MR	R-1	0.17	\$ 216,923	\$ 216,923	50%	D	1	1	1
220061125	MR	R-1	0.19	\$ 331,250	\$ 331,250	50%	D	1	1	1
220061135	MR	R-1	0.29	\$ 126,863	\$ 190,296	60%	D	1	2	1
220061145	MR	R-1	0.22	\$ 14,319	\$ 36,735	72%	D	1	1	1
220061155	MR	R-1	0.16	\$ 83,513	\$ 125,270	60%	D	1	1	1
220061165	MR	R-1	0.21	\$ 275,400	\$ 275,400	50%	D	1	1	1
220061170	MR	R-1	0.38	\$ 11,837	\$ 43,763	79%	D	1	2	1
220061180	MR	R-1	0.38	\$ 228,867	\$ 113,175	33%	D	1	2	1
220062015	MR	R-1	0.16	\$ 20,400	\$ 41,677	67%	D	1	1	1
220062025	MR	R-1	0.16	\$ 238,170	\$ 238,170	50%	D	1	1	1
220062035	MR	R-1	0.16	\$ 303,450	\$ 303,450	50%	D	1	1	1
220062045	MR	R-1	0.16	\$ 16,542	\$ 30,740	65%	D	1	1	1
220062055	MR	R-1	0.16	\$ 95,804	\$ 143,708	60%	D	1	1	1
220062065	MR	R-1	0.16	\$ 14,319	\$ 30,461	68%	D	1	1	1
220062075	MR	R-1	0.16	\$ 14,319	\$ 75,080	84%	D	1	1	1
220062085	MR	R-1	0.16	\$ 200,305	\$ 200,305	50%	D	1	1	1
220062095	MR	R-1	0.16	\$ 43,392	\$ 80,603	65%	D	1	1	1
220062105	MR	R-1	0.16	\$ 80,759	\$ 121,140	60%	D	1	1	1
220062115	MR	R-1	0.16	\$ 16,542	\$ 58,668	78%	D	1	1	1
220062125	MR	R-1	0.16	\$ 84,887	\$ 127,333	60%	D	1	1	1
220062135	MR	R-1	0.16	\$ 14,319	\$ 28,674	67%	D	1	1	1
220062145	MR	R-1	0.16	\$ 14,445	\$ 28,015	66%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220062155	MR	R-1	0.16	\$ 14,319	\$ 27,769	66%	D	1	1	1
220062165	MR	R-1	0.16	\$ 86,459	\$ 129,690	60%	D	1	1	1
220062175	MR	R-1	0.16	\$ 14,289	\$ 29,967	68%	D	1	1	1
220062185	MR	R-1	0.16	\$ 25,336	\$ 84,976	77%	D	1	1	1
220062195	MR	R-1	0.16	\$ 88,190	\$ 132,286	60%	D	1	1	1
220062205	MR	R-1	0.16	\$ 14,319	\$ 39,037	73%	D	1	1	1
220063015	MR	R-1	0.17	\$ 14,319	\$ 26,880	65%	D	1	1	1
220063025	MR	R-1	0.16	\$ 14,319	\$ 27,769	66%	D	1	1	1
220063035	MR	R-1	0.16	\$ 66,493	\$ 123,498	65%	D	1	1	1
220063045	MR	R-1	0.18	\$ 219,382	\$ 219,382	50%	D	1	1	1
220063055	MR	R-1	0.17	\$ 14,445	\$ 65,873	82%	D	1	1	1
220063065	MR	R-1	0.17	\$ 44,207	\$ 82,113	65%	D	1	1	1
220063075	MR	R-1	0.17	\$ 43,341	\$ 80,503	65%	D	1	1	1
220063085	MR	R-1	0.17	\$ 106,603	\$ 159,905	60%	D	1	1	1
220063095	MR	R-1	0.17	\$ 121,730	\$ 182,595	60%	D	1	1	1
220063105	MR	R-1	0.17	\$ 123,939	\$ 185,909	60%	D	1	1	1
220063115	MR	R-1	0.17	\$ 14,319	\$ 34,951	71%	D	1	1	1
220063125	MR	R-1	0.17	\$ 14,319	\$ 29,571	67%	D	1	1	1
220063135	MR	R-1	0.17	\$ 73,985	\$ 137,407	65%	D	1	1	1
220063145	MR	R-1	0.16	\$ 14,319	\$ 27,769	66%	D	1	1	1
220064015	MR	R-1	0.19	\$ 210,681	\$ 210,681	50%	D	1	1	1
220064025	MR	R-1	0.17	\$ 302,500	\$ 302,500	50%	D	1	1	1
220065015	MR	R-1	0.16	\$ 14,319	\$ 33,161	70%	D	1	1	1
220065025	MR	R-1	0.17	\$ 129,721	\$ 272,732	68%	D	1	1	1
220065035	MR	R-1	0.17	\$ 32,487	\$ 105,567	76%	D	1	1	1
220065045	MR	R-1	0.16	\$ 83,654	\$ 125,483	60%	D	1	1	1
220066015	MR	R-1	0.16	\$ 233,160	\$ 233,160	50%	D	1	1	1
220066025	MR	R-1	0.17	\$ 33,896	\$ 101,749	75%	D	1	1	1
220070140	MR	R-1	0.01	\$ -	\$ -	0%	V		1	1
220071010	MR	R-1	0.22	\$ 426,564	\$ 108,201	20%	U	1	1	1
220071020	MR	R-1	0.2	\$ 436,968	\$ 156,060	26%	D	1	1	1
220071030	MR	R-1	0.2	\$ 151,050	\$ 109,855	42%	D	1	1	1
220071040	MR	R-1	0.2	\$ 15,183	\$ 84,515	85%	D	1	1	1
220071050	MR	R-1	0.2	\$ 370,937	\$ 152,613	29%	D	1	1	1
220071060	MR	R-1	0.2	\$ 14,319	\$ 36,735	72%	D	1	1	1
220071070	MR	R-1	0.24	\$ 14,319	\$ 52,889	79%	D	1	1	1
220071080	MR	R-1	0.24	\$ 14,319	\$ 44,819	76%	D	1	1	1
220071090	MR	R-1	0.24	\$ 143,014	\$ 189,237	57%	D	1	1	1
220071100	MR	R-1	0.24	\$ 209,500	\$ 159,881	43%	D	1	1	1
220071110	MR	R-1	0.24	\$ 224,936	\$ 170,863	43%	D	1	1	1
220072010	MR	R-1	0.18	\$ 242,579	\$ 122,512	34%	D	1	1	1
220072020	MR	R-1	0.19	\$ 149,250	\$ 91,786	38%	D	1	1	1
220072030	MR	R-1	0.19	\$ 91,032	\$ 126,052	58%	D	1	1	1
220072040	MR	R-1	0.19	\$ 14,319	\$ 38,536	73%	D	1	1	1
220072050	MR	R-1	0.19	\$ 364,140	\$ 130,050	26%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220072060	MR	R-1	0.19	\$ 53,478	\$ 121,994	70%	D	1	1	1
220072070	MR	R-1	0.23	\$ 286,686	\$ 121,288	30%	D	1	1	1
220072080	MR	R-1	0.23	\$ 56,861	\$ 88,541	61%	D	1	1	1
220072090	MR	R-1	0.23	\$ 30,740	\$ 136,210	82%	D	1	1	1
220072100	MR	R-1	0.23	\$ 171,584	\$ 120,953	41%	D	1	1	1
220072110	MR	R-1	0.23	\$ 14,319	\$ 77,117	84%	D	1	1	1
220081010	MR	R-1	0.19	\$ 15,697	\$ 50,190	76%	D	1	1	1
220081020	MR	R-1	0.18	\$ 14,319	\$ 31,357	69%	D	1	1	1
220081030	MR	R-1	0.18	\$ 360,338	\$ 115,012	24%	D	1	1	1
220081040	MR	R-1	0.18	\$ 14,319	\$ 38,536	73%	D	1	1	1
220081050	MR	R-1	0.18	\$ 14,319	\$ 29,571	67%	D	1	1	1
220081060	MR	R-1	0.18	\$ 275,660	\$ 91,885	25%	D	1	1	1
220081070	MR	R-1	0.18	\$ 149,132	\$ 80,300	35%	D	1	1	1
220081080	MR	R-1	0.2	\$ 164,979	\$ 85,433	34%	D	1	1	1
220081090	MR	R-1	0.28	\$ 14,319	\$ 39,200	73%	D	1	2	1
220081100	MR	R-1	0.25	\$ 14,342	\$ 31,404	69%	D	1	1	1
220081110	MR	R-1	0.25	\$ 60,629	\$ 163,024	73%	D	1	1	1
220081120	MR	R-1	0.19	\$ 540,600	\$ 111,180	17%	U	1	1	1
220081130	P	R-1	0.19	\$ 370,937	\$ 95,383	20%	U	1	1	1
220081140	MR	R-1	0.19	\$ 147,490	\$ 99,744	40%	D	1	1	1
220081150	MR	R-1	0.19	\$ 275,660	\$ 90,804	25%	D	1	1	1
220081230	MR	R-1	1.12	\$ 606,451	\$ 361,665	37%	D	1	5	1
220081240	MR	R-1	0.18	\$ 14,319	\$ 42,127	75%	D	1	1	1
220081250	MR	R-1	0.18	\$ 90,852	\$ 136,281	60%	D	1	1	1
220081260	MR	R-1	0.18	\$ 132,059	\$ 198,089	60%	D	1	1	1
220081270	MR	R-1	0.18	\$ 77,797	\$ 134,387	63%	D	1	1	1
220081280	MR	R-1	0.18	\$ 54,556	\$ 115,195	68%	D	1	1	1
220081290	MR	R-1	0.17	\$ 147,881	\$ 221,824	60%	D	1	1	1
220081300	MR	R-1	0.2	\$ 125,699	\$ 188,550	60%	D	1	1	1
220081310	MR	R-1	0.2	\$ 111,239	\$ 166,859	60%	D	1	1	1
220081320	MR	R-1	0.18	\$ 306,000	\$ 306,000	50%	D	1	1	1
220081330	MR	R-1	0.19	\$ 27,324	\$ 83,845	75%	D	1	1	1
220081340	MR	R-1	0.18	\$ 211,981	\$ 211,981	50%	D	1	1	1
220081350	MR	R-1	0.18	\$ 101,275	\$ 151,914	60%	D	1	1	1
220081360	MR	R-1	0.18	\$ 83,323	\$ 137,324	62%	D	1	1	1
220081370	MR	R-1	0.18	\$ 98,674	\$ 148,014	60%	D	1	1	1
220081380	MR	R-1	0.18	\$ 16,542	\$ 91,235	85%	D	1	1	1
220081390	MR	R-1	0.18	\$ 16,329	\$ 68,491	81%	D	1	1	1
220081400	MR	R-1	0.2	\$ 95,191	\$ 142,791	60%	D	1	1	1
220082010	MR	R-1	0.19	\$ 14,319	\$ 34,681	71%	D	1	1	1
220082020	MR	R-1	0.18	\$ 15,697	\$ 42,654	73%	D	1	1	1
220082030	MR	R-1	0.18	\$ 275,660	\$ 96,767	26%	D	1	1	1
220082040	MR	R-1	0.18	\$ 14,319	\$ 35,859	71%	D	1	1	1
220082050	MR	R-1	0.18	\$ 231,553	\$ 98,643	30%	D	1	1	1
220082060	MR	R-1	0.18	\$ 105,156	\$ 155,014	60%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220082070	MR	R-1	0.18	\$ 178,515	\$ 124,870	41%	D	1	1	1
220082080	MR	R-1	0.18	\$ 14,319	\$ 169,573	92%	D	1	1	1
220082090	MR	R-1	0.18	\$ 14,319	\$ 103,160	88%	D	1	1	1
220082100	MR	R-1	0.18	\$ 56,861	\$ 56,042	50%	D	1	1	1
220082110	MR	R-1	0.18	\$ 105,156	\$ 183,117	64%	D	1	1	1
220082120	MR	R-1	0.18	\$ 129,399	\$ 73,755	36%	D	1	1	1
220082130	MR	R-1	0.18	\$ 14,319	\$ 40,332	74%	D	1	1	1
220082140	MR	R-1	0.18	\$ 478,584	\$ 67,626	12%	U	1	1	1
220082150	MR	R-1	0.18	\$ 14,319	\$ 34,045	70%	D	1	1	1
220083020	MR	R-1	0.18	\$ 342,450	\$ 342,450	50%	D	1	1	1
220083030	MR	R-1	0.19	\$ 351,849	\$ 351,849	50%	D	1	1	1
220083040	MR	R-1	0.18	\$ 109,769	\$ 164,655	60%	D	1	1	1
220083050	MR	R-1	0.21	\$ 134,519	\$ 201,780	60%	D	1	1	1
220083060	MR	R-1	0.22	\$ 95,807	\$ 143,713	60%	D	1	1	1
220083070	MR	R-1	0.23	\$ 14,319	\$ 34,951	71%	D	1	1	1
220083080	MR	R-1	0.19	\$ 55,073	\$ 102,286	65%	D	1	1	1
220083090	MR	R-1	0.18	\$ 136,207	\$ 204,311	60%	D	1	1	1
220083100	MR	R-1	0.18	\$ 14,319	\$ 34,951	71%	D	1	1	1
220083110	MR	R-1	0.18	\$ 45,091	\$ 83,753	65%	D	1	1	1
220083120	MR	R-1	0.18	\$ 202,878	\$ 202,878	50%	D	1	1	1
220083130	MR	R-1	0.18	\$ 30,440	\$ 101,585	77%	D	1	1	1
220083140	MR	R-1	0.18	\$ 85,837	\$ 128,759	60%	D	1	1	1
220084010	MR	R-1	0.19	\$ 108,392	\$ 162,591	60%	D	1	1	1
220084020	MR	R-1	0.19	\$ 236,691	\$ 236,691	50%	D	1	1	1
220084030	MR	R-1	0.18	\$ 62,413	\$ 115,927	65%	D	1	1	1
220084040	MR	R-1	0.18	\$ 75,850	\$ 113,778	60%	D	1	1	1
220084070	MR	R-1	0.19	\$ 331,500	\$ 331,500	50%	D	1	1	1
220084080	MR	R-1	0.19	\$ 100,155	\$ 150,234	60%	D	1	1	1
220084090	MR	R-1	0.19	\$ 98,251	\$ 168,789	63%	D	1	1	1
220084100	MR	R-1	0.18	\$ 14,319	\$ 165,606	92%	D	1	1	1
220084110	MR	R-1	0.2	\$ 14,164	\$ 39,889	74%	D	1	1	1
220084130	MR	R-1	0.03	\$ 14,038	\$ 41,305	75%	D	1	1	1
220090040	MR	R-1	3.65	\$ 62,767	\$ 31,357	33%	D	1	15	1
220090070	MR	R-1	0.13	\$ 157,455	\$ 88,319	36%	D	1	1	1
220090080	MR	R-1	0.22	\$ 312,647	\$ 111,280	26%	D	1	1	1
220090100	MR	R-1	0.17	\$ 171,580	\$ 32,989	16%	U	1	1	1
220090110	MR	R-1	0.18	\$ 485,000	\$ 80,000	14%	U	1	1	1
220090120	MR	R-1	0.17	\$ 10,621	\$ 38,033	78%	D	1	1	1
220090140	MR	R-1	0.16	\$ 126,187	\$ 53,914	30%	D	1	1	1
220090150	MR	R-1	0.16	\$ 118,150	\$ 71,931	38%	D	1	1	1
220090160	MR	R-1	0.16	\$ 176,421	\$ 84,901	32%	D	1	1	1
220090180	MR	R-1	0.2	\$ 10,621	\$ 73,825	87%	D	1	1	1
220090190	MR	R-1	0.2	\$ 71,425	\$ 105,710	60%	D	1	1	1
220090200	MR	R-1	0.19	\$ 116,837	\$ 144,879	55%	D	1	1	1
220090210	MR	R-1	0.15	\$ 10,732	\$ 5,351	33%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220090220	MR	R-1	0.16	\$ 65,565	\$ 85,965	57%	D	1	1	1
220090230	MR	R-1	0.17	\$ 168,702	\$ 64,104	28%	D	2	2	2
220090290	MR	R-1	0.23	\$ 176,421	\$ 71,670	29%	D	1	1	1
220090300	MR	R-1	0.23	\$ 510,000	\$ 166,260	25%	D	1	1	1
220090400	MR	R-1	0.23	\$ 275,554	\$ 95,383	26%	D	1	1	1
220090410	MR	R-1	0.13	\$ 119,177	\$ 141,821	54%	D	1	1	1
220090450	MR	R-1	1.86	\$ 64,554	\$ 236,676	79%	D	4	8	4
220090480	MR	R-1	0.17	\$ 129,742	\$ 127,615	50%	D	1	1	1
220090490	MR	R-1	0.17	\$ 116,841	\$ 80,617	41%	D	1	1	1
220090500	MR	R-1	0.19	\$ 9,792	\$ 36,230	79%	D	1	1	1
220090510	MR	R-1	0.17	\$ 9,792	\$ 36,230	79%	D	1	1	1
220100020	MR	R-1	0.14	\$ 457,776	\$ 140,454	23%	U	1	1	1
220100030	MR	R-1	0.14	\$ 459,000	\$ 99,960	18%	U	1	1	1
220100080	MR	R-1	0.14	\$ 176,421	\$ 65,605	27%	D	1	1	1
220100090	MR	R-1	0.14	\$ 107,398	\$ 64,037	37%	D	1	1	1
220100100	MR	R-1	0.17	\$ 307,348	\$ 70,211	19%	U	1	1	1
220100110	MR	R-1	0.17	\$ 107,260	\$ 101,300	49%	D	1	1	1
220100130	MR	R-1	0.15	\$ 499,800	\$ 35,700	7%	U	1	1	1
220100150	MR	R-1	0.14	\$ 387,600	\$ 71,400	16%	U	1	1	1
220100160	MR	R-1	0.14	\$ 10,732	\$ 9,833	48%	D	1	1	1
220100170	MR	R-1	0.14	\$ 164,777	\$ 110,241	40%	D	1	1	1
220100180	MR	R-1	0.14	\$ 107,260	\$ 153,351	59%	D	1	1	1
220100190	MR	R-1	0.17	\$ 66,877	\$ 52,010	44%	D	1	1	1
220100200	MR	R-1	0.17	\$ 10,621	\$ 27,030	72%	D	1	1	1
220100230	MR	R-1	0.17	\$ 124,369	\$ 49,767	29%	D	1	1	1
220100240	MR	R-1	0.17	\$ 10,732	\$ 136,235	93%	D	1	1	1
220100250	MR	R-1	0.18	\$ 124,369	\$ 57,206	32%	D	1	1	1
220100260	MR	R-1	0.15	\$ 66,877	\$ 81,740	55%	D	1	1	1
220100270	MR	R-1	0.17	\$ 137,312	\$ 102,984	43%	D	1	1	1
220100280	MR	R-1	0.17	\$ 11,976	\$ 32,094	73%	D	1	1	1
220100290	MR	R-1	0.17	\$ 114,716	\$ 83,686	42%	D	1	1	1
220100300	MR	R-1	0.17	\$ 116,841	\$ 84,923	42%	D	1	1	1
220100310	MR	R-1	0.17	\$ 540,600	\$ 160,650	23%	U	1	1	1
220100320	MR	R-1	0.16	\$ 10,748	\$ 39,203	78%	D	1	1	1
220100330	MR	R-1	0.15	\$ 423,929	\$ 192,886	31%	D	1	1	1
220100340	MR	R-1	0.17	\$ 71,425	\$ 106,579	60%	D	1	1	1
220100350	MR	R-1	0.18	\$ 10,732	\$ 37,642	78%	D	1	1	1
220100360	MR	R-1	0.15	\$ 71,426	\$ 84,053	54%	D	1	1	1
220100380	MR	R-1	0.14	\$ 176,421	\$ 104,748	37%	D	1	1	1
220100390	MR	R-1	0.14	\$ 408,000	\$ 96,900	19%	U	1	1	1
220100420	MR	R-1	0.71	\$ 270,405	\$ 147,492	35%	D	1	3	1
220100430	MR	R-1	0.17	\$ 142,335	\$ 87,985	38%	D	1	1	1
220100440	MR	R-1	0.14	\$ 231,553	\$ 48,238	17%	U	1	1	1
220100450	MR	R-1	0.14	\$ 349,741	\$ 73,126	17%	U	3	3	3
220100460	MR	R-1	0.12	\$ 405,756	\$ 88,434	18%	U	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220100470	MR	R-1	0.18	\$ 101,219	\$ 104,265	51%	D	1	1	1
220110010	MR	R-1	0.17	\$ 11,976	\$ 58,902	83%	D	1	1	1
220110020	MR	R-1	0.17	\$ 62,462	\$ 62,462	50%	D	1	1	1
220110040	MR	R-1	0.17	\$ 187,447	\$ 73,053	28%	D	1	1	1
220110060	MR	R-1	0.17	\$ 272,790	\$ 75,157	22%	U	1	1	1
220110070	MR	R-1	0.17	\$ 322,524	\$ 50,979	14%	U	1	1	1
220110090	MR	R-1	0.16	\$ 114,716	\$ 97,508	46%	D	1	1	1
220110100	MR	R-1	0.17	\$ 259,444	\$ 125,270	33%	D	1	1	1
220110130	MR	R-1	0.17	\$ 107,260	\$ 84,091	44%	D	1	1	1
220110150	MR	R-1	0.19	\$ 59,658	\$ 57,497	49%	D	1	1	1
220110160	MR	R-1	0.18	\$ 48,733	\$ 42,634	47%	D	1	1	1
220110190	MR	R-1	0.18	\$ 119,177	\$ 98,921	45%	D	1	1	1
220110200	MR	R-1	0.63	\$ 407,368	\$ 110,867	21%	U	1	3	3
220110210	MR	R-1	0.4	\$ 335,115	\$ 149,179	31%	D	1	2	1
220110220	MR	R-1	0.33	\$ 258,114	\$ 72,856	22%	U	1	2	2
220110230	MR	R-1	0.61	\$ 92,855	\$ 178,575	66%	D	1	3	1
220110240	MR	R-1	0.43	\$ 353,736	\$ 88,434	20%	U	1	2	2
220110250	MR	R-1	0.2	\$ 127,019	\$ 73,445	37%	D	1	1	1
220110260	MR	R-1	0.22	\$ 28,989	\$ 57,995	67%	D	1	1	1
220110300	MR	R-1	0.17	\$ 510,000	\$ 121,380	19%	U	1	1	1
220110320	MR	R-1	0.17	\$ 116,837	\$ 107,746	48%	D	1	1	1
220110330	MR	R-1	0.17	\$ 124,366	\$ 217,649	64%	D	1	1	1
220110340	MR	R-1	0.25	\$ 60,629	\$ 77,684	56%	D	1	1	1
220110350	MR	R-1	0.25	\$ 14,347	\$ 169,971	92%	D	1	1	1
220110380	MR	R-1	0.17	\$ 126,856	\$ 82,421	39%	D	1	1	1
220110390	MR	R-1	0.17	\$ 10,732	\$ 26,880	71%	D	1	1	1
220110400	MR	R-1	0.16	\$ 120,781	\$ 114,061	49%	D	1	1	1
220110410	MR	R-1	0.18	\$ 164,777	\$ 109,850	40%	D	1	1	1
220110430	MR	R-1	0.31	\$ 60,629	\$ 78,404	56%	D	1	2	1
220110440	MR	R-1	0.17	\$ 140,207	\$ 91,716	40%	D	1	1	1
220110460	MR	R-1	0.17	\$ 170,283	\$ 107,179	39%	D	1	1	1
220110470	MR	R-1	0.17	\$ 112,043	\$ 90,334	45%	D	1	1	1
220110480	MR	R-1	0.2	\$ 62,462	\$ 76,016	55%	D	1	1	1
220110490	MR	R-1	0.18	\$ 121,560	\$ 125,956	51%	D	1	1	1
220110500	MR	R-1	0.36	\$ 83,373	\$ 258,351	76%	D	1	2	1
220110520	MR	R-1	0.2	\$ 37,464	\$ 53,848	59%	D	1	1	1
220110530	MR	R-1	0.27	\$ 151,894	\$ 105,156	41%	D	1	2	1
220110540	MR	R-1	0.23	\$ 468,180	\$ 145,656	24%	U	2	2	2
220110550	MR	R-1	0.18	\$ 338,130	\$ 107,161	24%	D	1	1	1
220110560	MR	R-1	0.27	\$ 11,825	\$ 188,636	94%	D	1	2	1
220110570	MR	R-1	0.32	\$ 14,137	\$ 39,442	74%	D	1	2	1
220120020	MR	R-1	0.01	\$ -	\$ -	0%	V		1	1
220120030	MR	R-1	0.43	\$ 617,099	\$ 122,999	17%	U	1	2	2
220120040	MR	R-1	0.64	\$ 32,264	\$ 31,250	49%	D	1	3	1
220120050	MR	R-1	0.46	\$ 145,872	\$ 262,530	64%	D	1	2	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220120065	MR	R-1	0.15	\$ 220,527	\$ 110,262	33%	D	1	1	1
220120075	MR	R-1	0.2	\$ 13,421	\$ 54,856	80%	D	1	1	1
220120085	MR	R-1	0.2	\$ 231,553	\$ 60,643	21%	U	1	1	1
220120095	MR	R-1	0.2	\$ 171,580	\$ 102,208	37%	D	1	1	1
220120105	MR	R-1	0.2	\$ 202,442	\$ 78,726	28%	D	1	1	1
220120115	MR	R-1	0.2	\$ 98,039	\$ 111,346	53%	D	1	1	1
220120125	MR	R-1	0.2	\$ 53,052	\$ 75,035	59%	D	1	1	1
220120135	MR	R-1	0.2	\$ 478,635	\$ 140,800	23%	U	1	1	1
220120145	MR	R-1	0.2	\$ 192,960	\$ 83,798	30%	D	1	1	1
220120155	MR	R-1	0.2	\$ 92,855	\$ 114,281	55%	D	1	1	1
220120165	MR	R-1	0.2	\$ 71,425	\$ 129,577	64%	D	1	1	1
220120175	MR	R-1	0.2	\$ 53,052	\$ 102,395	66%	D	1	1	1
220120185	MR	R-1	0.2	\$ 13,421	\$ 24,183	64%	D	1	1	1
220120195	MR	R-1	0.2	\$ 254,356	\$ 71,007	22%	U	1	1	1
220120205	MR	R-1	0.2	\$ 14,510	\$ 55,931	79%	D	1	1	1
220120215	MR	R-1	0.2	\$ 53,052	\$ 81,858	61%	D	1	1	1
220120225	MR	R-1	0.2	\$ 13,439	\$ 26,919	67%	D	1	1	1
220120235	MR	R-1	0.2	\$ 135,202	\$ 73,127	35%	D	1	1	1
220120245	MR	R-1	0.2	\$ 168,215	\$ 49,811	23%	U	1	1	1
220120255	MR	R-1	0.2	\$ 179,949	\$ 71,977	29%	D	1	1	1
220120265	MR	R-1	0.2	\$ 179,503	\$ 63,543	26%	D	1	1	1
220120275	MR	R-1	0.2	\$ 259,444	\$ 73,079	22%	U	1	1	1
220120285	MR	R-1	0.2	\$ 137,312	\$ 119,461	47%	D	1	1	1
220120290	MR	R-1	0.15	\$ 11,718	\$ 24,381	68%	D	1	1	1
220120300	MR	R-1	0.23	\$ 128,524	\$ 79,002	38%	D	1	1	1
220120330	MR	R-1	0.14	\$ 11,625	\$ 24,183	68%	D	1	1	1
220120340	MR	R-1	0.14	\$ 418,200	\$ 90,780	18%	U	1	1	1
220120350	MR	R-1	0.14	\$ 109,404	\$ 88,512	45%	D	1	1	1
220120360	MR	R-1	0.14	\$ 306,918	\$ 73,868	19%	U	1	1	1
220120370	MR	R-1	0.14	\$ 259,656	\$ 73,656	22%	U	1	1	1
220120380	MR	R-1	0.13	\$ 11,625	\$ 37,007	76%	D	1	1	1
220120390	MR	R-1	0.2	\$ 137,659	\$ 74,565	35%	D	1	1	1
220130015	MR	R-1	0.19	\$ 55,747	\$ 136,989	71%	D	1	1	1
220130025	MR	R-1	0.19	\$ 13,421	\$ 22,389	63%	D	1	1	1
220130035	MR	R-1	0.19	\$ 114,716	\$ 177,811	61%	D	1	1	1
220130045	MR	R-1	0.19	\$ 510,000	\$ 69,000	12%	U	1	1	1
220130055	MR	R-1	0.19	\$ 218,618	\$ 82,269	27%	D	1	1	1
220130065	MR	R-1	0.19	\$ 264,955	\$ 94,958	26%	D	1	1	1
220130075	MR	R-1	0.19	\$ 13,421	\$ 21,496	62%	D	1	1	1
220130085	MR	R-1	0.19	\$ 188,474	\$ 87,588	32%	D	1	1	1
220130095	MR	R-1	0.19	\$ 121,560	\$ 72,935	37%	D	1	1	1
220130105	MR	R-1	0.19	\$ 55,747	\$ 78,844	59%	D	1	1	1
220130115	MR	R-1	0.19	\$ 66,877	\$ 104,242	61%	D	1	1	1
220130125	MR	R-1	0.19	\$ 317,947	\$ 79,486	20%	U	1	1	1
220130135	MR	R-1	0.19	\$ 168,215	\$ 51,753	24%	U	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220130145	MR	R-1	0.19	\$ 128,100	\$ 60,316	32%	D	1	1	1
220130155	MR	R-1	0.19	\$ 13,421	\$ 25,086	65%	D	1	1	1
220130165	MR	R-1	0.19	\$ 500,000	\$ 110,000	18%	U	1	1	1
220130175	MR	R-1	0.19	\$ 500,000	\$ 87,500	15%	U	1	1	1
220130185	MR	R-1	0.19	\$ 13,421	\$ 25,086	65%	D	1	1	1
220130195	MR	R-1	0.19	\$ 14,853	\$ 78,236	84%	D	1	1	1
220130205	MR	R-1	0.19	\$ 319,876	\$ 71,488	18%	U	1	1	1
220130215	MR	R-1	0.19	\$ 119,050	\$ 133,343	53%	D	1	1	1
220130225	MR	R-1	0.19	\$ 78,566	\$ 161,403	67%	D	1	1	1
220130235	MR	R-1	0.23	\$ 14,319	\$ 36,735	72%	D	1	1	1
220140090	MR	R-1	0.27	\$ 88,973	\$ 140,937	61%	D	1	2	1
220140260	MR	R-1	0.15	\$ 179,949	\$ 73,103	29%	D	1	1	1
220140270	MR	R-1	0.13	\$ 118,513	\$ 67,682	36%	D	1	1	1
220140290	MR	R-1	0.11	\$ 11,182	\$ 43,946	80%	D	1	1	1
220140300	MR	R-1	0.11	\$ 64,993	\$ 72,218	53%	D	1	1	1
220140310	MR	R-1	0.13	\$ 10,732	\$ 29,934	74%	D	1	1	1
220140320	MR	R-1	0.14	\$ 11,625	\$ 21,496	65%	D	1	1	1
220140330	MR	R-1	0.14	\$ 114,716	\$ 103,244	47%	D	1	1	1
220140340	MR	R-1	0.14	\$ 121,288	\$ 52,374	30%	D	1	1	1
220140350	MR	R-1	0.14	\$ 11,625	\$ 25,967	69%	D	1	1	1
220140365	MR	R-1	0.14	\$ 11,625	\$ 37,854	77%	D	1	1	1
220140370	MR	R-1	0.14	\$ 216,203	\$ 59,454	22%	U	1	1	1
220140380	MR	R-1	0.14	\$ 168,702	\$ 53,982	24%	D	1	1	1
220140390	MR	R-1	0.14	\$ 112,467	\$ 113,121	50%	D	1	1	1
220140400	MR	R-1	0.14	\$ 114,716	\$ 121,801	51%	D	1	1	1
220140410	MR	R-1	0.14	\$ 168,702	\$ 78,726	32%	D	1	1	1
220140610	MR	R-1	0.1	\$ 433,500	\$ 66,300	13%	U	1	1	1
220140630	MR	R-1	0.38	\$ 151,046	\$ 319,864	68%	D	4	4	4
220151020	MR	R-1	0.14	\$ 9,833	\$ 24,183	71%	D	1	1	1
220151030	MR	R-1	0.14	\$ 116,841	\$ 77,113	40%	D	1	1	1
220151040	MR	R-1	0.14	\$ 11,976	\$ 43,089	78%	D	1	1	1
220151050	MR	R-1	0.14	\$ 10,732	\$ 25,086	70%	D	1	1	1
220151060	MR	R-1	0.14	\$ 328,544	\$ 69,947	18%	U	1	1	1
220151070	MR	R-1	0.14	\$ 10,732	\$ 28,674	73%	D	1	1	1
220151080	MR	R-1	0.14	\$ 10,732	\$ 31,357	75%	D	1	1	1
220151090	MR	R-1	0.14	\$ 408,000	\$ 60,180	13%	U	1	1	1
220151100	MR	R-1	0.14	\$ 175,011	\$ 107,694	38%	D	1	1	1
220151110	MR	R-1	0.14	\$ 11,976	\$ 44,775	79%	D	1	1	1
220151120	MR	R-1	0.14	\$ 55,747	\$ 47,779	46%	D	1	1	1
220151130	MR	R-1	0.14	\$ 171,580	\$ 59,388	26%	D	1	1	1
220151140	MR	R-1	0.14	\$ 243,758	\$ 71,690	23%	U	1	1	1
220151150	MR	R-1	0.14	\$ 423,300	\$ 61,200	13%	U	1	1	1
220151160	MR	R-1	0.14	\$ 10,621	\$ 25,732	71%	D	1	1	1
220151170	MR	R-1	0.13	\$ 143,558	\$ 51,643	26%	D	1	1	1
220151180	MR	R-1	0.14	\$ 254,356	\$ 63,588	20%	U	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220151190	MR	R-1	0.17	\$ 62,462	\$ 120,010	66%	D	1	1	1
220151200	MR	R-1	0.17	\$ 71,425	\$ 129,478	64%	D	1	1	1
220151210	MR	R-1	0.17	\$ 561,000	\$ 111,480	17%	U	1	1	1
220151220	MR	R-1	0.17	\$ 121,560	\$ 182,344	60%	D	1	1	1
220151230	MR	R-1	0.17	\$ 184,778	\$ 34,967	16%	U	1	1	1
220151240	MR	R-1	0.17	\$ 109,983	\$ 74,211	40%	D	1	1	1
220151250	MR	R-1	0.17	\$ 122,907	\$ 68,825	36%	D	1	1	1
220151260	MR	R-1	0.17	\$ 475,000	\$ 153,000	24%	D	1	1	1
220151270	MR	R-1	0.17	\$ 116,837	\$ 115,668	50%	D	1	1	1
220151280	MR	R-1	0.17	\$ 122,907	\$ 108,184	47%	D	1	1	1
220151290	MR	R-1	0.17	\$ 122,907	\$ 114,918	48%	D	1	1	1
220151300	MR	R-1	0.17	\$ 307,348	\$ 52,460	15%	U	1	1	1
220151310	MR	R-1	0.17	\$ 53,052	\$ 71,243	57%	D	2	2	2
220151320	MR	R-1	0.17	\$ 114,716	\$ 26,382	19%	U	1	1	1
220151330	MR	R-1	0.17	\$ 172,961	\$ 137,829	44%	D	1	1	1
220151340	MR	R-1	0.25	\$ 70,271	\$ 57,900	45%	D	1	1	1
220151350	MR	R-1	0.25	\$ 175,011	\$ 115,771	40%	D	1	1	1
220152030	MR	R-1	0.17	\$ 12,145	\$ 28,880	70%	D	1	1	1
220152040	MR	R-1	0.17	\$ 10,621	\$ 22,292	68%	D	1	1	1
220152050	MR	R-1	0.17	\$ 155,275	\$ 42,695	22%	U	1	1	1
220152070	MR	R-1	0.17	\$ 10,732	\$ 11,625	52%	D	1	1	1
220152080	MR	R-1	0.17	\$ 460,000	\$ 45,000	9%	U	1	1	1
220152090	MR	R-1	0.17	\$ 116,841	\$ 110,461	49%	D	1	1	1
220152100	MR	R-1	0.17	\$ 301,716	\$ 41,616	12%	U	1	1	1
220152110	MR	R-1	0.17	\$ 172,961	\$ 55,482	24%	D	1	1	1
220152120	MR	R-1	0.17	\$ 364,140	\$ 59,302	14%	U	1	1	1
220152130	MR	R-1	0.16	\$ 175,011	\$ 67,306	28%	D	1	1	1
220152140	MR	R-1	0.17	\$ 36,495	\$ 136,883	79%	D	1	1	1
220152150	MR	R-1	0.17	\$ 65,565	\$ 64,104	49%	D	1	1	1
220152160	MR	R-1	0.17	\$ 65,565	\$ 87,422	57%	D	1	1	1
220152170	MR	R-1	0.17	\$ 126,412	\$ 43,939	26%	D	1	1	1
220152180	MR	R-1	0.17	\$ 71,425	\$ 61,930	46%	D	1	1	1
220152190	MR	R-1	0.25	\$ 158,379	\$ 197,845	56%	D	1	1	1
220152200	MR	R-1	0.25	\$ 198,473	\$ 180,635	48%	D	1	1	1
220152210	MR	R-1	0.19	\$ 12,481	\$ 42,491	77%	D	1	1	1
220152220	MR	R-1	0.19	\$ 131,981	\$ 105,584	44%	D	1	1	1
220152230	MR	R-1	0.19	\$ 121,560	\$ 72,935	37%	D	2	2	2
220152240	MR	R-1	0.2	\$ 332,928	\$ 93,636	22%	U	1	1	1
220152250	MR	R-1	0.2	\$ 12,524	\$ 25,967	67%	D	1	1	1
220152280	MR	R-1	0.23	\$ 13,528	\$ 21,123	61%	D	1	1	1
220152290	MR	R-1	0.23	\$ 149,132	\$ 183,546	55%	D	1	1	1
220152320	MR	R-1	0.23	\$ 374,544	\$ 104,922	22%	U	1	1	1
220152330	MR	R-1	0.23	\$ 397,800	\$ 216,750	35%	D	1	1	1
220152340	MR	R-1	0.29	\$ 17,562	\$ 46,972	73%	D	1	2	1
220152350	MR	R-1	0.18	\$ 306,000	\$ -	0%	V		1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220152360	MR	R-1	0.17	\$ 328,544	\$ 91,144	22%	U	1	1	1
220152370	MR	R-1	0.17	\$ 307,348	\$ 100,682	25%	D	1	1	1
220161015	MR	R-1	0.2	\$ 187,447	\$ 97,991	34%	D	1	1	1
220161025	MR	R-1	0.2	\$ 14,319	\$ 26,880	65%	D	1	1	1
220161035	MR	R-1	0.2	\$ 71,425	\$ 144,181	67%	D	1	1	1
220161040	MR	R-1	0.25	\$ 14,319	\$ 24,183	63%	D	1	1	1
220161060	MR	R-1	0.21	\$ 13,421	\$ 25,086	65%	D	1	1	1
220161070	MR	R-1	0.21	\$ 13,528	\$ 30,708	69%	D	1	1	1
220161080	MR	R-1	0.14	\$ 122,907	\$ 71,283	37%	D	1	1	1
220161090	MR	R-1	0.15	\$ 187,447	\$ 63,123	25%	D	1	1	1
220161100	MR	R-1	0.16	\$ 55,747	\$ 153,819	73%	D	1	1	1
220161110	MR	R-1	0.16	\$ 11,470	\$ 25,505	69%	D	1	1	1
220161120	MR	R-1	0.17	\$ 48,733	\$ 109,317	69%	D	1	1	1
220161130	MR	R-1	0.14	\$ 155,275	\$ 87,055	36%	D	1	1	1
220161140	MR	R-1	0.14	\$ 12,657	\$ 56,611	82%	D	1	1	1
220161150	MR	R-1	0.14	\$ 140,585	\$ 61,856	31%	D	1	1	1
220161160	MR	R-1	0.14	\$ 198,473	\$ 61,745	24%	U	1	1	1
220161170	MR	R-1	0.28	\$ 18,793	\$ 33,161	64%	D	1	2	1
220161180	MR	R-1	0.22	\$ 164,771	\$ 94,739	37%	D	1	1	1
220161195	MR	R-1	0.2	\$ 74,993	\$ 102,138	58%	D	1	1	1
220161205	MR	R-1	0.2	\$ 317,947	\$ 58,288	15%	U	1	1	1
220161215	MR	R-1	0.2	\$ 136,807	\$ 57,207	29%	D	1	1	1
220161225	MR	R-1	0.2	\$ 15,697	\$ 38,523	71%	D	1	1	1
220161235	MR	R-1	0.2	\$ 98,039	\$ 135,905	58%	D	1	1	1
220161240	MR	R-1	0.18	\$ 143,397	\$ 86,035	37%	D	1	1	1
220161250	MR	R-1	0.14	\$ 126,856	\$ 65,965	34%	D	1	1	1
220161260	MR	R-1	0.28	\$ 19,705	\$ 34,951	64%	D	1	2	1
220161270	MR	R-1	0.14	\$ 71,425	\$ 88,568	55%	D	1	1	1
220161280	MR	R-1	0.14	\$ 322,524	\$ 91,698	22%	U	1	1	1
220161290	MR	R-1	0.14	\$ 280,851	\$ 58,288	17%	U	1	1	1
220161300	MR	R-1	0.14	\$ 12,524	\$ 17,922	59%	D	1	1	1
220161310	MR	R-1	0.11	\$ 405,756	\$ 56,181	12%	U	1	1	1
220161320	MR	R-1	0.12	\$ 11,625	\$ 21,496	65%	D	1	1	1
220161405	MR	R-1	0.2	\$ 430,088	\$ 91,262	18%	U	1	1	1
220161420	MR	R-1	0.14	\$ 520,000	\$ 115,000	18%	U	1	1	1
220161430	MR	R-1	0.14	\$ 122,906	\$ 68,825	36%	D	1	1	1
220162015	MR	R-1	0.19	\$ 13,421	\$ 20,592	61%	D	1	1	1
220162035	MR	R-1	0.19	\$ 14,873	\$ 54,728	79%	D	1	1	1
220162045	MR	R-1	0.19	\$ 13,528	\$ 71,967	84%	D	1	1	1
220162055	MR	R-1	0.19	\$ 54,115	\$ 61,843	53%	D	1	1	1
220162065	MR	R-1	0.19	\$ 306,918	\$ 26,010	8%	U	1	1	1
220162075	MR	R-1	0.19	\$ 54,115	\$ 60,298	53%	D	1	1	1
220162085	MR	R-1	0.19	\$ 35,609	\$ 66,389	65%	D	1	1	1
220162095	MR	R-1	0.19	\$ 13,421	\$ 27,769	67%	D	1	1	1
220162105	MR	R-1	0.19	\$ 122,907	\$ 94,636	44%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220171015	MR	R-1	0.18	\$ 88,026	\$ 160,641	65%	D	1	1	1
220171025	MR	R-1	0.18	\$ 51,404	\$ 95,476	65%	D	1	1	1
220171035	MR	R-1	0.18	\$ 20,265	\$ 81,617	80%	D	1	1	1
220171045	MR	R-1	0.18	\$ 298,350	\$ 298,350	50%	D	1	1	1
220171055	MR	R-1	0.18	\$ 130,461	\$ 195,693	60%	D	1	1	1
220171065	MR	R-1	0.18	\$ 48,416	\$ 89,936	65%	D	1	1	1
220171075	MR	R-1	0.18	\$ 62,335	\$ 128,553	67%	D	1	1	1
220171085	MR	R-1	0.19	\$ 14,319	\$ 34,045	70%	D	1	1	1
220172015	MR	R-1	0.18	\$ 18,223	\$ 102,478	85%	D	1	1	1
220172025	MR	R-1	0.18	\$ 277,950	\$ 277,950	50%	D	1	1	1
220172035	MR	R-1	0.18	\$ 91,556	\$ 137,336	60%	D	1	1	1
220172045	MR	R-1	0.18	\$ 22,189	\$ 80,534	78%	D	1	1	1
220172055	MR	R-1	0.18	\$ 48,641	\$ 90,352	65%	D	1	1	1
220172065	MR	R-1	0.18	\$ 169,146	\$ 253,720	60%	D	1	1	1
220172075	MR	R-1	0.18	\$ 100,620	\$ 150,935	60%	D	1	1	1
220172085	MR	R-1	0.19	\$ 14,319	\$ 44,819	76%	D	1	1	1
220172095	MR	R-1	0.19	\$ 55,201	\$ 102,527	65%	D	1	1	1
220172105	MR	R-1	0.18	\$ 205,075	\$ 205,075	50%	D	1	1	1
220172115	MR	R-1	0.18	\$ 99,999	\$ 188,303	65%	D	1	1	1
220172125	MR	R-1	0.18	\$ 14,319	\$ 38,536	73%	D	1	1	1
220172135	MR	R-1	0.18	\$ 327,500	\$ 327,500	50%	D	1	1	1
220172145	MR	R-1	0.18	\$ 316,710	\$ 316,710	50%	D	1	1	1
220172155	MR	R-1	0.18	\$ 116,966	\$ 175,449	60%	D	1	1	1
220172165	MR	R-1	0.18	\$ 96,741	\$ 145,115	60%	D	1	1	1
220173015	MR	R-1	0.18	\$ 82,945	\$ 141,604	63%	D	1	1	1
220173025	MR	R-1	0.18	\$ 233,049	\$ 233,049	50%	D	1	1	1
220173035	MR	R-1	0.18	\$ 122,813	\$ 184,222	60%	D	1	1	1
220173045	MR	R-1	0.18	\$ 48,158	\$ 89,447	65%	D	1	1	1
220173055	MR	R-1	0.18	\$ 79,388	\$ 184,306	70%	D	1	1	1
220173065	MR	R-1	0.18	\$ 14,435	\$ 37,946	72%	D	1	1	1
220173075	MR	R-1	0.18	\$ 101,219	\$ 178,882	64%	D	1	1	1
220173085	MR	R-1	0.19	\$ 87,183	\$ 130,775	60%	D	1	1	1
220181015	MR	R-1	0.19	\$ 84,121	\$ 126,183	60%	D	1	1	1
220181025	MR	R-1	0.18	\$ 14,445	\$ 32,545	69%	D	1	1	1
220181035	MR	R-1	0.18	\$ 114,673	\$ 172,010	60%	D	1	1	1
220181045	MR	R-1	0.18	\$ 84,345	\$ 127,355	60%	D	1	1	1
220181055	MR	R-1	0.18	\$ 14,319	\$ 38,536	73%	D	1	1	1
220181065	MR	R-1	0.18	\$ 153,502	\$ 230,256	60%	D	1	1	1
220181075	MR	R-1	0.18	\$ 113,464	\$ 170,196	60%	D	1	1	1
220181085	MR	R-1	0.21	\$ 14,319	\$ 43,025	75%	D	1	1	1
220181095	MR	R-1	0.29	\$ 153,070	\$ 229,606	60%	D	1	2	1
220181105	MR	R-1	0.25	\$ 53,026	\$ 152,970	74%	D	1	1	1
220181115	MR	R-1	0.25	\$ 89,247	\$ 133,872	60%	D	1	1	1
220182015	MR	R-1	0.19	\$ 14,319	\$ 53,260	79%	D	1	1	1
220182025	MR	R-1	0.18	\$ 14,445	\$ 39,788	73%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220182035	MR	R-1	0.18	\$ 14,319	\$ 50,944	78%	D	1	1	1
220182045	MR	R-1	0.18	\$ 87,137	\$ 161,831	65%	D	1	1	1
220182055	MR	R-1	0.18	\$ 269,203	\$ 269,203	50%	D	1	1	1
220182065	MR	R-1	0.18	\$ 262,305	\$ 262,305	50%	D	1	1	1
220182075	MR	R-1	0.2	\$ 156,853	\$ 235,279	60%	D	1	1	1
220182085	MR	R-1	0.2	\$ 323,850	\$ 323,850	50%	D	1	1	1
220182095	MR	R-1	0.18	\$ 160,855	\$ 241,283	60%	D	1	1	1
220182105	MR	R-1	0.18	\$ 14,319	\$ 34,951	71%	D	1	1	1
220182115	MR	R-1	0.18	\$ 22,189	\$ 85,336	79%	D	1	1	1
220182125	MR	R-1	0.18	\$ 83,724	\$ 125,590	60%	D	1	1	1
220182135	MR	R-1	0.18	\$ 112,063	\$ 168,096	60%	D	1	1	1
220182145	MR	R-1	0.19	\$ 14,319	\$ 38,536	73%	D	1	1	1
220183015	MR	R-1	0.19	\$ 14,445	\$ 40,686	74%	D	1	1	1
220183025	MR	R-1	0.18	\$ 20,602	\$ 62,018	75%	D	1	1	1
220183035	MR	R-1	0.18	\$ 86,339	\$ 129,512	60%	D	1	1	1
220183045	MR	R-1	0.18	\$ 80,253	\$ 149,049	65%	D	1	1	1
220183055	MR	R-1	0.18	\$ 123,713	\$ 202,772	62%	D	1	1	1
220183065	MR	R-1	0.18	\$ 47,745	\$ 88,681	65%	D	1	1	1
220183075	MR	R-1	0.18	\$ 14,445	\$ 38,877	73%	D	1	1	1
220183085	MR	R-1	0.18	\$ 14,319	\$ 55,592	80%	D	1	1	1
220183095	MR	R-1	0.19	\$ 144,855	\$ 217,283	60%	D	1	1	1
220183100	MR	R-1	0.23	\$ 41,420	\$ 128,936	76%	D	1	1	1
220183110	MR	R-1	0.23	\$ 70,594	\$ 158,301	69%	D	1	1	1
220183120	MR	R-1	0.23	\$ 14,319	\$ 57,380	80%	D	1	1	1
220184010	MR	R-1	0.23	\$ 71,215	\$ 161,184	69%	D	1	1	1
220184020	MR	R-1	0.23	\$ 302,685	\$ 140,531	32%	D	1	1	1
220184030	MR	R-1	0.25	\$ 14,319	\$ 57,380	80%	D	1	1	1
220184040	MR	R-1	0.22	\$ 118,541	\$ 177,811	60%	D	1	1	1
220184050	MR	R-1	0.22	\$ 102,178	\$ 171,371	63%	D	1	1	1
220184060	MR	R-1	0.22	\$ 115,165	\$ 172,751	60%	D	1	1	1
220184070	MR	R-1	0.25	\$ 168,702	\$ 140,585	45%	D	1	1	1
220184080	MR	R-1	0.23	\$ 15,356	\$ 96,513	86%	D	1	1	1
220184090	MR	R-1	0.22	\$ 143,014	\$ 156,844	52%	D	1	1	1
220185010	MR	R-1	0.23	\$ 100,481	\$ 152,074	60%	D	1	1	1
220185020	MR	R-1	0.23	\$ 54,905	\$ 101,982	65%	D	1	1	1
220185030	MR	R-1	0.23	\$ 286,110	\$ 286,110	50%	D	1	1	1
220191015	MR	R-1	0.18	\$ 107,952	\$ 161,930	60%	D	1	1	1
220191025	MR	R-1	0.28	\$ 20,265	\$ 98,033	83%	D	1	2	1
220191035	MR	R-1	0.25	\$ 14,174	\$ 57,960	80%	D	1	1	1
220191045	MR	R-1	0.22	\$ 14,445	\$ 56,978	80%	D	1	1	1
220191055	MR	R-1	0.25	\$ 256,741	\$ 256,741	50%	D	1	1	1
220192015	MR	R-1	0.18	\$ 112,241	\$ 168,365	60%	D	1	1	1
220192025	MR	R-1	0.25	\$ 342,720	\$ 342,720	50%	D	1	1	1
220192035	MR	R-1	0.34	\$ 314,721	\$ 314,721	50%	D	1	2	1
220192045	MR	R-1	0.2	\$ 374,473	\$ 374,473	50%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220192055	MR	R-1	0.21	\$ 105,257	\$ 157,887	60%	D	1	1	1
220192065	MR	R-1	0.23	\$ 111,785	\$ 167,682	60%	D	1	1	1
220192075	MR	R-1	0.2	\$ 92,383	\$ 138,579	60%	D	1	1	1
220192085	MR	R-1	0.19	\$ 50,991	\$ 94,713	65%	D	1	1	1
220192095	MR	R-1	0.19	\$ 29,262	\$ 52,054	64%	D	1	1	1
220192105	MR	R-1	0.22	\$ 125,337	\$ 188,009	60%	D	1	1	1
220192115	MR	R-1	0.2	\$ 177,286	\$ 265,930	60%	D	1	1	1
220192125	MR	R-1	0.22	\$ 131,693	\$ 197,542	60%	D	1	1	1
220192135	MR	R-1	0.19	\$ 131,934	\$ 197,903	60%	D	1	1	1
220192145	MR	R-1	0.18	\$ 65,109	\$ 64,343	50%	D	1	1	1
220192150	MR	R-1	0.18	\$ 14,319	\$ 67,244	82%	D	1	1	1
220192160	MR	R-1	0.18	\$ 60,119	\$ 111,661	65%	D	1	1	1
220192170	MR	R-1	0.18	\$ 20,445	\$ 81,840	80%	D	1	1	1
220192180	MR	R-1	0.18	\$ 17,922	\$ 72,625	80%	D	1	1	1
220192190	MR	R-1	0.18	\$ 20,265	\$ 111,897	85%	D	1	1	1
220192205	MR	R-1	0.18	\$ 162,306	\$ 243,461	60%	D	1	1	1
220192215	MR	R-1	0.18	\$ 16,678	\$ 80,001	83%	D	1	1	1
220192225	MR	R-1	0.18	\$ 57,033	\$ 105,924	65%	D	1	1	1
220192245	MR	R-1	0.22	\$ 14,299	\$ 73,651	84%	D	1	1	1
220192255	MR	R-1	0.2	\$ 107,968	\$ 161,953	60%	D	1	1	1
220192265	MR	R-1	0.22	\$ 120,342	\$ 180,516	60%	D	1	1	1
220192275	MR	R-1	0.39	\$ 14,319	\$ 54,578	79%	D	1	2	1
220192285	MR	R-1	0.38	\$ 143,725	\$ 215,589	60%	D	1	2	1
220192295	MR	R-1	0.19	\$ 97,606	\$ 146,411	60%	D	1	1	1
220192305	MR	R-1	0.19	\$ 14,319	\$ 52,464	79%	D	1	1	1
220192315	MR	R-1	0.19	\$ 83,086	\$ 154,306	65%	D	1	1	1
220192325	MR	R-1	0.19	\$ 128,786	\$ 193,180	60%	D	1	1	1
220192335	MR	R-1	0.19	\$ 50,050	\$ 117,832	70%	D	1	1	1
220192345	MR	R-1	0.2	\$ 14,445	\$ 44,761	76%	D	1	1	1
220192355	MR	R-1	0.35	\$ 20,767	\$ 79,050	79%	D	1	2	1
220192365	MR	R-1	0.2	\$ 243,493	\$ 243,493	50%	D	1	1	1
220192375	MR	R-1	0.18	\$ 151,342	\$ 227,013	60%	D	1	1	1
220192385	MR	R-1	0.18	\$ 69,742	\$ 136,116	66%	D	1	1	1
220192395	MR	R-1	0.18	\$ 131,882	\$ 197,824	60%	D	1	1	1
220192405	MR	R-1	0.18	\$ 239,292	\$ 239,292	50%	D	1	1	1
220192415	MR	R-1	0.18	\$ 339,500	\$ 339,500	50%	D	1	1	1
220192425	MR	R-1	0.18	\$ 90,573	\$ 135,861	60%	D	1	1	1
220193015	MR	R-1	0.18	\$ 160,982	\$ 255,676	61%	D	1	1	1
220193025	MR	R-1	0.18	\$ 110,832	\$ 166,249	60%	D	1	1	1
220193035	MR	R-1	0.18	\$ 132,712	\$ 199,068	60%	D	1	1	1
220193045	MR	R-1	0.18	\$ 385,050	\$ 385,050	50%	D	1	1	1
220193055	MR	R-1	0.18	\$ 238,459	\$ 238,459	50%	D	1	1	1
220193060	MR	R-1	0.18	\$ 88,080	\$ 163,580	65%	D	1	1	1
220193075	MR	R-1	0.18	\$ 14,319	\$ 94,912	87%	D	1	1	1
220193080	MR	R-1	0.18	\$ 14,319	\$ 58,269	80%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220193095	MR	R-1	0.18	\$ 351,250	\$ 351,250	50%	D	1	1	1
220193105	MR	R-1	0.18	\$ 84,117	\$ 126,178	60%	D	1	1	1
220194015	MR	R-1	0.19	\$ 100,012	\$ 194,412	66%	D	1	1	1
220194025	MR	R-1	0.19	\$ 20,265	\$ 64,219	76%	D	1	1	1
220194035	MR	R-1	0.18	\$ 88,746	\$ 164,823	65%	D	1	1	1
220194045	MR	R-1	0.18	\$ 30,244	\$ 90,772	75%	D	1	1	1
220194055	MR	R-1	0.18	\$ 87,034	\$ 130,554	60%	D	1	1	1
220194065	MR	R-1	0.18	\$ 105,718	\$ 158,578	60%	D	1	1	1
220194075	MR	R-1	0.18	\$ 14,319	\$ 51,939	78%	D	1	1	1
220194080	MR	R-1	0.18	\$ 336,600	\$ 336,600	50%	D	1	1	1
220194095	MR	R-1	0.18	\$ 401,625	\$ 401,625	50%	D	1	1	1
220194105	MR	R-1	0.18	\$ 77,494	\$ 143,930	65%	D	1	1	1
220194110	MR	R-1	0.18	\$ 14,319	\$ 53,799	79%	D	1	1	1
220194120	MR	R-1	0.18	\$ 100,438	\$ 205,280	67%	D	1	1	1
220194130	MR	R-1	0.18	\$ 14,319	\$ 54,682	79%	D	1	1	1
220194145	MR	R-1	0.18	\$ 14,342	\$ 43,976	75%	D	1	1	1
220194155	MR	R-1	0.18	\$ 77,995	\$ 144,860	65%	D	1	1	1
220194165	MR	R-1	0.18	\$ 89,706	\$ 134,561	60%	D	1	1	1
220195010	MR	R-1	0.18	\$ 151,342	\$ 227,013	60%	D	1	1	1
220195020	MR	R-1	0.18	\$ 16,542	\$ 52,731	76%	D	1	1	1
220195030	MR	R-1	0.18	\$ 20,265	\$ 81,123	80%	D	1	1	1
220195045	MR	R-1	0.3	\$ 160,982	\$ 253,019	61%	D	1	2	1
220195055	MR	R-1	0.19	\$ 100,479	\$ 150,720	60%	D	1	1	1
220196015	MR	R-1	0.18	\$ 63,744	\$ 118,389	65%	D	1	1	1
220196020	MR	R-1	0.18	\$ 14,319	\$ 57,380	80%	D	1	1	1
220196030	MR	R-1	0.18	\$ 390,150	\$ 390,150	50%	D	1	1	1
220196040	MR	R-1	0.18	\$ 109,877	\$ 164,821	60%	D	1	1	1
220196050	MR	R-1	0.18	\$ 110,883	\$ 166,327	60%	D	1	1	1
220196060	MR	R-1	0.18	\$ 121,043	\$ 181,567	60%	D	1	1	1
220196070	MR	R-1	0.18	\$ 92,070	\$ 138,105	60%	D	1	1	1
220196080	MR	R-1	0.18	\$ 105,828	\$ 158,743	60%	D	1	1	1
220196090	MR	R-1	0.18	\$ 23,185	\$ 148,962	87%	D	1	1	1
220200035	MR	R-1	0.18	\$ 14,319	\$ 41,232	74%	D	1	1	1
220200045	MR	R-1	0.18	\$ 326,400	\$ 326,400	50%	D	1	1	1
220200055	MR	R-1	0.18	\$ 14,319	\$ 35,859	71%	D	1	1	1
220200065	MR	R-1	0.18	\$ 163,212	\$ 286,240	64%	D	1	1	1
220200075	MR	R-1	0.18	\$ 14,445	\$ 36,177	71%	D	1	1	1
220200085	MR	R-1	0.18	\$ 14,319	\$ 38,536	73%	D	1	1	1
220200095	MR	R-1	0.18	\$ 177,286	\$ 265,930	60%	D	1	1	1
220200105	MR	R-1	0.18	\$ 14,445	\$ 35,258	71%	D	1	1	1
220200115	MR	R-1	0.18	\$ 14,319	\$ 34,951	71%	D	1	1	1
220200125	MR	R-1	0.18	\$ 208,340	\$ 208,340	50%	D	1	1	1
220200135	MR	R-1	0.18	\$ 110,348	\$ 165,525	60%	D	1	1	1
220200145	MR	R-1	0.18	\$ 54,377	\$ 101,001	65%	D	1	1	1
220200155	MR	R-1	0.18	\$ 62,638	\$ 117,136	65%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220200165	MR	R-1	0.18	\$ 217,963	\$ 217,963	50%	D	1	1	1
220200175	MR	R-1	0.19	\$ 387,090	\$ 387,090	50%	D	1	1	1
220200185	MR	R-1	0.18	\$ 86,461	\$ 150,863	64%	D	1	1	1
220200195	MR	R-1	0.18	\$ 14,319	\$ 35,859	71%	D	1	1	1
220200205	MR	R-1	0.18	\$ 46,413	\$ 86,215	65%	D	1	1	1
220200215	MR	R-1	0.18	\$ 285,600	\$ 285,600	50%	D	1	1	1
220200225	MR	R-1	0.18	\$ 14,319	\$ 71,576	83%	D	1	1	1
220200235	MR	R-1	0.17	\$ 14,319	\$ 34,951	71%	D	1	1	1
220200245	MR	R-1	0.22	\$ 331,500	\$ 331,500	50%	D	1	1	1
220200255	MR	R-1	0.18	\$ 77,995	\$ 144,860	65%	D	1	1	1
220200265	MR	R-1	0.22	\$ 147,752	\$ 221,628	60%	D	1	1	1
220200275	MR	R-1	0.17	\$ 145,936	\$ 218,906	60%	D	1	1	1
220200285	MR	R-1	0.18	\$ 229,928	\$ 229,928	50%	D	1	1	1
220200295	MR	R-1	0.18	\$ 14,319	\$ 45,712	76%	D	1	1	1
220200305	MR	R-1	0.18	\$ 14,319	\$ 64,961	82%	D	1	1	1
220200315	MR	R-1	0.19	\$ 84,072	\$ 126,109	60%	D	1	1	1
220200325	MR	R-1	0.19	\$ 270,504	\$ 270,504	50%	D	1	1	1
220200335	MR	R-1	0.19	\$ 84,377	\$ 126,565	60%	D	1	1	1
220200345	MR	R-1	0.18	\$ 95,071	\$ 142,611	60%	D	1	1	1
220200355	MR	R-1	0.18	\$ 56,093	\$ 104,181	65%	D	1	1	1
220200365	MR	R-1	0.18	\$ 14,319	\$ 40,332	74%	D	1	1	1
220200375	MR	R-1	0.18	\$ 137,209	\$ 205,816	60%	D	1	1	1
220200385	MR	R-1	0.18	\$ 234,090	\$ 234,090	50%	D	1	1	1
220200395	MR	R-1	0.18	\$ 83,573	\$ 138,983	62%	D	1	1	1
220200405	MR	R-1	0.18	\$ 103,444	\$ 159,258	61%	D	1	1	1
220200415	MR	R-1	0.18	\$ 89,691	\$ 134,540	60%	D	1	1	1
220200425	MR	R-1	0.18	\$ 302,500	\$ 302,500	50%	D	1	1	1
220200435	MR	R-1	0.18	\$ 14,319	\$ 35,859	71%	D	1	1	1
220200445	MR	R-1	0.18	\$ 72,738	\$ 135,100	65%	D	1	1	1
220200455	MR	R-1	0.18	\$ 136,207	\$ 204,311	60%	D	1	1	1
220200465	MR	R-1	0.18	\$ 27,047	\$ 73,990	73%	D	1	1	1
220200475	MR	R-1	0.18	\$ 14,319	\$ 40,332	74%	D	1	1	1
220200485	MR	R-1	0.18	\$ 14,174	\$ 35,818	72%	D	1	1	1
220200495	MR	R-1	0.18	\$ 103,477	\$ 155,218	60%	D	1	1	1
220200505	MR	R-1	0.18	\$ 331,500	\$ 331,500	50%	D	1	1	1
220200525	MR	R-1	0.18	\$ 107,918	\$ 161,878	60%	D	1	1	1
220200535	MR	R-1	0.22	\$ 14,038	\$ 35,157	71%	D	1	1	1
220210170	MR	R-1	0.26	\$ 59,314	\$ 178,388	75%	D	1	2	1
220210180	MR	R-1	0.59	\$ 97,269	\$ 211,606	69%	D	1	3	1
220210190	MR	R-1	0.31	\$ 202,980	\$ 177,607	47%	D	1	2	1
220210200	MR	R-1	0.28	\$ 148,974	\$ 157,314	51%	D	1	2	1
220210220	MR	R-1	0.96	\$ 34,010	\$ -	0%	V		4	4
220210230	MR	R-1	0.11	\$ 35,986	\$ -	0%	V		1	1
230061090	MR	R-1	0.15	\$ 413,330	\$ 86,904	17%	U	1	1	1
230061100	MR	R-1	0.12	\$ 192,960	\$ 55,185	22%	U	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
230061110	MR	R-1	0.18	\$ 164,918	\$ 157,511	49%	D	1	1	1
230061120	MR	R-1	0.17	\$ 345,924	\$ 85,940	20%	U	1	1	1
230061130	MR	R-1	0.16	\$ 489,600	\$ 66,300	12%	U	1	1	1
230061140	MR	R-1	0.15	\$ 65,565	\$ 64,104	49%	D	1	1	1
230061150	MR	R-1	0.29	\$ 16,107	\$ 34,045	68%	D	1	2	1
230061220	MR	R-1	0.17	\$ 469,200	\$ 107,100	19%	U	1	1	1
230061250	MR	R-1	0.14	\$ 19,872	\$ 29,812	60%	D	1	1	1
230061260	MR	R-1	0.13	\$ 11,154	\$ 51,791	82%	D	1	1	1
230062010	MR	R-1	0.29	\$ 416,160	\$ 79,564	16%	U	1	2	2
230062020	MR	R-1	0.18	\$ 137,312	\$ 124,955	48%	D	1	1	1
230062030	MR	R-1	0.18	\$ 378,356	\$ 122,181	24%	D	1	1	1
230062040	MR	R-1	0.17	\$ 12,283	\$ 77,656	86%	D	1	1	1
230062050	MR	R-1	0.17	\$ 65,338	\$ 68,461	51%	D	1	1	1
230062060	MR	R-1	0.22	\$ 378,356	\$ 129,721	26%	D	1	1	1
230062070	MR	R-1	0.22	\$ 74,309	\$ 102,550	58%	D	1	1	1
230062080	MR	R-1	0.14	\$ 122,889	\$ 73,466	37%	D	1	1	1
230062090	MR	R-1	0.14	\$ 499,800	\$ 81,600	14%	U	1	1	1
230062100	MR	R-1	0.15	\$ 197,977	\$ 119,049	38%	D	1	1	1
230062110	MR	R-1	0.16	\$ 143,397	\$ -	0%	V		1	1
230062120	MR	R-1	0.52	\$ 18,395	\$ 106,202	85%	D	1	3	1
230062130	MR	R-1	0.21	\$ 572,220	\$ 166,932	23%	U	1	1	1
230062150	MR	R-1	0.17	\$ 175,011	\$ 49,802	22%	U	1	1	1
230062160	MR	R-1	0.17	\$ 328,544	\$ 42,391	11%	U	1	1	1
230062170	MR	R-1	0.17	\$ 99,290	\$ 61,161	38%	D	2	2	2
230062210	MR	R-1	0.34	\$ 16,237	\$ 18,946	54%	D	1	2	1
230063060	MR	R-1	0.15	\$ 9,833	\$ 28,674	74%	D	1	1	1
230063070	MR	R-1	0.13	\$ 216,203	\$ 89,978	29%	D	1	1	1
230063080	MR	R-1	0.18	\$ 184,778	\$ 48,564	21%	U	1	1	1
230063220	MR	R-1	0.17	\$ 254,039	\$ 62,156	20%	U	1	1	1
230063240	MR	R-1	0.16	\$ 612,000	\$ 153,000	20%	U		1	1
230071030	MR	R-1	0.51	\$ 130,584	\$ 108,398	45%	D	2	3	2
230071040	MR	R-1	0.34	\$ 21,496	\$ 9,833	31%	D	1	2	1
230071050	MR	R-1	0.17	\$ 10,732	\$ 14,319	57%	D	1	1	1
230072020	MR	R-1	0.17	\$ 79,207	\$ 75,585	49%	D	1	1	1
230072030	MR	R-1	0.17	\$ 339,142	\$ 83,724	20%	U	1	1	1
230072040	MR	R-1	0.17	\$ 65,565	\$ 145,331	69%	D	1	1	1
230072050	MR	R-1	0.25	\$ 12,524	\$ 55,592	82%	D	2	2	2
230072060	MR	R-1	0.51	\$ 194,582	\$ -	0%	V		3	3
230073010	MR	R-1	0.13	\$ 530,400	\$ 122,400	19%	U	1	1	1
230073020	MR	R-1	0.12	\$ 364,140	\$ 61,903	15%	U	1	1	1
230073030	MR	R-1	0.12	\$ 10,748	\$ 21,528	67%	D	1	1	1
230073100	MR	R-1	0.12	\$ 93,470	\$ 93,470	50%	D	1	1	1
230073110	MR	R-1	0.14	\$ 91,168	\$ 93,477	51%	D	1	1	1
230074010	MR	R-1	0.25	\$ 64,985	\$ 79,606	55%	D	1	1	1
230074050	MR	R-1	0.41	\$ 109,283	\$ 190,289	64%	D	1	2	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
230074060	MR	R-1	0.2	\$ 242,325	\$ 158,180	39%	D	1	1	1
230074070	MR	R-1	0.41	\$ 50,711	\$ 177,677	78%	D	1	2	1
230081010	MR	R-1	0.31	\$ 14,174	\$ 35,818	72%	D	1	2	1
230081020	MR	R-1	0.14	\$ 143,397	\$ 160,604	53%	D	1	1	1
230081030	MR	R-1	0.13	\$ 216,203	\$ 118,910	35%	D	1	1	1
230081040	MR	R-1	0.13	\$ 158,379	\$ 131,981	45%	D	1	1	1
230081050	MR	R-1	0.13	\$ 152,230	\$ 113,538	43%	D	1	1	1
230081060	MR	R-1	0.13	\$ 286,150	\$ 113,930	28%	D	1	1	1
230081070	MR	R-1	0.13	\$ 149,132	\$ 162,897	52%	D	1	1	1
230081080	MR	R-1	0.16	\$ 13,421	\$ 55,592	81%	D	1	1	1
230081090	MR	R-1	0.13	\$ 59,442	\$ 95,118	62%	D	1	1	1
230081100	MR	R-1	0.13	\$ 119,177	\$ 101,300	46%	D	1	1	1
230081110	MR	R-1	0.13	\$ 59,442	\$ 98,091	62%	D	1	1	1
230081120	MR	R-1	0.13	\$ 12,524	\$ 50,199	80%	D	1	1	1
230081130	MR	R-1	0.26	\$ 14,299	\$ 50,802	78%	D	1	2	1
230081145	MR	R-1	0.2	\$ 177,611	\$ 95,146	35%	D	1	1	1
230081150	MR	R-1	0.44	\$ 281,065	\$ 230,016	45%	D	1	2	1
230081160	MR	R-1	0.46	\$ 483,736	\$ 146,577	23%	U	1	2	2
230081300	MR	R-1	0.45	\$ 15,183	\$ 85,680	85%	D	1	2	1
230081315	MR	R-1	0.41	\$ 15,183	\$ 98,033	87%	D	1	2	1
230081325	MR	R-1	0.31	\$ 14,319	\$ 51,988	78%	D	1	2	1
230081335	MR	R-1	0.37	\$ 13,421	\$ 59,178	82%	D	1	2	1
230081345	MR	R-1	0.6	\$ 107,141	\$ 213,369	67%	D	1	3	1
230081355	MR	R-1	0.84	\$ 101,996	\$ 163,204	62%	D	1	4	1
230081365	MR	R-1	0.28	\$ 119,319	\$ 197,472	62%	D	1	2	1
230081370	MR	R-1	0.23	\$ 178,768	\$ 172,810	49%	D	1	1	1
230081400	MR	R-1	0.24	\$ 478,584	\$ 197,676	29%	D	1	1	1
230081410	MR	R-1	0.24	\$ 178,768	\$ 244,317	58%	D	1	1	1
230081420	MR	R-1	0.27	\$ 219,709	\$ 281,502	56%	D	1	2	1
230081430	MR	R-1	0.3	\$ 99,998	\$ 221,436	69%	D	1	2	1
230081440	MR	R-1	0.29	\$ 87,423	\$ 214,939	71%	D	1	2	1
230081450	MR	R-1	0.27	\$ 74,309	\$ 163,492	69%	D	1	2	1
230081460	MR	R-1	0.24	\$ 89,277	\$ 160,719	64%	D	1	1	1
230082010	MR	R-1	0.18	\$ 49,165	\$ 81,780	62%	D	1	1	1
230082020	MR	R-1	0.19	\$ 13,421	\$ 44,819	77%	D	1	1	1
230082030	MR	R-1	0.19	\$ 231,554	\$ 115,776	33%	D	1	1	1
230082040	MR	R-1	0.18	\$ 13,426	\$ 52,006	79%	D	1	1	1
230082050	MR	R-1	0.23	\$ 14,319	\$ 50,199	78%	D	1	1	1
230082070	MR	R-1	0.34	\$ 175,258	\$ 182,268	51%	D	1	2	1
230082105	MR	R-1	0.26	\$ 201,936	\$ 168,279	45%	D	1	2	1
230082115	MR	R-1	0.01	\$ -	\$ -	0%	V		1	1
230082120	MR	R-1	0.4	\$ 13,438	\$ 389,986	97%	D	1	2	1
230082130	MR	R-1	0.45	\$ 15,220	\$ 41,912	73%	D	1	2	1
230083010	MR	R-1	0.24	\$ 367,545	\$ 210,798	36%	D	1	1	1
230083020	MR	R-1	0.22	\$ 202,802	\$ 185,654	48%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
230083030	MR	R-1	0.23	\$ 15,208	\$ 114,110	88%	D	1	1	1
230083040	MR	R-1	0.3	\$ 231,553	\$ 174,216	43%	D	1	2	1
230083050	MR	R-1	0.18	\$ 14,920	\$ 52,748	78%	D	1	1	1
230083060	MR	R-1	0.19	\$ 309,507	\$ 119,608	28%	D	1	1	1
230083070	MR	R-1	0.16	\$ 179,949	\$ 127,952	42%	D	1	1	1
230083080	MR	R-1	0.13	\$ 480,000	\$ 170,000	26%	D	1	1	1
230083090	MR	R-1	0.13	\$ 392,133	\$ 78,425	17%	U	1	1	1
230083100	MR	R-1	0.13	\$ 500,000	\$ 99,000	17%	U	1	1	1
230083110	MR	R-1	0.13	\$ 392,133	\$ 63,058	14%	U	1	1	1
230083120	MR	R-1	0.13	\$ 14,124	\$ 65,543	82%	D	1	1	1
230083130	MR	R-1	0.15	\$ 14,920	\$ 49,216	77%	D	1	1	1
230083140	MR	R-1	0.15	\$ 13,334	\$ 49,308	79%	D	1	1	1
230083150	MR	R-1	0.12	\$ 13,764	\$ 56,017	80%	D	1	1	1
230090030	MR	R-1	0.21	\$ -	\$ -	0%	V		1	1
230090040	MR	R-1	0.2	\$ 122,907	\$ 36,866	23%	U	1	1	1
230090060	MR	R-1	0.53	\$ 80,137	\$ 220,094	73%	D	1	3	1
230090080	MR	R-1	0.82	\$ 73,107	\$ 51,164	41%	D	1	4	1
230090110	MR	R-1	1.33	\$ 20,592	\$ 159,372	89%	D	2	6	2
230090120	MR	R-1	0.12	\$ -	\$ -	0%	V		1	1
230090130	MR	R-1	1.06	\$ 87,732	\$ 23,541	21%	U	1	5	5
230090140	MR	R-1	0.25	\$ 72,852	\$ 148,630	67%	D	1	1	1
230090150	MR	R-1	0.41	\$ 5,351	\$ 34,045	86%	D	2	2	2
230090235	MR	R-1	0.22	\$ 344,441	\$ 185,468	35%	D	1	1	1
230090295	MR	R-1	0.22	\$ 172,076	\$ 160,604	48%	D	1	1	1
230090305	MR	R-1	0.23	\$ 10,956	\$ 176,275	94%	D	1	1	1
230090310	MR	R-1	0.49	\$ 728,280	\$ 114,444	14%	U	1	2	2
230120010	MR	R-1	0.32	\$ 10,828	\$ 163,791	94%	D	1	2	1
240144010	MR	R-1	0.13	\$ 4,026	\$ 2,638	40%	D		1	0
280155011	MR	R-1	0.1	\$ 68,381	\$ 102,572	60%	D	1	1	1
280155012	MR	R-1	0.15	\$ 57,815	\$ 116,025	67%	D	1	1	1
280155021	MR	R-1	0.09	\$ 242,250	\$ 242,250	50%	D	1	1	1
280155022	MR	R-1	0.09	\$ 64,377	\$ 96,568	60%	D	1	1	1
280155031	MR	R-1	0.09	\$ 58,590	\$ 87,889	60%	D	1	1	1
280155032	MR	R-1	0.09	\$ 61,338	\$ 92,009	60%	D	1	1	1
280155041	MR	R-1	0.11	\$ 53,914	\$ 100,136	65%	D	1	1	1
280155042	MR	R-1	0.09	\$ 20,201	\$ 71,742	78%	D	1	1	1
280161015	MR	R-1	0.23	\$ 21,680	\$ 61,471	74%	D	1	1	1
280161025	MR	R-1	0.23	\$ 13,498	\$ 111,200	89%	D	1	1	1
280161035	MR	R-1	0.23	\$ 192,775	\$ 200,790	51%	D	1	1	1
280161045	MR	R-1	0.23	\$ 87,553	\$ 181,349	67%	D	1	1	1
280161055	MR	R-1	0.23	\$ 129,563	\$ 243,524	65%	D	1	1	1
280161065	MR	R-1	0.25	\$ 152,338	\$ 228,508	60%	D	1	1	1
280161075	MR	R-1	0.46	\$ 105,699	\$ 189,921	64%	D	1	2	1
280161085	MR	R-1	0.27	\$ 222,561	\$ 222,561	50%	D	1	2	1
280161095	MR	R-1	0.23	\$ 124,369	\$ 276,216	69%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
280161105	MR	R-1	0.23	\$ 119,132	\$ 178,699	60%	D	1	1	1
280161115	MR	R-1	0.23	\$ 13,498	\$ 168,245	93%	D	1	1	1
280161125	MR	R-1	0.23	\$ 328,950	\$ 328,950	50%	D	1	1	1
280161135	MR	R-1	0.23	\$ 37,360	\$ 236,648	86%	D	1	1	1
280161145	MR	R-1	0.31	\$ 142,648	\$ 213,973	60%	D	1	2	1
280161155	MR	R-1	0.24	\$ 70,116	\$ 133,936	66%	D	1	1	1
280161165	MR	R-1	0.24	\$ 250,647	\$ 290,201	54%	D	1	1	1
280161175	MR	R-1	0.24	\$ 13,793	\$ 82,963	86%	D	1	1	1
280161185	MR	R-1	0.23	\$ 13,498	\$ 149,781	92%	D	1	1	1
280162015	MR	R-1	0.23	\$ 13,671	\$ 85,422	86%	D	1	1	1
280162025	MR	R-1	0.23	\$ 112,613	\$ 168,923	60%	D	1	1	1
280162035	MR	R-1	0.23	\$ 100,108	\$ 150,164	60%	D	1	1	1
280162045	MR	R-1	0.23	\$ 60,334	\$ 137,814	70%	D	1	1	1
280162055	MR	R-1	0.23	\$ 13,793	\$ 72,122	84%	D	1	1	1
280162065	MR	R-1	0.23	\$ 62,229	\$ 115,583	65%	D	1	1	1
280162075	MR	R-1	0.23	\$ 65,790	\$ 122,186	65%	D	1	1	1
280162085	MR	R-1	0.23	\$ 64,999	\$ 131,685	67%	D	1	1	1
280162095	MR	R-1	0.23	\$ 155,676	\$ 161,904	51%	D	1	1	1
280162105	MR	R-1	0.23	\$ 330,225	\$ 330,225	50%	D	1	1	1
280162115	MR	R-1	0.23	\$ 121,369	\$ 205,675	63%	D	1	1	1
280162125	MR	R-1	0.27	\$ 355,000	\$ 355,000	50%	D	1	2	1
280162135	MR	R-1	0.36	\$ 14,005	\$ 62,225	82%	D	1	2	1
280162145	MR	R-1	0.3	\$ 13,671	\$ 82,575	86%	D	1	2	1
280162155	MR	R-1	0.25	\$ 100,891	\$ 187,376	65%	D	1	1	1
280171010	MR	R-1	0.24	\$ 307,500	\$ 307,500	50%	D	1	1	1
280171020	MR	R-1	0.22	\$ 69,962	\$ 129,936	65%	D	1	1	1
280171030	MR	R-1	0.22	\$ 342,291	\$ 342,291	50%	D	1	1	1
280171040	MR	R-1	0.24	\$ 87,907	\$ 163,269	65%	D	1	1	1
280171050	MR	R-1	0.24	\$ 81,491	\$ 156,855	66%	D	1	1	1
280171060	MR	R-1	0.24	\$ 82,495	\$ 153,216	65%	D	1	1	1
280171070	MR	R-1	0.24	\$ 113,621	\$ 211,020	65%	D	1	1	1
280171080	MR	R-1	0.22	\$ 33,137	\$ 124,204	79%	D	1	1	1
280171090	MR	R-1	0.22	\$ 33,137	\$ 145,723	81%	D	1	1	1
280171100	MR	R-1	0.25	\$ 220,478	\$ 375,408	63%	D	1	1	1
280171110	MR	R-1	0.25	\$ 363,619	\$ 363,619	50%	D	1	1	1
280171120	MR	R-1	0.22	\$ 133,198	\$ 199,800	60%	D	1	1	1
280171130	MR	R-1	0.22	\$ 63,822	\$ 47,044	42%	D	1	1	1
280171140	MR	R-1	0.24	\$ 151,215	\$ 263,179	64%	D	1	1	1
280171150	MR	R-1	0.24	\$ 86,170	\$ 167,477	66%	D	1	1	1
280171160	MR	R-1	0.24	\$ 33,137	\$ 122,549	79%	D	1	1	1
280171170	MR	R-1	0.24	\$ 94,742	\$ 175,967	65%	D	1	1	1
280171180	MR	R-1	0.22	\$ 428,400	\$ 428,400	50%	D	1	1	1
280171190	MR	R-1	0.22	\$ 91,284	\$ 169,541	65%	D	1	1	1
280171200	MR	R-1	0.25	\$ 13,498	\$ 124,236	90%	D	1	1	1
280171210	MR	R-1	0.24	\$ 13,498	\$ 100,396	88%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
280171220	MR	R-1	0.23	\$ 449,055	\$ 449,055	50%	D	1	1	1
280171230	MR	R-1	0.23	\$ 154,368	\$ 231,553	60%	D	1	1	1
280171240	MR	R-1	0.23	\$ 136,283	\$ 204,427	60%	D	1	1	1
280171250	MR	R-1	0.34	\$ 33,137	\$ 124,204	79%	D	1	2	1
280171260	MR	R-1	0.23	\$ 147,461	\$ 264,097	64%	D	1	1	1
280171270	MR	R-1	0.23	\$ 182,079	\$ 425,841	70%	D	1	1	1
280171280	MR	R-1	0.24	\$ 116,415	\$ 174,627	60%	D	1	1	1
280172010	MR	R-1	0.23	\$ 16,887	\$ 103,789	86%	D	1	1	1
280172020	MR	R-1	0.22	\$ 18,578	\$ 92,790	83%	D	1	1	1
280172030	MR	R-1	0.28	\$ 86,905	\$ 161,403	65%	D	1	2	1
280172040	MR	R-1	0.22	\$ 33,292	\$ 101,695	75%	D	1	1	1
280172050	MR	R-1	0.23	\$ 49,541	\$ 148,663	75%	D	1	1	1
280172060	MR	R-1	0.23	\$ 190,767	\$ 286,150	60%	D	1	1	1
280172070	MR	R-1	0.22	\$ 322,524	\$ 372,674	54%	D	1	1	1
280172080	MR	R-1	0.25	\$ 123,945	\$ 225,597	65%	D	1	1	1
280172090	MR	R-1	0.28	\$ 147,523	\$ 221,290	60%	D	1	2	1
280172100	MR	R-1	0.22	\$ 30,804	\$ 92,648	75%	D	1	1	1
280172110	MR	R-1	0.23	\$ 144,880	\$ 217,321	60%	D	1	1	1
280172120	MR	R-1	0.24	\$ 199,245	\$ 362,518	65%	D	1	1	1
280172130	MR	R-1	0.28	\$ 151,891	\$ 227,836	60%	D	1	2	1
280172140	MR	R-1	0.25	\$ 250,860	\$ 298,913	54%	D	1	1	1
280172150	MR	R-1	0.22	\$ 13,498	\$ 81,296	86%	D	1	1	1
280172160	MR	R-1	0.23	\$ 185,933	\$ 314,601	63%	D	1	1	1
280173010	MR	R-1	1.54	\$ 367,096	\$ 139,380	28%	D	1	7	1
280173020	MR	R-1	0.27	\$ 33,137	\$ 105,902	76%	D	1	2	1
280173030	MR	R-1	0.27	\$ 89,194	\$ 165,657	65%	D	1	2	1
280173040	MR	R-1	0.27	\$ 40,887	\$ 48,780	54%	D	1	2	1
280173050	MR	R-1	0.27	\$ 96,744	\$ 179,681	65%	D	1	2	1
280173060	MR	R-1	0.27	\$ 142,260	\$ 222,792	61%	D	1	2	1
280173070	MR	R-1	0.26	\$ 105,388	\$ 223,852	68%	D	1	2	1
280173080	MR	R-1	0.23	\$ 126,657	\$ 189,988	60%	D	1	1	1
280173090	MR	R-1	0.22	\$ 211,879	\$ 317,818	60%	D	1	1	1
280173100	MR	R-1	0.34	\$ 404,715	\$ 406,755	50%	D	1	2	1
280173110	MR	R-1	0.35	\$ 83,826	\$ 155,693	65%	D	1	2	1
280173120	MR	R-1	0.22	\$ 116,372	\$ 174,561	60%	D	1	1	1
280173130	MR	R-1	0.22	\$ 114,421	\$ 171,632	60%	D	1	1	1
280173140	MR	R-1	0.22	\$ 340,170	\$ 340,170	50%	D	1	1	1
280181065	MR	R-1	0.27	\$ 74,309	\$ 170,923	70%	D	1	2	1
280181075	MR	R-1	0.22	\$ 71,425	\$ 285,728	80%	D	1	1	1
280181085	MR	R-1	0.22	\$ 703,800	\$ 192,780	22%	U	1	1	1
280181095	MR	R-1	0.28	\$ 309,641	\$ 222,131	42%	D	1	2	1
280181105	MR	R-1	0.28	\$ 625,000	\$ 160,000	20%	U	1	2	2
280181115	MR	R-1	0.23	\$ 112,042	\$ 219,895	66%	D	1	1	1
280181125	MR	R-1	0.22	\$ 196,820	\$ 224,936	53%	D	1	1	1
280181135	MR	R-1	0.22	\$ 75,796	\$ -	0%	V		1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
280182015	MR	R-1	0.22	\$ 80,137	\$ 272,643	77%	D	1	1	1
280182025	MR	R-1	0.22	\$ 229,434	\$ 134,102	37%	D	1	1	1
280182035	MR	R-1	0.23	\$ 238,358	\$ 175,331	42%	D	1	1	1
280182045	MR	R-1	0.23	\$ 279,840	\$ 239,303	46%	D	1	1	1
280182055	MR	R-1	0.22	\$ 652,800	\$ 182,580	22%	U	1	1	1
280182065	MR	R-1	0.22	\$ 650,000	\$ 230,000	26%	D	1	1	1
190140015	MHR	R-2	0.16	\$ 87,183	\$ 130,775	60%	D	1	2	1
190140025	MHR	R-2	0.16	\$ 237,150	\$ 237,150	50%	D	1	2	1
190140035	MHR	R-2	0.16	\$ 59,520	\$ 178,575	75%	D	1	2	1
190140045	MHR	R-2	0.16	\$ 115,279	\$ 172,919	60%	D	1	2	1
190140055	MHR	R-2	0.16	\$ 109,122	\$ 163,685	60%	D	1	2	1
190140065	MHR	R-2	0.16	\$ 110,597	\$ 165,894	60%	D	1	2	1
190140075	MHR	R-2	0.16	\$ 107,266	\$ 160,900	60%	D	1	2	1
190140085	MHR	R-2	0.16	\$ 236,640	\$ 236,640	50%	D	1	2	1
190140095	MHR	R-2	0.16	\$ 98,302	\$ 147,455	60%	D	1	2	1
190140105	MHR	R-2	0.16	\$ 108,101	\$ 162,152	60%	D	1	2	1
190140115	MHR	R-2	0.16	\$ 229,500	\$ 229,500	50%	D	1	2	1
190140125	MHR	R-2	0.16	\$ 115,655	\$ 173,484	60%	D	1	2	1
190150015	MHR	R-2	0.16	\$ 126,705	\$ 187,722	60%	D	1	2	1
190150025	MHR	R-2	0.16	\$ 219,300	\$ 219,300	50%	D	1	2	1
190150035	MHR	R-2	0.16	\$ 83,139	\$ 154,404	65%	D	1	2	1
190150045	MHR	R-2	0.16	\$ 226,287	\$ 226,287	50%	D	1	2	1
190150055	MHR	R-2	0.16	\$ 130,111	\$ 195,165	60%	D	1	2	1
190150065	MHR	R-2	0.16	\$ 47,207	\$ 179,409	79%	D	1	2	1
190150075	MHR	R-2	0.16	\$ 95,901	\$ 143,854	60%	D	1	2	1
190150085	MHR	R-2	0.16	\$ 89,478	\$ 134,217	60%	D	1	2	1
190150095	MHR	R-2	0.16	\$ 81,106	\$ 121,658	60%	D	1	2	1
190150105	MHR	R-2	0.16	\$ 216,403	\$ 216,403	50%	D	1	2	1
190150115	MHR	R-2	0.16	\$ 118,910	\$ 178,367	60%	D	1	2	1
190160015	MHR	R-2	0.16	\$ 206,664	\$ 206,664	50%	D	1	2	1
190160025	MHR	R-2	0.16	\$ 116,134	\$ 174,201	60%	D	1	2	1
190160035	MHR	R-2	0.16	\$ 105,531	\$ 158,299	60%	D	1	2	1
190160045	MHR	R-2	0.16	\$ 116,415	\$ 174,626	60%	D	1	2	1
190160055	MHR	R-2	0.16	\$ 16,249	\$ 55,163	77%	D	1	2	1
190160065	MHR	R-2	0.16	\$ 75,746	\$ 140,684	65%	D	1	2	1
190160075	MHR	R-2	0.16	\$ 84,097	\$ 156,190	65%	D	1	2	1
190160085	MHR	R-2	0.16	\$ 166,464	\$ 166,464	50%	D	1	2	1
190160095	MHR	R-2	0.16	\$ 32,604	\$ 69,795	68%	D	1	2	1
190160105	MHR	R-2	0.16	\$ 33,278	\$ 72,000	68%	D	1	2	1
190160115	MHR	R-2	0.16	\$ 123,666	\$ 185,501	60%	D	1	2	1
190160125	MHR	R-2	0.16	\$ 76,957	\$ 142,935	65%	D	1	2	1
190160135	MHR	R-2	0.16	\$ 190,502	\$ 190,502	50%	D	1	2	1
190160145	MHR	R-2	0.16	\$ 234,750	\$ 234,750	50%	D	1	2	1
190160155	MHR	R-2	0.16	\$ 29,728	\$ 57,960	66%	D	1	2	1
190160165	MHR	R-2	0.16	\$ 148,097	\$ 222,148	60%	D	1	2	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
190170015	MHR	R-2	0.16	\$ 171,666	\$ 171,666	50%	D	1	2	1
190170025	MHR	R-2	0.16	\$ 204,510	\$ 204,510	50%	D	1	2	1
190170035	MHR	R-2	0.16	\$ 103,775	\$ 155,665	60%	D	1	2	1
190170045	MHR	R-2	0.16	\$ 75,568	\$ 113,355	60%	D	1	2	1
190170055	MHR	R-2	0.16	\$ 69,580	\$ 123,700	64%	D	1	2	1
190170065	MHR	R-2	0.16	\$ 118,699	\$ 178,049	60%	D	1	2	1
190170075	MHR	R-2	0.16	\$ 14,052	\$ 58,879	81%	D	1	2	1
190170085	MHR	R-2	0.16	\$ 25,586	\$ 75,907	75%	D	1	2	1
190170095	MHR	R-2	0.16	\$ 190,250	\$ 190,250	50%	D	1	2	1
190170105	MHR	R-2	0.16	\$ 180,000	\$ 180,000	50%	D	1	2	1
190170115	MHR	R-2	0.16	\$ 132,651	\$ 132,651	50%	D	1	2	1
190170125	MHR	R-2	0.16	\$ 43,527	\$ 65,294	60%	D	1	2	1
190170135	MHR	R-2	0.16	\$ 12,524	\$ 44,819	78%	D	1	2	1
190170145	MHR	R-2	0.16	\$ 138,835	\$ 208,254	60%	D	1	2	1
190170155	MHR	R-2	0.16	\$ 58,352	\$ 195,583	77%	D	1	2	1
190170165	MHR	R-2	0.16	\$ 121,512	\$ 182,268	60%	D	1	2	1
190170175	MHR	R-2	0.16	\$ 43,093	\$ 63,899	60%	D	1	2	1
190180090	MHR	R-2	6.48	\$ -	\$ -	0%	V		57	43
190190010	MHR	R-2	0.14	\$ 104,967	\$ 157,452	60%	D	1	2	1
190190020	MHR	R-2	0.14	\$ 106,612	\$ 159,925	60%	D	1	2	1
190190030	MHR	R-2	0.14	\$ 18,912	\$ 67,090	78%	D	1	2	1
190190040	MHR	R-2	0.14	\$ 151,342	\$ 229,413	60%	D	1	2	1
190190050	MHR	R-2	0.14	\$ 190,913	\$ 190,913	50%	D	1	2	1
190190060	MHR	R-2	0.14	\$ 95,718	\$ 143,578	60%	D	1	2	1
190190070	MHR	R-2	0.14	\$ 116,749	\$ 175,123	60%	D	1	2	1
190190080	MHR	R-2	0.14	\$ 203,918	\$ 203,918	50%	D	1	2	1
190190090	MHR	R-2	0.14	\$ 138,369	\$ 207,553	60%	D	1	2	1
190190100	MHR	R-2	0.14	\$ 46,406	\$ 139,241	75%	D	1	2	1
190190110	MHR	R-2	0.14	\$ 86,445	\$ 129,669	60%	D	1	2	1
190190120	MHR	R-2	0.14	\$ 69,746	\$ 104,620	60%	D	1	2	1
190190130	MHR	R-2	0.14	\$ 122,515	\$ 183,772	60%	D	1	2	1
190190140	MHR	R-2	0.14	\$ 30,244	\$ 90,772	75%	D	1	2	1
190190150	MHR	R-2	0.14	\$ 46,325	\$ 138,982	75%	D	1	2	1
190190160	MHR	R-2	0.14	\$ 18,912	\$ 55,092	74%	D	1	2	1
190190170	MHR	R-2	0.14	\$ 199,236	\$ 199,236	50%	D	1	2	1
190190180	MHR	R-2	0.14	\$ 89,936	\$ 134,906	60%	D	1	2	1
190190190	MHR	R-2	0.14	\$ 67,483	\$ 125,330	65%	D	1	2	1
190190200	MHR	R-2	0.14	\$ 127,177	\$ 190,767	60%	D	1	2	1
190190210	MHR	R-2	0.14	\$ 205,479	\$ 205,479	50%	D	1	2	1
190200010	MHR	R-2	0.14	\$ 34,154	\$ 102,504	75%	D	1	2	1
190200020	MHR	R-2	0.14	\$ 228,888	\$ 228,888	50%	D	1	2	1
190200030	MHR	R-2	0.14	\$ 47,351	\$ 142,073	75%	D	1	2	1
190200040	MHR	R-2	0.14	\$ 26,880	\$ 57,380	68%	D	1	2	1
190200050	MHR	R-2	0.14	\$ 43,749	\$ 131,261	75%	D	1	2	1
190200060	MHR	R-2	0.14	\$ 184,671	\$ 184,671	50%	D	1	2	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
190200070	MHR	R-2	0.14	\$ 79,572	\$ 119,359	60%	D	1	2	1
190200080	MHR	R-2	0.14	\$ 81,195	\$ 150,795	65%	D	1	2	1
190200090	MHR	R-2	0.14	\$ 221,085	\$ 221,085	50%	D	1	2	1
190200100	MHR	R-2	0.14	\$ 212,189	\$ 212,189	50%	D	1	2	1
190200110	MHR	R-2	0.14	\$ 221,850	\$ 221,850	50%	D	1	2	1
190200120	MHR	R-2	0.14	\$ 83,798	\$ 125,699	60%	D	1	2	1
190200130	MHR	R-2	0.14	\$ 112,340	\$ 168,511	60%	D	1	2	1
190200140	MHR	R-2	0.14	\$ 42,134	\$ 126,430	75%	D	1	2	1
190200150	MHR	R-2	0.14	\$ 54,905	\$ 101,982	65%	D	1	2	1
190200160	MHR	R-2	0.14	\$ 219,300	\$ 219,300	50%	D	1	2	1
190200170	MHR	R-2	0.14	\$ 142,260	\$ 213,392	60%	D	1	2	1
190200180	MHR	R-2	0.14	\$ 88,795	\$ 133,194	60%	D	1	2	1
190200190	MHR	R-2	0.14	\$ 57,524	\$ 106,843	65%	D	1	2	1
190200200	MHR	R-2	0.14	\$ 219,300	\$ 223,176	50%	D	1	2	1
190200210	MHR	R-2	0.14	\$ 93,501	\$ 140,253	60%	D	1	2	1
190200220	MHR	R-2	0.14	\$ 27,398	\$ 82,245	75%	D	1	2	1
190200230	MHR	R-2	0.14	\$ 142,015	\$ 213,023	60%	D	1	2	1
190200240	MHR	R-2	0.14	\$ 22,189	\$ 93,798	81%	D	1	2	1
190200250	MHR	R-2	0.14	\$ 26,180	\$ 62,531	70%	D	1	2	1
190200260	MHR	R-2	0.14	\$ 92,619	\$ 138,930	60%	D	1	2	1
190210010	MHR	R-2	0.14	\$ 112,246	\$ 168,371	60%	D	1	2	1
190210020	MHR	R-2	0.14	\$ 187,272	\$ 187,272	50%	D	1	2	1
190210030	MHR	R-2	0.14	\$ 69,552	\$ 104,331	60%	D	1	2	1
190210040	MHR	R-2	0.14	\$ 116,966	\$ 175,449	60%	D	1	2	1
190210050	MHR	R-2	0.14	\$ 90,414	\$ 135,623	60%	D	1	2	1
190210060	MHR	R-2	0.14	\$ 33,464	\$ 75,894	69%	D	1	2	1
190210070	MHR	R-2	0.14	\$ 226,950	\$ 226,950	50%	D	1	2	1
190210080	MHR	R-2	0.14	\$ 70,203	\$ 105,308	60%	D	1	2	1
190210090	MHR	R-2	0.14	\$ 18,912	\$ 49,848	72%	D	1	2	1
190210100	MHR	R-2	0.14	\$ 249,900	\$ 249,900	50%	D	1	2	1
190210110	MHR	R-2	0.14	\$ 172,219	\$ 172,219	50%	D	1	2	1
190210120	MHR	R-2	0.14	\$ 53,186	\$ 159,574	75%	D	1	2	1
190210130	MHR	R-2	0.14	\$ 65,067	\$ 97,603	60%	D	1	2	1
190210140	MHR	R-2	0.14	\$ 88,209	\$ 132,314	60%	D	1	2	1
190210150	MHR	R-2	0.14	\$ 38,650	\$ 106,696	73%	D	1	2	1
190210160	MHR	R-2	0.14	\$ 120,819	\$ 184,128	60%	D	1	2	1
190210170	MHR	R-2	0.14	\$ 99,961	\$ 185,645	65%	D	1	2	1
190210180	MHR	R-2	0.14	\$ 18,941	\$ 69,061	78%	D	1	2	1
190210190	MHR	R-2	0.14	\$ 73,778	\$ 110,667	60%	D	1	2	1
190210200	MHR	R-2	0.14	\$ 23,981	\$ 49,848	68%	D	1	2	1
190210210	MHR	R-2	0.14	\$ 67,771	\$ 112,394	62%	D	1	2	1
190210220	MHR	R-2	0.14	\$ 95,731	\$ 143,598	60%	D	1	2	1
200071120	MHR	R-2	0.16	\$ 158,822	\$ 61,227	28%	D	2	2	2
200071130	MHR	R-2	0.16	\$ 161,209	\$ 67,801	30%	D	1	2	1
200071140	MHR	R-2	0.33	\$ 484,500	\$ 127,500	21%	U	2	3	3

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
200071160	MHR	R-2	0.35	\$ 216,203	\$ 81,365	27%	D	1	4	1
200071200	MHR	R-2	0.19	\$ 116,837	\$ 88,728	43%	D	1	2	1
200071210	MHR	R-2	0.38	\$ 93,811	\$ 18,880	17%	U	1	4	3
200071220	MHR	R-2	0.38	\$ 173,801	\$ 42,127	20%	U	1	4	3
200071370	MHR	R-2	3.52	\$ 420,624	\$ 603,304	59%	D	1	31	1
200071390	MHR	R-2	0.19	\$ 26,180	\$ 102,320	80%	D	1	2	1
200071400	MHR	R-2	0.42	\$ 75,796	\$ 104,601	58%	D	1	4	1
200071450	MHR	R-2	0.17	\$ 48,733	\$ 96,669	66%	D	1	2	1
200071460	MHR	R-2	0.17	\$ 25,667	\$ 131,777	84%	D	1	2	1
200071470	MHR	R-2	0.48	\$ 233,678	\$ 583,032	71%	D	10	10	10
200072010	MHR	R-2	0.34	\$ 206,655	\$ 69,751	25%	U	1	3	3
200072030	MHR	R-2	0.22	\$ 70,594	\$ 62,413	47%	D	1	2	1
200072050	MHR	R-2	0.14	\$ 535,500	\$ 107,100	17%	U	2	2	2
200072065	MHR	R-2	0.06	\$ 61,945	\$ 92,919	60%	D	1	1	1
200072075	MHR	R-2	0.06	\$ 51,206	\$ 76,814	60%	D	1	1	1
200072085	MHR	R-2	0.06	\$ 54,119	\$ 81,178	60%	D	1	1	1
200072095	MHR	R-2	0.06	\$ 29,811	\$ 89,459	75%	D	1	1	1
200072105	MHR	R-2	0.06	\$ 53,483	\$ 80,226	60%	D	1	1	1
200072115	MHR	R-2	0.06	\$ 149,557	\$ 149,557	50%	D	1	1	1
200072125	MHR	R-2	0.06	\$ 52,040	\$ 78,063	60%	D	1	1	1
200072135	MHR	R-2	0.06	\$ 49,716	\$ 92,345	65%	D	1	1	1
200201010	MHR	R-2	0.16	\$ 395,352	\$ 99,246	20%	U	1	2	2
200201120	MHR	R-2	0.16	\$ 264,955	\$ 13,776	5%	U	1	2	2
200201130	MHR	R-2	0.27	\$ 78,083	\$ 109,320	58%	D	3	3	3
200201140	MHR	R-2	0.17	\$ 48,733	\$ 93,416	66%	D	1	2	1
200201150	MHR	R-2	0.16	\$ 66,877	\$ 81,740	55%	D	1	2	1
200201160	MHR	R-2	0.16	\$ 13,421	\$ 34,045	72%	D	1	2	1
200201170	MHR	R-2	0.18	\$ 13,439	\$ 20,622	61%	D	1	2	1
200201210	MHR	R-2	1.55	\$ 285,728	\$ 285,728	50%	D	1	14	1
200240015	MHR	R-2	0	\$ 124,331	\$ 186,497	60%	D	1	1	1
200240025	MHR	R-2	0	\$ 105,081	\$ 157,621	60%	D	1	1	1
200240035	MHR	R-2	0	\$ 71,619	\$ 221,368	76%	D	1	1	1
200240045	MHR	R-2	0	\$ 122,215	\$ 183,324	60%	D	1	1	1
200240055	MHR	R-2	0	\$ 189,873	\$ 189,873	50%	D	1	1	1
200240065	MHR	R-2	0	\$ 67,748	\$ 203,274	75%	D	1	1	1
210011190	MHR	R-2	1.79	\$ 23,929	\$ 189,483	89%	D	1	16	1
210011200	MHR	R-2	0.07	\$ 10,404	\$ -	0%	V		1	1
210011215	MHR	R-2	8.23	\$ 307,904	\$ 688,310	69%	D	1	72	1
210011225	MHR	R-2	2.01	\$ 75,255	\$ -	0%	V		18	14
210011235	MHR	R-2	2.02	\$ 75,713	\$ -	0%	V		18	14
210031030	MHR	R-2	0.13	\$ 200,756	\$ 68,828	26%	U	1	2	1
210031040	MHR	R-2	0.15	\$ 12,524	\$ 18,793	60%	D	1	2	1
210031050	MHR	R-2	0.15	\$ 197,977	\$ 109,545	36%	D	1	2	1
210031070	MHR	R-2	0.1	\$ 111,932	\$ 93,275	45%	D	1	1	1
210031080	MHR	R-2	0.17	\$ 652,800	\$ 147,900	18%	U	1	2	2

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
210031090	MHR	R-2	0.32	\$ 140,210	\$ 181,104	56%	D	2	3	2
210031100	MHR	R-2	0.29	\$ 269,923	\$ 157,455	37%	D	2	3	2
210031150	MHR	R-2	0.28	\$ 116,841	\$ 261,087	69%	D	1	3	1
210031160	MHR	R-2	0.82	\$ 309,288	\$ 824,491	73%	D		8	0
210031190	MHR	R-2	0.53	\$ 17,124	\$ 133,195	89%	D	3	5	3
210032010	MHR	R-2	0.24	\$ 466,321	\$ 153,674	25%	U	1	3	2
210032020	MHR	R-2	0.11	\$ 109,404	\$ 48,619	31%	D	2	2	2
210032030	MHR	R-2	0.11	\$ 107,260	\$ 47,668	31%	D	2	2	2
210032040	MHR	R-2	0.11	\$ 192,960	\$ 38,590	17%	U	1	1	1
210032050	MHR	R-2	0.34	\$ 16,122	\$ 27,787	63%	D	1	3	1
210032080	MHR	R-2	0.12	\$ 105,156	\$ 130,861	55%	D	1	2	1
210032090	MHR	R-2	0.19	\$ 137,659	\$ 120,451	47%	D	1	2	1
210032100	MHR	R-2	0.24	\$ 78,565	\$ 79,994	50%	D	1	3	1
210033010	MHR	R-2	0.17	\$ 71,425	\$ 125,713	64%	D	1	2	1
210033020	MHR	R-2	0.17	\$ 168,702	\$ 44,985	21%	U	1	2	2
210033030	MHR	R-2	0.17	\$ 480,000	\$ 125,000	21%	U	1	2	2
210033050	MHR	R-2	1.02	\$ 457,137	\$ 1,032,655	69%	D	21	21	21
210034080	MHR	R-2	0.17	\$ 80,138	\$ 81,595	50%	D	2	2	2
210034090	MHR	R-2	0.17	\$ 105,156	\$ 119,647	53%	D	1	2	1
210034100	MHR	R-2	0.22	\$ 13,421	\$ 187,578	93%	D	2	2	2
210034110	MHR	R-2	0.11	\$ 9,838	\$ 18,794	66%	D	1	1	1
210034170	MHR	R-2	0.69	\$ 520,200	\$ 1,144,640	69%	D		6	0
210034190	MHR	R-2	0.17	\$ 183,546	\$ 189,283	51%	D	4	4	4
210034210	MHR	R-2	0.17	\$ 51,622	\$ 34,412	40%	D	1	2	1
210034220	MHR	R-2	0.17	\$ 143,397	\$ 229,435	62%	D	4	4	4
210034230	MHR	R-2	0.17	\$ 143,397	\$ 229,435	62%	D	4	4	4
210041020	MHR	R-2	0.46	\$ 28,674	\$ 50,199	64%	D	3	5	3
210041030	MHR	R-2	0.22	\$ 32,345	\$ 25,707	44%	D	2	2	2
210041040	MHR	R-2	0.22	\$ 209,500	\$ 82,696	28%	D	2	2	2
210041055	MHR	R-2	0.02	\$ 8,772	\$ -	0%	V		1	1
210042010	MHR	R-2	0.34	\$ 188,470	\$ 121,221	39%	D	1	3	1
210042030	MHR	R-2	0.17	\$ 10,828	\$ 18,082	63%	D	1	2	1
210042050	MHR	R-2	0.1	\$ 253,605	\$ 107,181	30%	D	1	1	1
210042060	MHR	R-2	0.43	\$ 80,137	\$ 95,137	54%	D	1	4	1
210042070	MHR	R-2	0.17	\$ 11,976	\$ 47,215	80%	D	1	2	1
210042080	MHR	R-2	0.08	\$ 286,110	\$ 26,010	8%	U	1	1	1
210042100	MHR	R-2	0.15	\$ 416,160	\$ 88,258	17%	U	1	2	2
210042110	MHR	R-2	0.26	\$ 191,196	\$ 101,219	35%	D	2	3	2
210042120	MHR	R-2	0.17	\$ 137,659	\$ 58,550	30%	D	1	2	1
210042130	MHR	R-2	0.17	\$ 195,019	\$ 91,771	32%	D	2	2	2
210043010	MHR	R-2	0.13	\$ -	\$ -	0%	V		2	1
210043020	MHR	R-2	0.14	\$ -	\$ -	0%	V		2	1
210043030	MHR	R-2	0.29	\$ 23,298	\$ -	0%	V		3	2
210043040	MHR	R-2	0.31	\$ 157,322	\$ 218,360	58%	D	4	4	4
210043050	MHR	R-2	0.16	\$ 152,230	\$ 152,230	50%	D	1	2	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
210043120	MHR	R-2	0.34	\$ 423,928	\$ 84,784	17%	U	1	3	3
210043140	MHR	R-2	0.14	\$ 91,168	\$ 96,636	51%	D	1	2	1
210043150	MHR	R-2	0.18	\$ 318,516	\$ 105,122	25%	U	2	2	2
210043160	MHR	R-2	0.15	\$ 62,462	\$ 119,530	66%	D	1	2	1
210044020	MHR	R-2	0.17	\$ 153,989	\$ 10,044	6%	U	1	2	2
210044060	MHR	R-2	0.2	\$ 11,917	\$ 72,460	86%	D	1	2	1
210044070	MHR	R-2	0.21	\$ 109,404	\$ 97,246	47%	D	1	2	1
210044080	MHR	R-2	0.17	\$ 307,348	\$ 54,050	15%	U	1	2	2
210044090	MHR	R-2	0.17	\$ 10,621	\$ 83,490	89%	D	3	3	3
210044100	MHR	R-2	0.25	\$ 37,269	\$ 11,579	24%	U	1	3	2
210044110	MHR	R-2	0.25	\$ 202,442	\$ 575,559	74%	D	9	9	9
210044130	MHR	R-2	0.17	\$ 121,560	\$ 61,992	34%	D	2	2	2
210044180	MHR	R-2	0.94	\$ 380,589	\$ 959,090	72%	D	14	14	14
210044190	MHR	R-2	0.51	\$ 238,358	\$ 489,830	67%	D	10	10	10
210044200	MHR	R-2	0.51	\$ -	\$ -	0%	D	10	10	10
210044215	MHR	R-2	0	\$ 82,683	\$ 124,026	60%	D	1	1	1
210044225	MHR	R-2	0	\$ 79,646	\$ 119,470	60%	D	1	1	1
210044235	MHR	R-2	0	\$ 93,845	\$ 140,768	60%	D	1	1	1
210051040	MHR	R-2	0.16	\$ 10,732	\$ -	0%	V		2	2
210051050	MHR	R-2	0.22	\$ 13,159	\$ 36,837	74%	D	1	2	1
210051080	MHR	R-2	0.17	\$ 155,275	\$ 54,144	26%	U	1	2	2
210051090	MHR	R-2	0.17	\$ 171,580	\$ 81,827	32%	D	2	2	2
210051100	MHR	R-2	0.17	\$ 307,348	\$ 42,391	12%	U	1	2	2
210051170	MHR	R-2	0.23	\$ 317,947	\$ 422,781	57%	D	1	3	1
210051190	MHR	R-2	0.51	\$ 73,692	\$ 239,043	76%	D	2	5	2
210051200	MHR	R-2	0.51	\$ 21,496	\$ 39,442	65%	D	2	5	2
210051235	MHR	R-2	0.27	\$ 18,395	\$ 25,336	58%	D	1	3	1
210051240	MHR	R-2	0.31	\$ 87,423	\$ 228,777	72%	D	2	3	2
210051250	MHR	R-2	0.26	\$ 83,373	\$ 333,538	80%	D	4	4	4
210051260	MHR	R-2	1.05	\$ 247,169	\$ 1,394,910	85%	D		10	0
210051270	MHR	R-2	0.18	\$ 16,675	\$ 64,632	79%	D		2	0
210052010	MHR	R-2	0.22	\$ 75,796	\$ 204,669	73%	D	3	3	3
210052020	MHR	R-2	0.26	\$ 16,107	\$ 31,357	66%	D	1	3	1
210052030	MHR	R-2	0.26	\$ 112,042	\$ 92,433	45%	D	1	3	1
210052040	MHR	R-2	0.34	\$ 335,529	\$ 88,434	21%	U	1	3	3
210052050	MHR	R-2	1.35	\$ 41,232	\$ 86,075	68%	D	4	12	4
210052060	MHR	R-2	1.96	\$ 621,120	\$ 1,631,967	72%	D	21	21	21
210082060	MHR	R-2	0.19	\$ 10,828	\$ 77,797	88%	D	4	4	4
210082070	MHR	R-2	0.19	\$ 12,145	\$ 98,052	89%	D	1	2	1
210082080	MHR	R-2	0.19	\$ 65,565	\$ 32,104	33%	D	1	2	1
210082090	MHR	R-2	0.23	\$ 56,861	\$ 48,733	46%	D	2	3	2
210082100	MHR	R-2	0.23	\$ 72,004	\$ 60,100	45%	D	1	3	1
210082110	MHR	R-2	0.22	\$ 68,216	\$ 60,629	47%	D	2	2	2
210082120	MHR	R-2	0.21	\$ 11,625	\$ -	0%	V		2	2
210082160	MHR	R-2	0.38	\$ 728,280	\$ 988,380	58%	D	16	16	16

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
210082170	MHR	R-2	0.13	\$ -	\$ -	0%	V		2	1
210091010	MHR	R-2	0.18	\$ 17,008	\$ 50,199	75%	D	4	4	4
210091020	MHR	R-2	0.11	\$ 464,100	\$ 61,200	12%	U	1	1	1
210091030	MHR	R-2	0.11	\$ 143,342	\$ 41,347	22%	U	1	1	1
210091040	MHR	R-2	0.11	\$ 26,076	\$ 35,405	58%	D	1	1	1
210091050	MHR	R-2	0.1	\$ 95,341	\$ 47,668	33%	D	1	1	1
210091060	MHR	R-2	0.11	\$ 440,000	\$ 55,000	11%	U	1	1	1
210092010	MHR	R-2	0.2	\$ 17,008	\$ 46,610	73%	D	4	4	4
210092020	MHR	R-2	0.11	\$ 216,203	\$ 67,021	24%	U	1	1	1
210092030	MHR	R-2	0.11	\$ 162,152	\$ 37,834	19%	U	1	1	1
210092040	MHR	R-2	0.11	\$ 154,368	\$ 46,860	23%	U	1	1	1
210092050	MHR	R-2	0.11	\$ 46,378	\$ 57,979	56%	D	1	1	1
210092060	MHR	R-2	0.11	\$ 93,470	\$ 66,011	41%	D	1	1	1
210092070	MHR	R-2	0.29	\$ 14,319	\$ 51,988	78%	D	2	3	2
210092080	MHR	R-2	0.32	\$ 15,183	\$ 28,582	65%	D	1	3	1
210092090	MHR	R-2	0.13	\$ 374,544	\$ 70,747	16%	U	1	2	1
210131010	MHR	R-2	2.16	\$ 1,000,082	\$ 1,857,304	65%	D	34	34	34
220022040	MHR	R-2	0.28	\$ 430,707	\$ 200,460	32%	D	2	3	2
220022070	MHR	R-2	0.35	\$ 19,737	\$ 26,003	57%	D	1	4	1
220022080	MHR	R-2	0.32	\$ -	\$ -	0%	D	5	5	5
220022090	MHR	R-2	0.18	\$ 92,180	\$ 72,928	44%	D	1	2	1
220022100	MHR	R-2	0.19	\$ 745,000	\$ 237,500	24%	U	1	2	2
220023020	MHR	R-2	5.46	\$ 1,203,420	\$ 1,166,049	49%	D		48	0
220024020	MHR	R-2	0.14	\$ 13,764	\$ 61,903	82%	D	2	2	2
220024030	MHR	R-2	0.12	\$ 8,940	\$ 15,427	63%	D	1	2	1
220024040	MHR	R-2	0.3	\$ 121,427	\$ 117,854	49%	D	2	3	2
220024050	MHR	R-2	0.27	\$ 582,902	\$ 122,409	17%	U	1	3	2
220025010	MHR	R-2	0.22	\$ 145,872	\$ 161,661	53%	D	1	2	1
220025020	MHR	R-2	0.27	\$ 39,761	\$ 51,368	56%	D	2	3	2
220025040	MHR	R-2	0.29	\$ 147,494	\$ 142,212	49%	D	1	3	1
220025050	MHR	R-2	0.24	\$ 93,470	\$ 146,052	61%	D	1	3	1
220025060	MHR	R-2	0.22	\$ 198,473	\$ 38,590	16%	U	1	2	2
220025100	MHR	R-2	0.16	\$ 520,200	\$ 61,200	11%	U	1	2	2
220025110	MHR	R-2	0.2	\$ 10,748	\$ 26,919	71%	D	1	2	1
220025120	MHR	R-2	0.2	\$ 10,732	\$ 15,210	59%	D	1	2	1
220025150	MHR	R-2	0.19	\$ 459,000	\$ 81,600	15%	U	1	2	2
220025180	MHR	R-2	0.24	\$ 123,586	\$ 167,855	58%	D	1	3	1
220025190	MHR	R-2	0.5	\$ 112,468	\$ 326,159	74%	D		5	0
220025200	MHR	R-2	0.22	\$ 364,140	\$ 186,136	34%	D	2	2	2
220090010	MHR	R-2	0.22	\$ 317,947	\$ 104,560	25%	U	2	2	2
220090250	MHR	R-2	0.89	\$ 64,554	\$ 218,857	77%	D	8	8	8
220090260	MHR	R-2	0.87	\$ 34,045	\$ 72,622	68%	D	1	8	1
220090270	MHR	R-2	0.17	\$ 11,625	\$ 19,705	63%	D	1	2	1
220090280	MHR	R-2	0.51	\$ 184,367	\$ 186,062	50%	D	3	5	3
220090420	MHR	R-2	0.3	\$ 143,014	\$ 182,612	56%	D	2	3	2

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
220090430	MHR	R-2	0.44	\$ 273,365	\$ 287,670	51%	D		4	0
220090460	MHR	R-2	0.3	\$ 191,953	\$ -	0%	V		3	2
220090470	MHR	R-2	0.01	\$ 14,305	\$ -	0%	V		1	1
220140030	MHR	R-2	0.29	\$ 60,629	\$ 65,938	52%	D	1	3	1
220140040	MHR	R-2	0.25	\$ 11,625	\$ 27,769	70%	D	1	3	1
220140050	MHR	R-2	0.25	\$ 475,000	\$ 60,000	11%	U	1	3	2
220140060	MHR	R-2	0.26	\$ 10,732	\$ 26,880	71%	D	1	3	1
220140080	MHR	R-2	0.17	\$ 53,052	\$ 59,114	53%	D	1	2	1
220140100	MHR	R-2	0.17	\$ 302,048	\$ 52,990	15%	U	1	2	2
220140110	MHR	R-2	0.17	\$ 10,732	\$ 22,389	68%	D	1	2	1
220140120	MHR	R-2	0.15	\$ 118,150	\$ 62,181	34%	D	1	2	1
220140130	MHR	R-2	0.18	\$ 11,625	\$ 23,288	67%	D	1	2	1
220140140	MHR	R-2	0.18	\$ 65,565	\$ 103,454	61%	D	1	2	1
220140150	MHR	R-2	0.2	\$ 137,659	\$ 149,740	52%	D	1	2	1
220140160	MHR	R-2	0.19	\$ 164,778	\$ 107,790	40%	D	2	2	2
220140170	MHR	R-2	0.23	\$ 133,147	\$ 35,079	21%	U	1	3	2
220140180	MHR	R-2	0.22	\$ 11,625	\$ 19,705	63%	D	1	2	1
220140190	MHR	R-2	0.19	\$ 11,625	\$ 47,596	80%	D	2	2	2
220140200	MHR	R-2	0.19	\$ 161,545	\$ 132,602	45%	D	1	2	1
220140210	MHR	R-2	0.19	\$ 164,777	\$ 174,390	51%	D	1	2	1
220140220	MHR	R-2	0.18	\$ 107,260	\$ 53,627	33%	D	1	2	1
220140230	MHR	R-2	0.24	\$ 21,496	\$ 71,733	77%	D	1	3	1
220140490	MHR	R-2	0.23	\$ 87,422	\$ 116,565	57%	D	2	3	2
220140500	MHR	R-2	0.21	\$ 161,746	\$ 155,275	49%	D	1	2	1
220140510	MHR	R-2	0.36	\$ 126,053	\$ 215,694	63%	D	3	4	3
220140520	MHR	R-2	0.22	\$ 147,490	\$ 153,636	51%	D	4	4	4
220140530	MHR	R-2	0.15	\$ 101,484	\$ 98,814	49%	D	1	2	1
220140540	MHR	R-2	0.13	\$ 238,459	\$ 71,537	23%	U	1	2	1
220140550	MHR	R-2	0.13	\$ 194,582	\$ 53,508	22%	U	1	2	1
220140560	MHR	R-2	0.13	\$ 106,361	\$ 43,605	29%	D	1	2	1
220140570	MHR	R-2	0.13	\$ 435,000	\$ 55,000	11%	U	1	2	1
220140580	MHR	R-2	0.13	\$ 46,378	\$ 91,207	66%	D	1	2	1
280151011	MHR	R-2	0.09	\$ 25,165	\$ 92,330	79%	D	1	1	1
280151012	MHR	R-2	0.05	\$ 82,782	\$ 124,174	60%	D	1	1	1
280151021	MHR	R-2	0.09	\$ 140,425	\$ 140,425	50%	D	1	1	1
280151022	MHR	R-2	0.1	\$ 8,940	\$ 32,258	78%	D	1	1	1
280152011	MHR	R-2	0	\$ 82,549	\$ 123,825	60%	D	1	1	1
280152012	MHR	R-2	0	\$ 20,201	\$ 69,265	77%	D	1	1	1
280152021	MHR	R-2	0.09	\$ 8,940	\$ 32,258	78%	D	1	1	1
280152022	MHR	R-2	0.09	\$ 99,622	\$ 149,434	60%	D	1	1	1
280152031	MHR	R-2	0.09	\$ 83,810	\$ 125,715	60%	D	1	1	1
280152032	MHR	R-2	0.1	\$ 91,038	\$ 136,558	60%	D	1	1	1
280152041	MHR	R-2	0.09	\$ 8,940	\$ 30,461	77%	D	1	1	1
280152042	MHR	R-2	0.1	\$ 108,949	\$ 163,423	60%	D	1	1	1
280152051	MHR	R-2	0.1	\$ 8,940	\$ 32,258	78%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
280152052	MHR	R-2	0.1	\$ 8,940	\$ 32,258	78%	D	1	1	1
280152061	MHR	R-2	0.09	\$ 53,739	\$ 99,817	65%	D	1	1	1
280152062	MHR	R-2	0.09	\$ 65,547	\$ 98,325	60%	D	1	1	1
280152071	MHR	R-2	0.14	\$ 63,780	\$ 95,672	60%	D	1	2	1
280152072	MHR	R-2	0.12	\$ 61,898	\$ 92,849	60%	D	1	2	1
280152081	MHR	R-2	0.16	\$ 72,957	\$ 125,084	63%	D	1	2	1
280152082	MHR	R-2	0.09	\$ 9,316	\$ 34,951	79%	D	1	1	1
280152091	MHR	R-2	0.1	\$ 87,740	\$ 131,613	60%	D	1	1	1
280152092	MHR	R-2	0.08	\$ 239,190	\$ 239,190	50%	D	1	1	1
280152101	MHR	R-2	0.05	\$ 62,164	\$ 93,247	60%	D	1	1	1
280152102	MHR	R-2	0.09	\$ 20,201	\$ 62,635	76%	D	1	1	1
280152111	MHR	R-2	0.09	\$ 152,418	\$ 152,418	50%	D	1	1	1
280152112	MHR	R-2	0.09	\$ 26,866	\$ 80,634	75%	D	1	1	1
280153011	MHR	R-2	0.09	\$ 209,100	\$ 209,100	50%	D	1	1	1
280153012	MHR	R-2	0.1	\$ 8,935	\$ 30,404	77%	D	1	1	1
280153021	MHR	R-2	0.08	\$ 218,535	\$ 218,535	50%	D	1	1	1
280153022	MHR	R-2	0.12	\$ 48,991	\$ 90,995	65%	D	1	2	1
280153031	MHR	R-2	0.11	\$ 64,650	\$ 96,979	60%	D	1	1	1
280153032	MHR	R-2	0.06	\$ 20,201	\$ 60,148	75%	D	1	1	1
280153041	MHR	R-2	0.06	\$ 62,657	\$ 93,986	60%	D	1	1	1
280153042	MHR	R-2	0.14	\$ 54,683	\$ 101,565	65%	D	1	2	1
280153051	MHR	R-2	0.08	\$ 66,533	\$ 99,801	60%	D	1	1	1
280153052	MHR	R-2	0.11	\$ 107,667	\$ 161,502	60%	D	1	1	1
280153061	MHR	R-2	0.09	\$ 57,250	\$ 85,875	60%	D	1	1	1
280153062	MHR	R-2	0.14	\$ 245,000	\$ 245,000	50%	D	1	2	1
280153071	MHR	R-2	0.09	\$ 63,557	\$ 95,338	60%	D	1	1	1
280153072	MHR	R-2	0.09	\$ 155,420	\$ 180,856	54%	D	1	1	1
280153081	MHR	R-2	0.09	\$ 62,180	\$ 93,275	60%	D	1	1	1
280153082	MHR	R-2	0.09	\$ 102,696	\$ 154,044	60%	D	1	1	1
280153091	MHR	R-2	0.1	\$ 220,320	\$ 220,320	50%	D	1	1	1
280153092	MHR	R-2	0.09	\$ 10,637	\$ 34,185	76%	D	1	1	1
280153101	MHR	R-2	0.1	\$ 70,854	\$ 106,280	60%	D	1	1	1
280153102	MHR	R-2	0.09	\$ 242,000	\$ 242,000	50%	D	1	1	1
280153111	MHR	R-2	0.09	\$ 8,940	\$ 32,258	78%	D	1	1	1
280153112	MHR	R-2	0.09	\$ 8,940	\$ 32,258	78%	D	1	1	1
280153121	MHR	R-2	0.09	\$ 61,643	\$ 92,465	60%	D	1	1	1
280153122	MHR	R-2	0.09	\$ 37,634	\$ 69,907	65%	D	1	1	1
280153131	MHR	R-2	0.09	\$ 8,940	\$ 32,258	78%	D	1	1	1
280153132	MHR	R-2	0.04	\$ 8,940	\$ 32,258	78%	D	1	1	1
280153141	MHR	R-2	0.09	\$ 9,012	\$ 38,135	81%	D	1	1	1
280153142	MHR	R-2	0.1	\$ 60,280	\$ 90,423	60%	D	1	1	1
280153151	MHR	R-2	0.09	\$ 156,060	\$ 156,060	50%	D	1	1	1
280153152	MHR	R-2	0.14	\$ 287,500	\$ 287,500	50%	D	1	2	1
280153161	MHR	R-2	0.1	\$ 36,580	\$ 15,588	30%	D	1	1	1
280153162	MHR	R-2	0.12	\$ 195,075	\$ 195,075	50%	D	1	2	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
280153171	MHR	R-2	0.1	\$ 56,462	\$ 104,870	65%	D	1	1	1
280153172	MHR	R-2	0.09	\$ 62,661	\$ 93,994	60%	D	1	1	1
280154011	MHR	R-2	0.1	\$ 63,407	\$ 95,111	60%	D	1	1	1
280154012	MHR	R-2	0.1	\$ 60,755	\$ 91,134	60%	D	1	1	1
280154021	MHR	R-2	0.08	\$ 148,374	\$ 148,374	50%	D	1	1	1
280154022	MHR	R-2	0.1	\$ 66,992	\$ 100,490	60%	D	1	1	1
280154031	MHR	R-2	0.05	\$ 10,379	\$ 56,084	84%	D	1	1	1
280154032	MHR	R-2	0.09	\$ 9,012	\$ 32,517	78%	D	1	1	1
280154041	MHR	R-2	0.09	\$ 105,557	\$ 158,336	60%	D	1	1	1
280154042	MHR	R-2	0.1	\$ 10,122	\$ 69,301	87%	D	1	1	1
280154051	MHR	R-2	0.09	\$ 8,940	\$ 40,745	82%	D	1	1	1
280154052	MHR	R-2	0.09	\$ 62,312	\$ 93,471	60%	D	1	1	1
280154061	MHR	R-2	0.09	\$ 42,830	\$ 79,550	65%	D	1	1	1
280154062	MHR	R-2	0.06	\$ 55,384	\$ 111,471	67%	D	1	1	1
280154071	MHR	R-2	0.18	\$ 99,378	\$ 149,069	60%	D	1	2	1
280154072	MHR	R-2	0.12	\$ 64,114	\$ 96,174	60%	D	1	2	1
280154081	MHR	R-2	0.1	\$ 66,992	\$ 100,490	60%	D	1	1	1
280154082	MHR	R-2	0.09	\$ 61,971	\$ 92,957	60%	D	1	1	1
9.01E+09	MHR	R-2		\$ -	\$ 28,200	100%	D	1	1	1
200202070	HR	R-3	0.25	\$ 264,631	\$ 94,825	26%	U	1	4	2
200202080	HR	R-3	0.25	\$ 145,089	\$ 140,625	49%	D	1	4	1
200203050	HR	R-3	0.25	\$ 201,936	\$ 176,132	47%	D	1	4	1
200203060	HR	R-3	0.17	\$ 11,813	\$ 76,060	87%	D	4	4	4
210101010	HR	R-3	0.3	\$ 14,319	\$ 8,030	36%	D	1	5	1
210101090	HR	R-3	0.34	\$ 183,546	\$ 93,234	34%	D	2	5	2
210102010	HR	R-3	0.31	\$ 26,885	\$ 79,750	75%	D	1	5	1
230075185	HR	R-3	0	\$ 100,769	\$ 151,155	60%	D	1	1	1
230075195	HR	R-3	0	\$ 101,894	\$ 152,843	60%	D	1	1	1
230075205	HR	R-3	0	\$ 113,791	\$ 170,686	60%	D	1	1	1
230120040	HR	R-3	0.14	\$ 11,173	\$ 187,128	94%	D	2	3	2
230120170	HR	R-3	0.21	\$ -	\$ -	0%	V		4	2
230120180	HR	R-3	0.19	\$ -	\$ -	0%	V		3	2
230120190	HR	R-3	0.18	\$ 91,168	\$ 127,637	58%	D	1	3	1
230120200	HR	R-3	0.18	\$ 650,000	\$ 235,000	27%	U	2	3	2
230120210	HR	R-3	0.19	\$ 60,709	\$ 277,172	82%	D	3	3	3
230120220	HR	R-3	0.18	\$ 60,709	\$ 153,097	72%	D	2	3	2
230120230	HR	R-3	0.07	\$ 5,452	\$ 152,267	97%	D	2	2	2
230180010	HR	R-3	0.04	\$ 73,508	\$ 110,262	60%	D	1	1	1
230180020	HR	R-3	0.04	\$ 62,935	\$ 116,880	65%	D	1	1	1
230180030	HR	R-3	0.04	\$ 178,245	\$ 178,245	50%	D	1	1	1
230180040	HR	R-3	0.04	\$ 36,393	\$ 67,598	65%	D	1	1	1
230180050	HR	R-3	0.04	\$ 143,075	\$ 143,075	50%	D	1	1	1
230180060	HR	R-3	0.04	\$ 195,000	\$ 195,000	50%	D	1	1	1
230180070	HR	R-3	0.04	\$ 17,712	\$ 50,199	74%	D	1	1	1
230180080	HR	R-3	0.04	\$ 46,733	\$ 70,102	60%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
230180090	HR	R-3	0.01	\$ -	\$ -	0%	V		1	1
230172030	HR	R-S	4.4	\$ 111,560	\$ 934,826	89%	D	0	64	0
200071230	VMU	VMU	0.08	\$ 47,311	\$ 52,571	53%	D	3	1	3
200071240	VMU	VMU	0.14	\$ 171,580	\$ 98,983	37%	D	1	2	1
200071250	VMU	VMU	0.28	\$ 17,922	\$ 28,674	62%	D	1	3	1
200071260	VMU	VMU	0.25	\$ 14,342	\$ 39,499	73%	D	1	2	1
200071270	VMU	VMU	0.17	\$ 119,177	\$ 113,216	49%	D		2	0
200071280	VMU	VMU	0.17	\$ 11,625	\$ 24,183	68%	D	1	2	1
200071290	VMU	VMU	0.11	\$ 147,492	\$ 65,140	31%	D	1	1	1
200071300	VMU	VMU	0.05	\$ 408,000	\$ 35,700	8%	U	1	1	1
200071310	VMU	VMU	0.24	\$ 143,014	\$ 145,994	51%	D	1	3	1
200201030	VMU	VMU	0.15	\$ 104,075	\$ 66,960	39%	D		2	0
200201040	VMU	VMU	0.12	\$ 137,659	\$ 73,708	35%	D	1	1	1
200201050	VMU	VMU	0.12	\$ 12,145	\$ 71,732	86%	D	1	1	1
200201060	VMU	VMU	0.13	\$ 190,289	\$ 88,544	32%	D	1	2	1
200201070	VMU	VMU	0.29	\$ 16,107	\$ 21,496	57%	D	9	3	9
200201090	VMU	VMU	0.14	\$ 272,585	\$ 28,921	10%	U	1	2	2
200201100	VMU	VMU	0.15	\$ 80,137	\$ 118,195	60%	D	1	2	1
200201190	VMU	VMU	0.2	\$ 312,120	\$ 46,818	13%	U	1	2	2
200201200	VMU	VMU	0.18	\$ 312,120	\$ 64,933	17%	U	1	2	2
210061010	VMU	VMU	0.48	\$ 219,859	\$ 183,558	46%	D	1	4	1
210061020	VMU	VMU	0.23	\$ 319,564	\$ 174,678	35%	D		2	0
210061030	VMU	VMU	0.19	\$ 231,553	\$ 270,144	54%	D	1	2	1
210061040	VMU	VMU	0.41	\$ 690,000	\$ 160,000	19%	U	1	4	4
210061050	VMU	VMU	0.22	\$ 71,261	\$ 176,293	71%	D		2	0
210062010	VMU	VMU	0.29	\$ 253,722	\$ 107,826	30%	D	1	3	1
210062020	VMU	VMU	0.15	\$ 10,748	\$ 16,131	60%	D	1	2	1
210062040	VMU	VMU	0.17	\$ 209,948	\$ 118,534	36%	D	1	2	1
210062050	VMU	VMU	0.17	\$ 11,813	\$ 32,940	74%	D	1	2	1
210062060	VMU	VMU	0.17	\$ 328,544	\$ 74,195	18%	U	1	2	2
210063010	VMU	VMU	0.14	\$ 24,840	\$ 62,961	72%	D	1	2	1
210063020	VMU	VMU	0.31	\$ 13,671	\$ 69,422	84%	D	1	3	1
210063030	VMU	VMU	0.25	\$ 60,629	\$ 126,551	68%	D		2	0
210063040	VMU	VMU	0.17	\$ 158,030	\$ 48,620	24%	D	1	2	1
210063050	VMU	VMU	0.18	\$ 55,747	\$ 55,265	50%	D	1	2	1
210063080	VMU	VMU	0.12	\$ 332,928	\$ 72,828	18%	U	1	1	1
210063090	VMU	VMU	0.19	\$ 468,180	\$ 118,605	20%	U	1	2	2
210063100	VMU	VMU	0.19	\$ 297,712	\$ 120,186	29%	D	1	2	1
210063110	VMU	VMU	0.24	\$ 202,442	\$ 269,923	57%	D	7	7	7
210063120	VMU	VMU	0.24	\$ 248,633	\$ 83,015	25%	D	1	2	1
210064010	VMU	VMU	0.14	\$ 245,363	\$ 103,983	30%	D	1	2	1
210064020	VMU	VMU	0.14	\$ 91,036	\$ 93,860	51%	D	1	2	1
210064030	VMU	VMU	0.15	\$ 105,156	\$ 64,125	38%	D	1	2	1
210064040	VMU	VMU	1.63	\$ 71,660	\$ 571,670	89%	D	14	14	14
210071010	VMU	VMU	0.12	\$ 121,560	\$ 87,886	42%	D	2	2	2

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
210071020	VMU	VMU	0.14	\$ 98,038	\$ 126,052	56%	D	1	2	1
210071030	VMU	VMU	0.36	\$ 124,940	\$ 93,700	43%	D	1	4	1
210071040	VMU	VMU	0.21	\$ 242,579	\$ 105,651	30%	D	1	2	1
210071060	VMU	VMU	0.15	\$ 281,173	\$ 123,713	31%	D	1	2	1
210071070	VMU	VMU	0.15	\$ 545,000	\$ 65,000	11%	U	1	2	2
210071080	VMU	VMU	0.45	\$ 194,497	\$ 461,115	70%	D	4	4	4
210071090	VMU	VMU	0.3	\$ 206,490	\$ 125,040	38%	D		3	0
210071100	VMU	VMU	0.14	\$ 137,659	\$ 47,317	26%	D	1	2	1
210072010	VMU	VMU	0.13	\$ 66,877	\$ 52,010	44%	D	1	2	1
210072020	VMU	VMU	0.13	\$ 248,092	\$ 67,258	21%	D	1	2	1
210072030	VMU	VMU	0.17	\$ 122,907	\$ 61,450	33%	D	6	2	6
210072040	VMU	VMU	0.25	\$ 126,859	\$ 147,156	54%	D		2	0
210072060	VMU	VMU	0.34	\$ 359,899	\$ 989,728	73%	D	9	9	9
210072070	VMU	VMU	0.34	\$ 19,705	\$ 17,922	48%	D	1	3	1
210072080	VMU	VMU	0.21	\$ 65,221	\$ 353,588	84%	D	1	2	1
210072090	VMU	VMU	0.19	\$ 186,941	\$ 115,668	38%	D		2	0
210072100	VMU	VMU	0.12	\$ 248,633	\$ 37,834	13%	U	1	1	1
210072110	VMU	VMU	0.12	\$ 191,934	\$ 60,015	24%	D		1	0
210073020	VMU	VMU	0.17	\$ 11,625	\$ 22,389	66%	D	1	2	1
210073030	VMU	VMU	0.17	\$ 292,199	\$ 192,960	40%	D	2	2	2
210073060	VMU	VMU	0.17	\$ 291,450	\$ 132,476	31%	D	1	2	1
210073070	VMU	VMU	0.17	\$ 202,442	\$ 69,728	26%	D	1	2	1
210073100	VMU	VMU	0.16	\$ 126,856	\$ 55,814	31%	D	1	2	1
210073110	VMU	VMU	0.16	\$ 122,907	\$ 40,556	25%	D	1	2	1
210073120	VMU	VMU	0.16	\$ 10,637	\$ 8,950	46%	D	1	2	1
210073130	VMU	VMU	0.11	\$ 123,581	\$ 48,053	28%	D	1	1	1
210073140	VMU	VMU	0.11	\$ 362,100	\$ 40,800	10%	U	1	1	1
210073150	VMU	VMU	0.14	\$ 4,444	\$ 5,351	55%	D	1	2	1
210073160	VMU	VMU	0.37	\$ 33,166	\$ 2,670	7%	U		3	3
210073170	VMU	VMU	0.12	\$ 110,617	\$ 70,669	39%	D	1	1	1
210073180	VMU	VMU	0.32	\$ 233,685	\$ 216,158	48%	D	2	3	2
210073200	VMU	VMU	0.19	\$ 65,565	\$ 104,912	62%	D	1	2	1
210073210	VMU	VMU	0.14	\$ 171,580	\$ 65,986	28%	D	1	2	1
210073220	VMU	VMU	0.21	\$ 172,076	\$ 369,660	68%	D	1	2	1
210073230	VMU	VMU	0.17	\$ 530,000	\$ 70,000	12%	U	1	2	2
210073240	VMU	VMU	0.24	\$ 168,215	\$ 38,815	19%	U	1	2	2
210073250	VMU	VMU	0.32	\$ 219,976	\$ 485,249	69%	D	5	5	5
210074020	VMU	VMU	0.17	\$ 124,470	\$ 170,973	58%	D	1	2	1
210074030	VMU	VMU	0.45	\$ 134,213	\$ 215,129	62%	D	1	4	1
210074040	VMU	VMU	0.4	\$ 16,107	\$ 32,258	67%	D	1	4	1
210074050	VMU	VMU	0.17	\$ 74,309	\$ 162,006	69%	D	1	2	1
210074060	VMU	VMU	0.17	\$ 198,473	\$ 46,860	19%	U	1	2	2
210074070	VMU	VMU	0.17	\$ 11,813	\$ 37,170	76%	D	1	2	1
210074090	VMU	VMU	0.2	\$ 49,744	\$ -	0%	V		2	2
210074100	VMU	VMU	0.17	\$ 10,732	\$ 19,705	65%	D	1	2	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
210074110	VMU	VMU	0.17	\$ 71,425	\$ 88,472	55%	D		2	0
210074120	VMU	VMU	0.17	\$ 155,275	\$ 91,867	37%	D	1	2	1
210074130	VMU	VMU	0.14	\$ 188,474	\$ 64,614	26%	D	1	2	1
210074140	VMU	VMU	0.28	\$ 31,612	\$ 183,522	85%	D	10	10	10
210074150	VMU	VMU	0.14	\$ 55,747	\$ 89,694	62%	D	1	2	1
210074160	VMU	VMU	0.13	\$ 416,160	\$ 145,656	26%	D	1	4	1
210074170	VMU	VMU	0.14	\$ 10,621	\$ 29,901	74%	D	1	2	1
210074180	VMU	VMU	0.21	\$ 442,170	\$ 176,139	28%	D		2	0
210074190	VMU	VMU	0.17	\$ 35,609	\$ 63,793	64%	D	1	2	1
210081030	VMU	VMU	0.76	\$ 1,040,400	\$ 61,383	6%	U	2	7	6
210081080	VMU	VMU	0.13	\$ 457,776	\$ 69,706	13%	U	1	2	1
210081120	VMU	VMU	0.18	\$ 188,474	\$ 70,404	27%	D	1	2	1
210081130	VMU	VMU	0.17	\$ 123,581	\$ 109,850	47%	D	1	2	1
210081140	VMU	VMU	0.2	\$ 332,928	\$ 72,828	18%	U	1	2	2
210081150	VMU	VMU	0.13	\$ 405,756	\$ 36,414	8%	U	1	2	1
210081170	VMU	VMU	0.17	\$ 192,960	\$ 37,273	16%	U	1	2	2
210081180	VMU	VMU	0.17	\$ 8,940	\$ 8,030	47%	D	1	2	1
210081240	VMU	VMU	0.19	\$ 198,473	\$ 55,681	22%	D	1	2	1
210081250	VMU	VMU	0.19	\$ 47,283	\$ 274,633	85%	D	1	3	1
210081335	VMU	VMU		\$ 130,110	\$ 195,165	60%	D	1	1	1
210081345	VMU	VMU		\$ 85,806	\$ 128,711	60%	D	3	1	3
210081355	VMU	VMU		\$ 270,504	\$ 270,504	50%	D	1	1	1
210081365	VMU	VMU		\$ 112,421	\$ 168,632	60%	D	1	1	1
210081375	VMU	VMU		\$ 215,030	\$ 254,920	54%	D	1	1	1
210081385	VMU	VMU		\$ 95,816	\$ 143,728	60%	D		1	0
210081395	VMU	VMU		\$ 90,573	\$ 135,861	60%	D	1	1	1
210081405	VMU	VMU		\$ 154,368	\$ 231,553	60%	D	1	1	1
210092110	VMU	VMU	0.2	\$ 95,023	\$ 142,537	60%	D	1	2	1
210092120	VMU	VMU	0.25	\$ 118,781	\$ 208,065	64%	D	2	2	2
210101020	VMU	VMU	0.2	\$ 37,269	\$ 153,297	80%	D	1	3	1
210101050	VMU	VMU	0.17	\$ 297,279	\$ 118,910	29%	D	1	2	1
210101080	VMU	VMU	0.17	\$ 119,177	\$ 114,606	49%	D	1	2	1
210101100	VMU	VMU	0.17	\$ 14,052	\$ 97,589	87%	D	1	2	1
210101110	VMU	VMU	0.17	\$ 134,658	\$ 250,302	65%	D	1	2	1
210101120	VMU	VMU	0.17	\$ 56,861	\$ 123,482	68%	D	1	2	1
210101130	VMU	VMU	0.34	\$ 676,260	\$ 312,120	32%	D	1	3	1
210102040	VMU	VMU	0.22	\$ 66,877	\$ 115,272	63%	D	1	2	1
210102090	VMU	VMU	0.17	\$ 253,605	\$ 110,262	30%	D	1	2	1
210102100	VMU	VMU	0.17	\$ 580,000	\$ 115,000	17%	U	1	2	2
210103020	VMU	VMU	0.17	\$ 322,524	\$ 489,600	60%	D	2	2	2
210103030	VMU	VMU	0.17	\$ 60,629	\$ 71,243	54%	D	1	2	1
210103040	VMU	VMU	0.17	\$ 66,854	\$ 79,012	54%	D	14	2	14
210104010	VMU	VMU	0.11	\$ 209,500	\$ 71,670	25%	D		1	0
210104020	VMU	VMU	0.11	\$ 307,348	\$ 86,904	22%	D	2	1	2
210104030	VMU	VMU	0.11	\$ 72,858	\$ 94,717	57%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
210104040	VMU	VMU	0.17	\$ 275,400	\$ -	0%	V		2	2
210104050	VMU	VMU	0.17	\$ 25,336	\$ 47,820	65%	D	1	2	1
210104060	VMU	VMU	0.25	\$ 402,900	\$ -	0%	V		2	2
210105010	VMU	VMU	0.17	\$ 345,924	\$ 74,588	18%	U	1	2	2
210105040	VMU	VMU	0.17	\$ 60,776	\$ -	0%	V		2	2
210105050	VMU	VMU	0.51	\$ 593,100	\$ 118,000	17%	U	1	5	4
210105060	VMU	VMU	0.17	\$ 23,435	\$ 122,520	84%	D	4	4	4
210105070	VMU	VMU	0.17	\$ 448,800	\$ 58,140	11%	U	1	2	2
210105080	VMU	VMU	0.17	\$ 105,156	\$ 266,496	72%	D	1	2	1
210105090	VMU	VMU	0.11	\$ 58,416	\$ -	0%	V		1	1
210105100	VMU	VMU	0.34	\$ 97,246	\$ 254,716	72%	D	1	3	1
210105110	VMU	VMU	0.11	\$ 55,747	\$ 115,742	67%	D	1	1	1
210105120	VMU	VMU	0.11	\$ 56,861	\$ 73,107	56%	D	1	1	1
210111010	VMU	VMU	0.27	\$ 13,528	\$ 36,969	73%	D	1	3	1
210111030	VMU	VMU	0.27	\$ 591,600	\$ 173,400	23%	D	1	3	1
210111040	VMU	VMU	0.27	\$ 50,702	\$ 122,912	71%	D	1	3	1
210111050	VMU	VMU	0.2	\$ 131,095	\$ 303,196	70%	D	3	2	3
210111060	VMU	VMU	0.13	\$ 93,833	\$ -	0%	V		2	1
210111070	VMU	VMU	0.27	\$ 134,960	\$ 157,455	54%	D	1	4	1
210111080	VMU	VMU	0.13	\$ 13,528	\$ 31,612	70%	D	1	2	1
210111100	VMU	VMU	0.13	\$ 535,500	\$ 91,800	15%	U	2	2	2
210111110	VMU	VMU	0.2	\$ 15,089	\$ 173,861	92%	D		2	0
210111120	VMU	VMU	0.13	\$ 201,365	\$ -	0%	V		2	1
210113040	VMU	VMU	0.17	\$ 11,625	\$ 15,210	57%	D	1	2	1
210113050	VMU	VMU	0.16	\$ 95,341	\$ 53,627	36%	D	1	2	1
210113060	VMU	VMU	0.17	\$ 12,824	\$ 47,312	79%	D	1	2	1
210113070	VMU	VMU	0.19	\$ 448,800	\$ 61,200	12%	U	1	2	2
210113090	VMU	VMU	0.18	\$ -	\$ -	0%	V		2	2
210113100	VMU	VMU	0.29	\$ 587,826	\$ 156,060	21%	D	1	3	1
210113110	VMU	VMU	0.22	\$ 155,275	\$ 84,104	35%	D	1	2	1
210113120	VMU	VMU	0.28	\$ 166,452	\$ 365,344	69%	D	2	3	2
210113130	VMU	VMU	0.25	\$ 89,358	\$ 154,362	63%	D	1	2	1
210113140	VMU	VMU	0.86	\$ 101,485	\$ 132,141	57%	D	1	7	1
210113150	VMU	VMU	0.4	\$ 294,135	\$ 126,052	30%	D	1	4	1
210113180	VMU	VMU	0.18	\$ 127,437	\$ 159,302	56%	D	1	2	1
210113200	VMU	VMU	0.42	\$ 229,434	\$ 326,945	59%	D	1	4	1
210113230	VMU	VMU	0.18	\$ 57,958	\$ 145,658	72%	D	3	2	3
210113250	VMU	VMU	0.91	\$ 416,191	\$ 905,406	69%	D	1	8	1
210113260	VMU	VMU	0.55	\$ 426,564	\$ 995,662	70%	D	1	5	1
210113270	VMU	VMU	0.18	\$ 411,060	\$ 195,840	32%	D		2	0
230073050	VMU	VMU	0.14	\$ 184,778	\$ 110,886	38%	D	1	2	1
230073060	VMU	VMU	0.13	\$ 126,856	\$ 50,737	29%	D	1	2	1
230073070	VMU	VMU	0.12	\$ 10,732	\$ 25,086	70%	D	1	1	1
230073080	VMU	VMU	0.11	\$ 171,580	\$ 66,241	28%	D	1	1	1
230073090	VMU	VMU	0.12	\$ 10,732	\$ 25,967	71%	D	1	1	1

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
230075210	VMU	VMU	0.29	\$ 154,868	\$ -	0%	V		3	3
230075220	VMU	VMU	0.26	\$ 137,054	\$ 257,871	65%	D	7	3	7
230077060	VMU	VMU	0.06	\$ 57,357	\$ 239,601	81%	D	1	1	1
230100080	VMU	VMU	0.25	\$ 118,157	\$ 443,049	79%	D	1	2	1
230100090	VMU	VMU	0.51	\$ 38,167	\$ 139,169	78%	D	2	5	2
230100100	VMU	VMU	0.5	\$ 1,122,000	\$ 46,920	4%	U	2	4	4
230100140	VMU	VMU	0.17	\$ 49,743	\$ 12,432	20%	U	1	2	2
230100150	VMU	VMU	0.13	\$ 9,833	\$ 12,524	56%	D	1	2	1
230100160	VMU	VMU	0.15	\$ 67,511	\$ 52,505	44%	D	10	2	10
230100170	VMU	VMU	0.17	\$ 55,305	\$ 36,866	40%	D	1	2	1
230100180	VMU	VMU	0.24	\$ 231,553	\$ 33,077	12%	U	1	2	2
230100190	VMU	VMU	0.17	\$ 245,006	\$ 93,605	28%	D	1	2	1
230100200	VMU	VMU	0.09	\$ 18,430	\$ -	0%	V		1	1
230100285	VMU	VMU	0.03	\$ -	\$ -	0%	V		1	1
230110040	VMU	VMU	0.45	\$ 19,705	\$ 8,030	29%	D	1	4	1
230110150	VMU	VMU	0.32	\$ 15,356	\$ 28,379	65%	D	1	3	1
230110160	VMU	VMU	0.21	\$ 106,842	\$ -	0%	V		2	2
230110170	VMU	VMU	0.17	\$ 98,852	\$ 79,068	44%	D	1	2	1
230110180	VMU	VMU	0.17	\$ 71,425	\$ 57,137	44%	D	1	2	1
230110190	VMU	VMU	0.17	\$ 9,833	\$ 14,208	59%	D	1	2	1
230110200	VMU	VMU	0.11	\$ 353,736	\$ 61,383	15%	U	1	1	1
230110210	VMU	VMU	0.11	\$ 98,426	\$ 174,025	64%	D	1	1	1
230110220	VMU	VMU	0.11	\$ 561,000	\$ 102,000	15%	U	1	1	1
230110230	VMU	VMU	0.12	\$ 216,203	\$ 54,050	20%	U	1	1	1
230110240	VMU	VMU	0.12	\$ 9,833	\$ 12,524	56%	D	1	1	1
230110250	VMU	VMU	0.12	\$ 123,713	\$ 22,492	15%	U	1	1	1
230110260	VMU	VMU	0.17	\$ 205,393	\$ 52,968	21%	U	1	2	2
230110270	VMU	VMU	0.17	\$ 10,956	\$ 78,586	88%	D	1	2	1
230110280	VMU	VMU	0.17	\$ 84,031	\$ 49,014	37%	D	1	2	1
230110290	VMU	VMU	0.23	\$ 70,594	\$ 29,713	30%	D	1	2	1
230110310	VMU	VMU	0.32	\$ 469,200	\$ 86,700	16%	U	1	3	3
230110320	VMU	VMU	0.16	\$ 70,888	\$ 4,971	7%	U		2	2
230110330	VMU	VMU	0.16	\$ 9,833	\$ 13,421	58%	D	1	2	1
230110340	VMU	VMU	0.16	\$ 38,350	\$ 56,423	60%	D	1	2	1
230110370	VMU	VMU	0.62	\$ 81,738	\$ 66,880	45%	D	1	5	1
230110390	VMU	VMU	0.69	\$ 60,976	\$ 111,253	65%	D	1	6	1
230110460	VMU	VMU	0.37	\$ 260,715	\$ 27,554	10%	U		3	3
230110470	VMU	VMU	0.46	\$ 322,185	\$ 78,425	20%	U		4	4
230120090	VMU	VMU	0.25	\$ 468,180	\$ 92,787	17%	U	1	2	2
230120105	VMU	VMU	0.25	\$ 9,833	\$ 24,183	71%	D	1	2	1
230120110	VMU	VMU	0.22	\$ 160,604	\$ 67,682	30%	D	1	2	1
230120120	VMU	VMU	0.18	\$ -	\$ -	0%	V		2	2
230132050	VMU	VMU	0.17	\$ 8,917	\$ -	0%	V		2	2
230132070	VMU	VMU	0.94	\$ 22,406	\$ 20,878	48%	D	1	8	1
230132160	VMU	VMU	0.35	\$ 540,509	\$ 116,897	18%	U	1	3	3

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
230132170	VMU	VMU	0.34	\$ 126,801	\$ 148,818	54%	D	1	3	1
230132180	VMU	VMU	0.78	\$ 292,196	\$ 414,599	59%	D	1	7	1
230141010	VMU	VMU	0.19	\$ 438,600	\$ 171,360	28%	D		2	0
230141020	VMU	VMU	0.29	\$ 102,972	\$ 171,623	63%	D	4	3	4
230141030	VMU	VMU	0.16	\$ 175,011	\$ 69,998	29%	D		2	0
230141040	VMU	VMU	0.09	\$ 50,991	\$ 43,708	46%	D	1	1	1
230141050	VMU	VMU	0.15	\$ 8,940	\$ 17,622	66%	D	1	2	1
230141060	VMU	VMU	0.23	\$ 63,951	\$ 200,501	76%	D	2	2	2
230141070	VMU	VMU	0.16	\$ 10,459	\$ 8,767	46%	D	1	2	1
230141080	VMU	VMU	0.12	\$ 10,121	\$ 35,685	78%	D	1	1	1
230141090	VMU	VMU	0.11	\$ 60,709	\$ 69,624	53%	D	1	1	1
230141100	VMU	VMU	0.16	\$ 364,140	\$ 130,050	26%	D		2	0
230141110	VMU	VMU	0.12	\$ 45,469	\$ 62,147	58%	D	1	1	1
230141120	VMU	VMU	0.12	\$ 312,603	\$ 36,746	11%	U	1	1	1
230141130	VMU	VMU	0.12	\$ 183,772	\$ 113,505	38%	D	1	1	1
230141170	VMU	VMU	0.18	\$ 296,749	\$ 96,594	25%	D	2	2	2
230141200	VMU	VMU	0.14	\$ 101,219	\$ 135,415	57%	D		2	0
230141210	VMU	VMU	0.27	\$ 9,833	\$ 25,967	73%	D	1	3	1
230141220	VMU	VMU	0.27	\$ 116,841	\$ 46,617	29%	D	1	3	1
230141230	VMU	VMU	0.18	\$ 140,585	\$ 70,543	33%	D	1	2	1
230141240	VMU	VMU	0.18	\$ 194,582	\$ 112,802	37%	D	1	2	1
230141250	VMU	VMU	0.18	\$ 91,168	\$ 42,542	32%	D	1	2	1
230141260	VMU	VMU	0.18	\$ 353,736	\$ 88,434	20%	U	1	2	2
230141270	VMU	VMU	0.18	\$ 134,127	\$ 68,774	34%	D	1	2	1
230141280	VMU	VMU	0.18	\$ 137,659	\$ 63,092	31%	D	1	2	1
230141310	VMU	VMU	0.34	\$ 154,932	\$ 216,923	58%	D	1	4	1
230141330	VMU	VMU	0.4	\$ 119,251	\$ 177,459	60%	D	6	6	6
230141360	VMU	VMU	0.05	\$ -	\$ -	0%	V		1	1
230141380	VMU	VMU	0.15	\$ 86,480	\$ -	0%	V		2	2
230141390	VMU	VMU	0.34	\$ 70,102	\$ 3,501	5%	U		3	3
230141400	VMU	VMU	0.46	\$ 79,157	\$ 60,053	43%	D	2	4	2
230141410	VMU	VMU	0.76	\$ 238,685	\$ 97,290	29%	D	1	7	1
230141420	VMU	VMU	0.22	\$ 357,000	\$ -	0%	V		2	2
230142010	VMU	VMU	0.12	\$ 280,908	\$ 62,944	18%	U	1	1	1
230142020	VMU	VMU	0.13	\$ 9,833	\$ 19,705	67%	D	1	2	1
230142030	VMU	VMU	0.19	\$ 157,913	\$ 88,563	36%	D	1	2	1
230142040	VMU	VMU	0.32	\$ 10,732	\$ 28,674	73%	D	1	3	1
230142050	VMU	VMU	0.18	\$ 10,956	\$ 60,765	85%	D	7	2	7
230142060	VMU	VMU	0.18	\$ 48,733	\$ 41,818	46%	D	1	2	1
230142070	VMU	VMU	0.18	\$ 237,823	\$ 56,211	19%	U	1	2	2
230142080	VMU	VMU	0.18	\$ 317,947	\$ 127,177	29%	D		3	0
230142090	VMU	VMU	0.55	\$ 35,859	\$ 93,264	72%	D	10	10	10
230142150	VMU	VMU	0.11	\$ 465,000	\$ 59,000	11%	U	1	1	1
230200015	VMU	VMU	0.08	\$ 108,556	\$ 120,617	53%	D	4	1	4
230200025	VMU	VMU	0.09	\$ 118,407	\$ 118,407	50%	D	4	1	4

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
230200035	VMU	VMU	0.09	\$ 123,707	\$ 127,869	51%	D	1	1	1
230200045	VMU	VMU	0.09	\$ 118,407	\$ 118,407	50%	D		1	0
230200055	VMU	VMU	0.09	\$ 123,707	\$ 126,359	51%	D	1	1	1
230200065	VMU	VMU	0.09	\$ 123,707	\$ 123,707	50%	D		1	0
230200075	VMU	VMU	0.09	\$ 118,407	\$ 118,407	50%	D		1	0
230200085	VMU	VMU	0.08	\$ 118,407	\$ 121,528	51%	D		1	0
230200095	VMU	VMU	0.11	\$ 123,707	\$ 123,707	50%	D		1	0
230200105	VMU	VMU	0.09	\$ 118,444	\$ 118,444	50%	D	1	1	1
230200115	VMU	VMU	0.09	\$ 123,707	\$ 123,707	50%	D	1	1	1
230200125	VMU	VMU	0.1	\$ 118,407	\$ 118,407	50%	D		1	0
230200135	VMU	VMU	0.1	\$ 118,407	\$ 118,407	50%	D	1	1	1
230200145	VMU	VMU	0.09	\$ 123,707	\$ 123,707	50%	D		1	0
230200155	VMU	VMU	0.09	\$ 118,436	\$ 118,436	50%	D		1	0
230200165	VMU	VMU	0.09	\$ 123,707	\$ 123,707	50%	D	2	1	2
230200175	VMU	VMU	0.1	\$ 116,238	\$ 116,238	50%	D	2	1	2
230200185	VMU	VMU	0.1	\$ 123,707	\$ 123,707	50%	D	2	1	2
230200195	VMU	VMU	0.08	\$ 123,707	\$ 123,707	50%	D	1	1	1
230200205	VMU	VMU	0.08	\$ 118,407	\$ 118,407	50%	D	1	1	1
230200215	VMU	VMU	0.08	\$ 123,707	\$ 123,707	50%	D	1	1	1
230200225	VMU	VMU	0.08	\$ 118,407	\$ 118,407	50%	D	1	1	1
230200235	VMU	VMU	0.08	\$ 123,707	\$ 123,707	50%	D	3	1	3
230200245	VMU	VMU	0.08	\$ 123,707	\$ 123,707	50%	D	2	1	2
230200250	VMU	VMU	0.15	\$ 211,964	\$ 14,254	6%	U	1	2	2
230200260	VMU	VMU	0.02	\$ 12,059	\$ -	0%	V		1	1
230210045	VMU	VMU		\$ 415,650	\$ 415,650	50%	D	3	1	3
230210065	VMU	VMU		\$ 499,800	\$ 499,800	50%	D	1	1	1
230210075	VMU	VMU		\$ 494,700	\$ 494,700	50%	D	4	1	4
230210085	VMU	VMU		\$ 573,750	\$ 573,750	50%	D	1	1	1
230210095	CM	VMU		\$ 184,785	\$ 180,735	49%	D	1	1	1
230210105	VMU	VMU		\$ 612,000	\$ 612,000	50%	D	1	1	1
230210115	VMU	VMU		\$ 192,865	\$ 465,809	71%	D	1	1	1
230210125	VMU	VMU		\$ 143,014	\$ 324,184	69%	D	1	1	1
230210135	VMU	VMU		\$ 499,800	\$ 499,800	50%	D	10	1	10
230210145	VMU	VMU		\$ 428,400	\$ 428,400	50%	D	1	1	1
230210155	VMU	VMU		\$ 586,500	\$ 586,500	50%	D	1	1	1
230210165	VMU	VMU		\$ 41,137	\$ 232,068	85%	D	1	1	1
230210175	VMU	VMU		\$ 433,500	\$ 433,500	50%	D	1	1	1
230210185	VMU	VMU		\$ 425,850	\$ 425,850	50%	D	1	1	1
230210195	VMU	VMU		\$ 433,500	\$ 433,500	50%	D		1	0
230210205	VMU	VMU		\$ 179,552	\$ 202,178	53%	D	1	1	1
230210215	VMU	VMU		\$ 448,800	\$ 448,800	50%	D	1	1	1
230210225	VMU	VMU		\$ 428,400	\$ 428,400	50%	D	1	1	1
230210235	VMU	VMU		\$ 41,133	\$ 231,048	85%	D	1	1	1

**NOTES:**

1. See "Development Potential by Zone District" for an explanation of terms and methodology.
2. Column AA classifies the development status of each parcel according to the following abbreviations:

**Table B-3**  
**Vacant and Underutilized Moderate and Above-Moderate Sites**

Parcel No.	GP	Zoning	Acres	Land Value	Impr. Value	Ratio	AA	BB	CC	DD
D = Developed U = Underutilized V = Vacant 3. Columns BB through DD classify the development potential of each parcel according the following abbreviations: E = Existing Development (No. of Residential Units) M = Maximum Development Potential (No. of Residential Units) R = Realistic Development Potential (No. of Residential Units)										

## **Appendix C Public Participation Summary**

Public participation is an important component of the planning process in Ojai, and this update to the Housing Element has provided residents and other interested parties numerous opportunities for involvement. Five public meetings were held between July and December 2013 to consider the Housing Element. Public notices of all workshops and hearings were published in the local newspaper in advance of each meeting, as well as posting the notices on the City's website. The document was also circulated to housing advocates and nonprofit organizations representing the interests of lower-income persons and special needs groups (see Table C-1 containing a list of organizations notified of opportunities for participation). After receiving comments on the draft Housing Element from the State Housing and Community Development Department, a proposed final Housing Element was prepared and made available for public review prior to adoption by the City Council.

The following is a list of opportunities for public involvement in the preparation of this Housing Element update. Public meetings were televised on Channel 10, the local public access channel.

Joint City Council/Planning Commission study session	July 8, 2013
Planning Commission hearing	August 21, 2013
City Council hearing	September 10, 2013
Planning Commission hearing	November 20, 2013
City Council hearing	December 10, 2013

Following its adoption by the City Council on December 10, 2013, the Housing Element was transmitted to HCD for review.

Issues raised at the public workshops and hearings along with a description of how these issues have been addressed are summarized in Table C-2.

**Table C-1**  
**Housing Element Notification List**

Housing Organizations	County of Ventura
• House Farmworkers	• Planning Department
• Cabrillo Economic Development Corporation	• LAFCO
• Ventura County Areawide Housing Authority	<b>Each School District Operating within the City</b>
• Peoples Self Help Housing	• Ojai Unified School District
• Ventura County Tri-Counties Regional Center	<b>Association of Governments</b>
• Many Mansions	• Southern California Association of Governments (SCAG)
• Ventura County Homeless Coalition	• Ventura County Association of Governments (VCOG)
• Habitat for Humanity Ventura County	<b>Special Districts Operating within the City</b>
• Amcal Housing	• Ojai Valley Sanitary District
	• Watershed Protection District
	• Casitas Municipal Water District
	• Ventura County Regional Sanitation District
Persons Asking to be Notified	Utility Companies
• Cal Trans	• Southern California Gas
• John Broesamle	• Southern California Edison
• Jim Ruch	<b>SB 18 Consultation</b>
• Bill Miley	• Santa Ynez Band of Mission Indians
	• Coastal Band of the Chumash Indian
	<b>Miscellaneous</b>
	• Ojai Basin Groundwater Management Agency
	• Golden State Water Company
	• Air Pollution Control District
	• Ventura County Public Works (Transportation Division)

**Table C-2**  
**Housing Element Public Comment Summary**

Comment	Response
Are the program actions described in the Housing Plan required to be completed by February 2014?	No, state law requires that the Housing Element be adopted by February 2014 in order to avoid the requirement for future updates on a 4-year cycle rather than the normal 8-year cycle.
Can different height limits be established for different properties?	Yes, zoning regulations can be tailored to apply different development standards to different properties on the basis of different site characteristics.
With regard to resource limitations (water, etc.) must the restrictions be applied equally to all projects?	In order to minimize constraints on affordable housing, cities often exempt affordable housing from certain restrictions that apply to market-rate housing.
Can the Housing Element include a program regarding Inclusionary Housing even though there is not sufficient time to work out the details prior to the adoption deadline?	Yes, the Housing Element can include a statement of intent to adopt an Inclusionary Housing Ordinance with the details to be established as part of the Code amendment process after the Housing Element is adopted.
Since conceptual plans have shown that 2-story development is feasible at the required density of 20 units/acre, will that be enough to support the establishment of a 2-story height limit?	Conceptual plans for specific sites provide strong evidence that a 2-story height limit does not pose an unreasonable constraint to affordable housing development in Ojai. This information, together with other factors such as the City's permit procedures, fees, and efforts to facilitate affordable housing will contribute to HCD's determination of whether the City's regulations provide reasonable opportunities for development.
The City should try to encourage construction of more new 2 <sup>nd</sup> units in addition to its efforts to legalize unpermitted units. Additional 2 <sup>nd</sup> units can provide more affordable housing options to reduce the need for large projects.	Program 3 in the draft Housing Element includes a provision to consider refinements to the standards for new 2 <sup>nd</sup> units in order to encourage more property owners to take advantage of this option.
Water supply and traffic congestion are critical problems in the Ojai Valley. Our housing plans and programs should take these limitations into account.	State law delegates responsibility for allocating housing needs to state and regional planning agencies. In Ventura County, SCAG is the agency with responsibility for preparing the Regional Housing Needs Assessment (RHNA). Preparation of the RHNA is a multi-year process that provides opportunities for local governments to submit information regarding local issues such as water supply and traffic. The RHNA for the 2014-2021 period is final, and there is no opportunity to change the allocation to Ojai for the current planning cycle. However, SCAG updates the regional growth forecast every 4 years, and Ojai should work cooperatively with VCOG and SCAG to ensure that future forecasts and RHNA allocations accurately reflect environmental constraints such as water supply and road capacity.
Our focus should be on facilitating affordable housing development, not market-rate housing.	The focus of the Housing Element is on housing at the low- and moderate-income levels. While statewide policies such as the RHNA process include identification of needs for above-moderate-income housing, most of the analysis and policy emphasis in the Housing Element is on the needs of lower-income households and persons with special housing needs, such as those with disabilities.
City-owned property could be used for affordable housing. The City should form partnerships with non-profits and use grant funds to assist affordable housing production.	The City does own property that could potentially be developed for affordable housing. The City Council is responsible for balancing a variety of public needs including public services, infrastructure, and sound fiscal planning as well as affordable housing. The City will continue to work cooperatively with non-profit developers to seek funding assistance and suitable locations for affordable housing.

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# **City of Ojai General Plan**



## **Land Use Element**

**Final**

# Land Use Element

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# Land Use Element



## INTRODUCTION

### **BACKGROUND AND PURPOSE OF THE LAND USE ELEMENT**

Ojai is a special place that evokes a certain small town feeling in those who live or visit here. Upon entering Ojai, one cannot help but gain an understanding of what small towns really are; Ojai's character harkens back to the "traditional" small town, not the modern conception of what small town image should be. For residents and visitors alike, Ojai is a friendly, comfortable place; it is familiar. For those who were raised in small towns, Ojai invokes reminders of home; for those who were raised in larger cities, Ojai encompasses the best that can be imagined of small town life.



*Residents characterize Ojai as a "small town" or "village," avoiding the term "city" because of its connotations of large size and unbridled growth.*

The Land Use Element of the General Plan sets forth Ojai's vision of its future the means by which the City will protect its small town character. The Land Use Element outlines the City's fundamental land use philosophy regarding appropriate types, intensity, and location of new development, and appropriate means for maintaining the area's environmental, social, physical, and economic health and vitality. The Land Use Element, therefore, focuses on the organization of the community's physical environment into logical, functional, and visually pleasing patterns that are consistent with local social values. Of primary concern are the *type, intensity, location, and character* of land uses that will be permitted in the future.

Ojai's overall land use pattern is well established, and is not intended to substantially change over time. Future growth will primarily consist of infill development. However, as this infill occurs, the City will face significant challenges. Ojai's natural setting and significant environmental features need to be protected, and at the same time, private property rights need to be recognized.

Ojai residents recognize that preservation of the community's small town character is not a matter of chance, but requires concerted action and vigilance. Thus, the City has established residential and commercial growth management programs, as well as design guidelines. The effect of these programs is to ensure that the rate, scale, type, and character of new development contributes to, rather than detracts from, Ojai's unique character.

# Land Use Element



## GOAL AND OBJECTIVES

Despite significant economic, technological, and social changes in California, the residents of Ojai have been successful in preserving their community's character and the features that make Ojai such a desirable community. This has required integrating current planning tools with innovative ideas and a clear sense of community priorities and vision. These priorities and vision form the basis for Ojai's land use goal and objectives.

### *City of Ojai Land Use Element Goal and Objectives*

#### *Goal*

*It is the goal of the City of Ojai to achieve a well-designed, high quality, and functional balance of land uses which reflects Ojai's unique character and community values, and which integrates the resolution of local and regional issues contained in other elements of the Ojai General Plan.*

#### *Objectives*

*In implementing this goal, it is the objective of the City to:*

- *identify and use the unique aspects of the community that comprise the "Ojai experience" as a benchmark for new development;*
- *provide a residential living environment that encourages a diversity in lifestyles, allows for a mixture of uses which support pedestrian accessibility, and provides housing opportunities for all socioeconomic groups;*
- *preserve Ojai's small town character and maintain a built environment that does not detract from Ojai's natural environment;*
- *maintain a vibrant tourist economy which is in balance with Ojai's small town life;*
- *manage the interrelationship between attaining Ojai's vision of its future and actions taken by other organizations and agencies in such a manner as to facilitate achievement of each party's vision of the future; and*
- *manage the growth and pace of development to ensure that community resources are sustainable, and capable of meeting the needs of both present and future residents.*

*Figure 1 - Land Use Element Goal and Objectives*

# Land Use Element



## LEGAL AUTHORITY

Under State Law (Government Code Section 65302[a]), every City and County is required to adopt, as part of its General Plan, a Land Use Element which:

*"designates 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..."<sup>1</sup>*

In addition, the General Plan Land Use Element may address other subjects or geographical areas (both within or outside the City limits) which relate to the physical development of the City. Furthermore, State Law suggests that the elements of the General Plan focus attention on issues of greatest community concern.

Table I-2, *Index to the Location of State Mandated General Plan Issues Within the Ojai General Plan* within the Introduction section of the General Plan, provides an index reference of State General Plan requirements and under which section of the Ojai General Plan the State requirement is fulfilled.

## ELEMENT ORGANIZATION AND FORMAT

To assist the reader in using the General Plan, the Land Use Element is structured around five general themes, which represent a summary of specific community characteristics and concerns that provide the framework for the land use policy included in the Land Use Element. These themes include: preserving Ojai's small town character, maintaining compatibility between Ojai's built and natural environments, balancing small

<i>Policy Directives</i>
<i>Goal: A general, overall and ultimate purpose, aim, or end toward which the City will direct effort.</i>
<i>Objective: A specific statement of desired future conditions toward which the City will expend effort in the context of striving to achieve a broader goal.</i>
<i>General Plan Approach: Discussion as to how the City will resolve relevant issues and manage its future.</i>
<i>Policies: Actions, activities, priorities, and policy direction that, when incorporated with the General Plan approach, detail how goals and objectives will be accomplished.</i>

Figure 2 - Policy Directives

<sup>1</sup> Pursuant to Government Code Section 65302a, areas within Ojai that are subject to flood hazards are identified in the Safety Element.

# Land Use Element

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town life with a vibrant tourist economy, managing the pace and growth of development, and integrating Ojai's vision with actions taken by other agencies. The Land Use Element is organized into the following sections below.

**Introduction:** A brief overview of the background and purpose of the Element is provided. The Introduction also includes the Element's goals and objectives, which represent the first level of policy directives for the Land Use Element.

**General Plan Approach and Policies:** The General Plan Approach and Strategies represent the directives that the City will use to manage its future, guide new development, and to protect the natural environment and the character of the community (see Figure 2).

**Implementation and Monitoring Program:** The Implementation and Monitoring Program is the City's blueprint for action. The program includes a presentation of a specific set of actions designed to implement Ojai's goals, objectives and strategies. The action program includes the full range of specific steps necessary to translate the vision described in the Land Use Element into reality.

# Land Use Element



## GENERAL PLAN APPROACH

### *PRESERVING OJAI'S SMALL TOWN CHARACTER*

**I**t is the Ojai General Plan's approach to preserve the community's "small town" character by using the physical, environmental, and social aspects of the community that form its character as the criteria for determining the appropriateness of new development. Thus, new development must respect or enhance the City's small town feel and fit in with the existing land use pattern. A key component to Ojai's approach is to use the unique community attributes, overall community structure, and individual architectural and urban design features that together create Ojai's unique small town character. These will also act as the guiding principles for the design of new development projects, thus achieving a compatible "fit" between new development and the existing characteristics of the surrounding community, neighborhood, and area where they are developed (see Figure 3).

The residents of Ojai share a common goal of ensuring that the existing "sense of community" is maintained, and that local social values are reflected in community and governmental decision making and the City's development review process.

### *Ojai's Land Planning and Design Approach:*

*New developments shall use Ojai's unique community attributes, structure, and features as the guiding principles for all new project designs.*

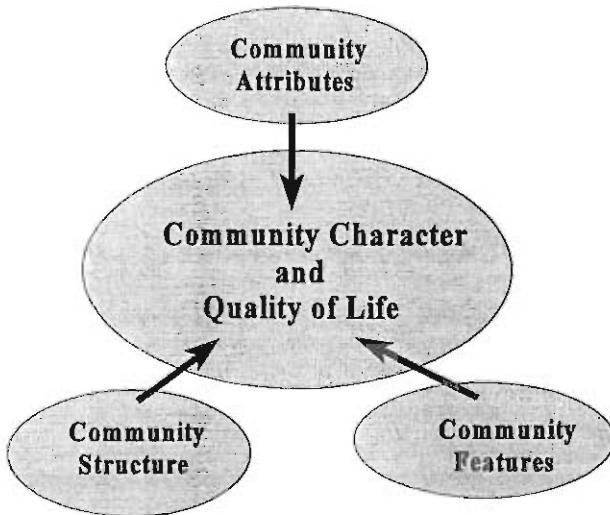


Figure 3 - Planning and Design Approach

# Land Use Element



The following provides a general description of the attributes, structure, and features that together make up Ojai's small town character. Community standards for all new development in Ojai are also detailed in the General Plan Land Use Implementation and Monitoring section of the Land Use Element.

## ***Community Attributes***

As part of its approach to land use planning and community design, the Ojai General Plan recognizes a number of unique community attributes that together create Ojai's small town character. These attributes include those aspects of life in Ojai which attracted residents to the Ojai Valley, as well as what keeps residents from moving somewhere else. New development is to be compatible with these attributes to ensure compatibility with Ojai's community character.

### ***Ojai Community Attributes***

*Ojai is a quiet, peaceful community whose picturesque valley setting, architectural character, and protected natural environment combine to provide a refuge from the chaotic sprawl of the metropolitan Los Angeles area. It is a community that:*

- ...is first and foremost a place for people and families to live quality lives;*
- ...protects its unique small town character and cultural heritage;*
- ...is not dominated by automobiles, "corporate architecture," or suburban subdivisions;*
- ...respects its physical environment, and protects the distinctive natural environment of the Ojai Valley; and*
- ...successfully blends the best of small town lifestyles and a tourist economy.*

*Figure 4 - Community Attributes*

## ***Community Structure***

Ojai's community structure is comprised of five general types of land uses: Rural/Open Space, Suburban, Village, Employment-Generating, and the Downtown. Overall, Ojai is surrounded by a ring of rural and open space lands which provide definition to the developed portions of the community. Within this ring are a variety of suburban density residential neighborhoods, as well as commercial developments, which are generally located along Ojai Avenue. North of the downtown area is a village-type area of older residential neighborhoods mixed with small scale commercial development. At the center of Ojai is a traditional small town downtown which functions as the civic, cultural, and social heart of the

# Land Use Element



community. Southeast of downtown is an area of small industrial uses, as well as a larger suburban business park development. New development needs to not only establish a functional relationship with its site and surrounding properties, but must also establish a comfortable fit with the overall structure of the community as described below (see Figure 5).

In requiring that new development be consistent with existing land use patterns and character, the General Plan recognizes that Ojai's unique land use character is composed of a number of different types of uses that when taken together add interest and diversity to the community. It is Ojai's intent, therefore, to preserve this same diversity and individuality in new residential and commercial development while ensuring that all new development "fit" with the surrounding characteristics of each neighborhood area.

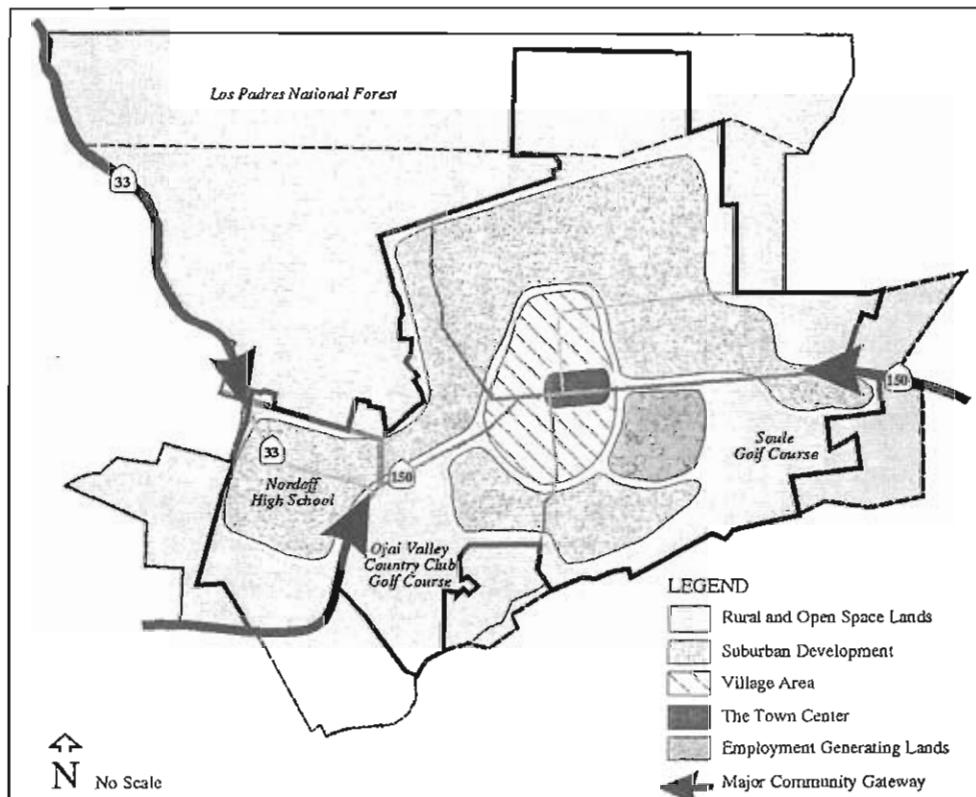


Figure 5 - Community Structure

It is the intent of the General Plan to retain the community's existing land use structure. This structure is depicted in the General Plan Land Use Plan which outlines the general distribution of land uses that, along with the Land Use Element text, define the types and intensities of uses, densities, standards and, in some cases, the conditions under which the uses are considered to be appropriate.

# Land Use Element



The Land Use Plan carries out the community's goal to guide future development and manage growth in a way that promotes the health, safety, and welfare of Ojai residents. A copy of the Land Use Plan is provided in a map pocket at the end of the General Plan.

## *Rural and Open Space Lands*

One of the most unique characteristics of Ojai is that the edge of development is defined by an abundance of open land which surrounds the community. Physically, Ojai is bordered on the north by the Santa Ynez Mountains and the Los Padres National Forest, and on the south by Sulphur Mountain. These topographic features stand as a backdrop to the community, and add opportunities for significant views and vistas both to and from the community. The predominant development pattern along the highway corridors leading east and west from Ojai is made up of a mixture of large citrus groves, range land, and other agricultural uses. These rural and open land uses provide an important separation between the City of Ojai and surrounding communities, and are a significant component of Ojai's small town character.



*The Ojai Valley*

It is the City's intent that the large unbroken expanses of open lands around the perimeter of the community be preserved. Development within these perimeter lands is intended to consist of agricultural open space and very low intensity development (less than 1 dwelling unit/10 acres [du/ac]).

## *Suburban Development*

The perimeter of Ojai's existing developed lands consists of suburban development, much of it newer single family detached residential homes in the familiar Southern California style. These neighborhoods were generally developed as individual entities with few points of entry and little connection to the overall community, and are designed physically and architecturally to facilitate automobile travel. There is no easy connection to walking/bicycle paths, trails or designated bicycle lanes leading into the center of town. The lack of street trees and the presence of tract housing, including sidewalks at curbs, serves to further disconnect some of these developments with the character of Ojai. It is the city's intent not to repeat this style of development.



## Land Use Element

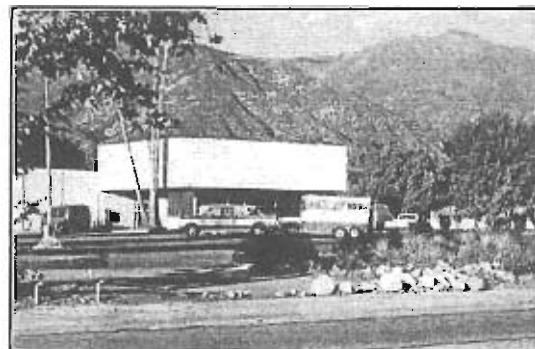
There are, however, some excellent examples of suburban neighborhoods within Ojai, which will serve as models for future neighborhoods. The "Arbolada" is a subdivision that, at one time, comprised the outer edge of the developed town. Its rock and tree-lined streets meander with the topography and serve to tie a diverse collection of older and newer homes together with a strong "sense of place" that is unmistakably Ojai.



*The Arbolada*

In addition to the Arbolada, older residential neighborhoods in the vicinity of the downtown can serve as models for future development. These neighborhoods exhibit a grid street pattern, and were built by individual contractors, meaning that each home is a unique architectural statement, even though many of these neighborhoods consist of modestly sized homes. The elimination of tract housing with its repetitive architecture is key to preserving Ojai's unique small town character.

There is also a substantial amount of suburban commercial development that is distinguished by large front setbacks and parking between the street and buildings. Most of this development occurred during the past 30 years, and is located on the perimeter of the community at the west and east ends of Highway 150. In addition, one such area of suburban style development can be found just to the west of the town core. This area is composed of grocery, banks, restaurants, and other related commercial uses. The large building setbacks and street-oriented parking make the area unfriendly to pedestrians and bicyclists, and creates an unfortunate barrier between the neighborhood to the west and the town center to the east. The General Plan strives to avoid recreating this style of commercial development. Instead, the General Plan intends that new commercial development be small in scale, and similar in character to commercial development found in and around the downtown area. In these areas, buildings are close to the street, and encourage pedestrian and bicycle access between buildings.



*Suburban Commercial Development*

# Land Use Element



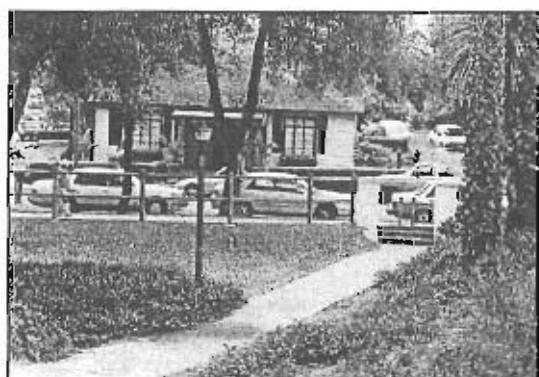
## Village Area

As one approaches the downtown area from almost any side street, buildings become noticeably more dense, as lots become smaller and lot coverage increases. Building setbacks lessen, and residential uses are mixed in with a variety of low intensity commercial uses, such as lodging, realty, small medical and other service-related office space, as well as some retail shops, such as antique stores and art galleries.



*Village Development*

The older residential neighborhoods in the central portion of Ojai reflect a traditional style of development which is currently enjoying a revival throughout the United States, and which the City wants for its newer neighborhoods. These traditional or "neotraditional" neighborhoods feature a grid street system, and tend to de-emphasize the presence of automobiles by using narrower street sections than are typically found in suburban style developments. The design of individual houses also supports de-emphasizing the role of automobiles by reducing the visual prominence of the garage, often placing the garage at the rear of the lot with access provided via an alleyway. Rather than being mass produced as part of a large scale tract, housing in these older neighborhoods tends to be more individual. Although they are not necessarily large or lavish, each house has a unique architectural design that is not repeated throughout a



*Commercial Development within an Established Ojai Neighborhood*

# Land Use Element



neighborhood as it would be in a suburban subdivision. It is this traditional style of development that Ojai desires for its future.

Commercial development within this area is pedestrian in scale, unique in their use (art galleries, bed and breakfast) or focused at serving the personal service needs of the surrounding neighborhoods. It is this style of mixed-use development that Ojai desires for its future.

## *The Town Center*

Found primarily in and around Ojai's historic downtown, the area's development pattern is characterized by smaller, contiguous buildings located at the immediate edge of the public right-of-way. These smaller buildings with many shop storefronts and entries ensure a busy pedestrian atmosphere. Most of the buildings in and around the town core are low-lying, one and two story structures of plaster, wood or masonry exterior.

The strength of Ojai's town core as a memorable place can be attributed to the vision of Edmond Drummond Libbey, whose financial support in the early 1900s resulted in the formalized plan for the town centered on a civic park and small commercial district. It is the intent of the Ojai General Plan to preserve this focus on a civic park (Libbey Park), and to retain the small size of the central commercial district. The architecture of the downtown's key structures includes the arcade, which brought together a row of diverse commercial buildings behind an elegant Spanish colonnade, and the post office, whose tower serves as a visual landmark to signify arrival at the center of town. Although many intrusions and diverging styles have been developed in and around this center, the images of these two structures as a relaxed but elegant backdrop to the park are so strong that their impression seems to leave little room for anything else. New development within the downtown area is to be smaller in scale than these structures, and should not compete for visual prominence with them. New development should also incorporate the pedestrian-friendly design of the traditional downtown, with buildings set at the sidewalk and parking located behind.



*The Arcade at the Town Center*

In most circumstances, there is a sharp line of delineation between the "village" areas around the town center and the center itself. Often, a transition in street

# Land Use Element

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width and improvements can be seen at the point of transition, corresponding with a change in building type and lot coverage, which does well to emphasize the ending of one district and the beginning of another.

It is the community's intent to recognize the significant impact that a traditional downtown has had on Ojai's image as a small town by ensuring that new development be compatible with the area's historic and architectural features, as well as the civic and cultural focus the area provides to the community. Through the implementation of General Plan policies, Ojai will strive to retain the Town Center's importance as a traditional downtown for the enjoyment of visitors as well as residents.

## *Employment-Generating Lands*

To the east of Libbey Park, southeast of the downtown area, is an area of small industrial uses, as well as a larger modern business park. Industrial development outside of the business park primarily consist of small uses on individual lots. Immediately east of Libbey Park are areas zoned for manufacturing use that are primarily residential in character, as well as areas that consist of a mix of residential and industrial uses. It is the intent of the General Plan to both protect existing residential uses, as well as to allow for an expansion of employment opportunities by establishing:

- expanded opportunities for home occupations to include such uses as cabinet shops, custom furniture manufacturing, artists galleries, and others;
- areas permitting a mix of residential and employment-generating uses, including establishment of appropriate development standards for these areas; and
- performance standards for industrial uses located adjacent to residential areas.

## *Community Features and Architectural Imagery*

*To achieve a successful fit with Ojai's small town character, new development should be compatible with neighboring architecture and not overshadow local community landmarks.*

Ojai's small town character has largely been created and is anchored by the many identifiable landmark buildings, and is reflected in the type, scale of architectural features that are used throughout the community. It is Ojai's intent to use local community landmarks, as well as the architectural imagery they possess, as the palette to be used in the design of new developments. To successfully implement this approach, new development will be required to integrate existing community architectural and design features which, as identified in the General Plan, support the community's efforts to preserve the small town character.

# Land Use Element



The Ojai General Plan also identifies several special areas in the community that possess unique development and design opportunities and needs. Within these areas, Ojai's approach to land use planning is to provide conceptual designs in the implementation portion of the Land Use Element to provide project designers with a starting point from which new developments may be created that fit with the community's small town character. These conceptual designs can be found beginning on page 36 of the Land Use Element.

## ***MAINTAINING COMPATIBILITY BETWEEN OJAI'S BUILT AND NATURAL ENVIRONMENTS***

*The Ojai General Plan recognizes Ojai's stewardship role in the management of the natural environment.*

The Ojai Valley's natural environment is a critical component of the community's overall character. Probably the best example of the priority that Ojai places on preserving the area's natural environment and forcing man-made features to fit into that environment is the City's policy toward oak tree preservation. Large oak trees, which would be removed as part of road construction or widening projects in most cities, remain within Ojai's streets and rights-of-way as ongoing reminders of Ojai's emphasis on development fitting *around* rather than *over* the natural environment.

Historical accounts of the Ojai Valley's development often refer to the wealth of resources, both mineral and natural, that could be found in the "Upper Ojai" area. As is the case for many of Ojai's current residents, those who originally settled in the area were looking for opportunity and a more healthy way of life. As time has passed, the natural beauty of the Valley has been preserved, tempering the pace and intensity of new development.

More than simply expressing an affinity for the Valley's natural environment, the General Plan is an important tool for defending that environment. The approach of the General Plan is to provide for the protection of the natural environment and those resources which comprise the character of the community recognizing that new development may be a threat to their preservation.



*Oak Tree Preservation*

# Land Use Element



*Beasant Meadows*

Protecting the area's natural hillsides and ridge lines, as well as protecting remaining open lands, are important concerns of the General Plan, which takes a broad view of the environment, recognizing that concerns extend beyond the City's boundaries and immediate physical environment to other issues such as water resource conservation, areawide drainage and flood control,<sup>2</sup> solid waste management, and protection of air quality. This broad view of the environment also extends geographically, and is reflected in General Plan provisions related to regional planning and visioning programs, including programs that indirectly affect the City of Ojai.

The Ojai General Plan land use approach recognizes that the City must take a stewardship role in the management of the natural environment in both Ojai and the larger Ojai Valley where impacts to natural resources would impinge on community character and the quality of life of Ojai residents. In the review of individual projects, the Ojai General Plan considers natural features such as established trees, arroyos, streambeds, meadows, hillsides, and viewshed as critical elements of a project design that are to be proactively preserved and embellished upon in the design of new development.

## **BALANCING SMALL TOWN LIFE WITH A VIBRANT TOURIST ECONOMY**

The General Plan recognizes that Ojai residents have expressed the need to nurture and expand the range of community events that bring the community together and keep residents and families involved in local activities. Along with the physical components that comprise Ojai's small town character, the large number of community cultural activities available to Ojai residents is a significant element of its small town character and strong sense of community. For a town of its size, Ojai has an unusually active community in terms of community events, such as the Ojai Music Festival, Summer Concert Series, Ojai Tennis Tournament, PGA Seniors Golf Classic, Ojai Mexican Fiesta, and the Ojai Theater Company's "Shakespeare in the Park." Ojai also boasts extensive public and private cultural facilities, such as art galleries and studios, as well as Libbey Bowl, which houses concerts and theater productions.

<sup>2</sup> Identification of areas within the City that are subject to flooding is included in the Safety Element.



## Land Use Element



*Tourist Oriented Business*

Tourism plays a significant role in supporting these cultural facilities and activities. Over the years, Ojai's dramatic setting and small town character have attracted exclusive private schools and resorts to the area. This, in turn, has created a local market for the purchase of works produced by local artists, as well as a demand for specialty retail uses far beyond that which could be supported by Ojai's resident population. This vibrant, visitor serving economy, in turn, gives the City the

ability to provide services and facilities that are not normally available in towns of Ojai's size.

While the area's visitor serving economy provides substantial benefits, it can at times, also impinge on the area's small town character by attracting large numbers of people, particularly during major events. Because the location of community, cultural, and tourist facilities encourages considerable pedestrian and bicycle activity within the Town Center, congestion in this area during major community events can be highly disruptive. In addition, residents occasionally raise the concern that Ojai's commercial sector caters too much to tourists, featuring expensive specialty goods, and sometimes neglects the daily shopping needs of local residents.

It is the intent of the General Plan to both enhance the City's ability to continue to foster the community spirit that major events bring to the community, as well as to provide opportunities for new business which cater to local needs to grow and become successful. The City will continue to tap into the community's volunteer resourcefulness to ensure community events are a part of, but are not imposed on Ojai's small town character. Implementation of the Village Mixed-Use land use designation will provide opportunities for new locally serving businesses, and improve pedestrian accessibility within the City's town center without negatively impacting the City's small town character.

### **MANAGING THE PACE OF GROWTH AND DEVELOPMENT**

The pace of development in the 1970s alerted the City of Ojai to the problems of rapid growth -- degradation of air and water quality, congested streets, and an inability for area public services and facilities to keep up with increasing demands. Mass produced suburban housing tracts with their repetitive architecture nearly replaced traditional neighborhoods as the predominant housing type within the City. Unconstrained growth threatened to forever change the small town character that made Ojai such an desirable community and had attracted such an interest in

## Land Use Element



development. Thus, in 1979, the City adopted residential growth controls to manage the pace of single family and multiple family development. Affordable housing projects, such as the recently completed 21 unit Montgomery Oaks development, were exempted from residential growth controls.

Through the 1980s, commercial development continued. It became apparent that air and water quality were still threatened, traffic congestion continued to mount, and public services and facilities still struggled to maintain pace with the area's rate of growth. Commercial centers were being developed at a rate faster than the City's rate of population increase, and as commercial development expanded in a nearly continuous corridor along Ojai Avenue, the vitality of the downtown area was at risk. In addition, Ojai's overall small town character was threatened as the City became increasingly commercial in nature, and the City's commercial base tilted toward serving the area's tourist population. Thus, in 1991, the City adopted commercial and office growth controls to tie the rate of commercial and office development within the City to the City's rate of population growth.

The purposes of the City's growth control ordinances remain valid today, and it is the intent of the General Plan that growth controls remain in effect as long as is necessary to ensure the following:

- Community features and attributes of Ojai's small town character are protected.
- Quality of life and open space areas within the City of Ojai are preserved.
- Public services and facilities are able to serve both existing and new development in an economical manner within present and future budget constraints.
- New development not overburden the area's transportation facilities, nor require the widening or construction of new roadways in a manner inconsistent with the preservation of significant community or environmental features or attributes.
- A balance of housing types are available to accommodate all economic segments of the community, including older persons on fixed incomes.
- A balance is maintained between the City's residential, commercial, and office sectors, protecting the community from becoming essentially commercial or tourist oriented.

# Land Use Element



## INTEGRATING OJAI'S VISION WITH ACTIONS TAKEN BY OTHER AGENCIES

The City of Ojai is not an island, but is part of a larger valley community, and has a population that is smaller than that of surrounding unincorporated areas. The overall valley community encompasses large areas of unincorporated County lands, including the mountainsides and agricultural lands that are a critical component of the Ojai's picturesque setting and small town character.

Through its "Guidelines for Orderly Development" and the Ojai Valley Area Plan, Ventura County has established a means for coordinating its land use planning activities with those of the City within its adopted "sphere of influence" and "area of interest." However, Ojai's existing adopted "sphere of influence" and "area of interest" do not encompass all of the areas of concern to the future well-being of the City<sup>3</sup>. Where needed, the policies and programs of the Ojai General Plan are directed to these additional areas of concern outside of the formal boundaries established by Ventura County and the County Local Agency Formation Commission (LAFCO).



*The Ojai Valley*

Because Ojai is situated in an enclosed valley with substantial unincorporated lands and a significant unincorporated population, actions taken by Ventura County within these unincorporated areas can have a profound impact on the City and its residents' quality of life. Development within unincorporated areas escalates traffic volumes along City streets, increases demands on City parks and other public facilities, such as libraries and schools, and often introduces impacts that are incompatible with Ojai's small town character.

<sup>3</sup>

Sphere of influence refers to the area adopted by the County LAFCO, comprising the City's "ultimate boundaries." According to County policy, the City is to be primarily responsible for land use planning within its sphere, and applicants for development will be encouraged to annex their properties into the City. The "area of interest" is an area established by County policy within which applications for land use permits are referred to the City for review and comment. Within the area of interest, the County is primarily responsible for land use planning, and urban development is to be limited to existing communities as designated on the County General Plan.

# Land Use Element



In addition, major development upwind of Ojai along the State Highway 33 corridor can significantly impact air quality within the City of Ojai. Apart from simply monitoring regional programs that might have an affect on the General Plan study area, new regional planning efforts have and will demand that local agencies provide the necessary data and feedback relative to their planning activities. Since much of what is decided at the regional level is based on data generated by individual participating cities, Ojai's approach will be not only to participate in providing information about the City, but also to actively monitor and comment on the conclusions reached.



Highway 33

*The City will insist that local valley-wide interests be protected and that County planning programs reflect local conditions and valley wide community values.*

In the past, Ojai residents and the City studied the feasibility of establishing a "valley-wide city." While this concept was found to have merit as a tool for ensuring coordination of land and environmental management policies in the Ojai Valley, the concept was found to be economically infeasible. In addition, the residents of smaller unincorporated communities, such as Meiner's Oaks, wished to retain their separate identities. As a result, the Ojai General Plan emphasizes coordination and cooperative actions between agencies. The role of the City's General Plan in addressing land use and land and environmental management policy outside of the present City limits is to mitigate potential impacts of development and other activities occurring within the unincorporated portions of the Ojai Valley, and to provide a basis for cooperative action between the City and Ventura County.

While management of land use and roadway capacity along State Highway 33 between Ventura and the Ojai Valley is critical to Ojai's future, it is largely in the hands of Ventura County and Caltrans. Decisions made by the County to permit development along the corridor, as well as decisions by the County and Caltrans to increase the capacity of the State highway or to defer such efforts have the potential for creating widespread changes in Ojai's quality of life by reducing or increasing the ease of commuting to work in Ventura, or by eliminating or exacerbating a fundamental development constraint.

Thus, the City of Ojai will work both on the local and valley-wide levels to enhance local valley resident's representation in regional planning efforts. In working with the County of Ventura, the City will insist that *local, valley-wide* interests be protected and that County planning programs reflect local conditions and valley wide community values.

# Land Use Element

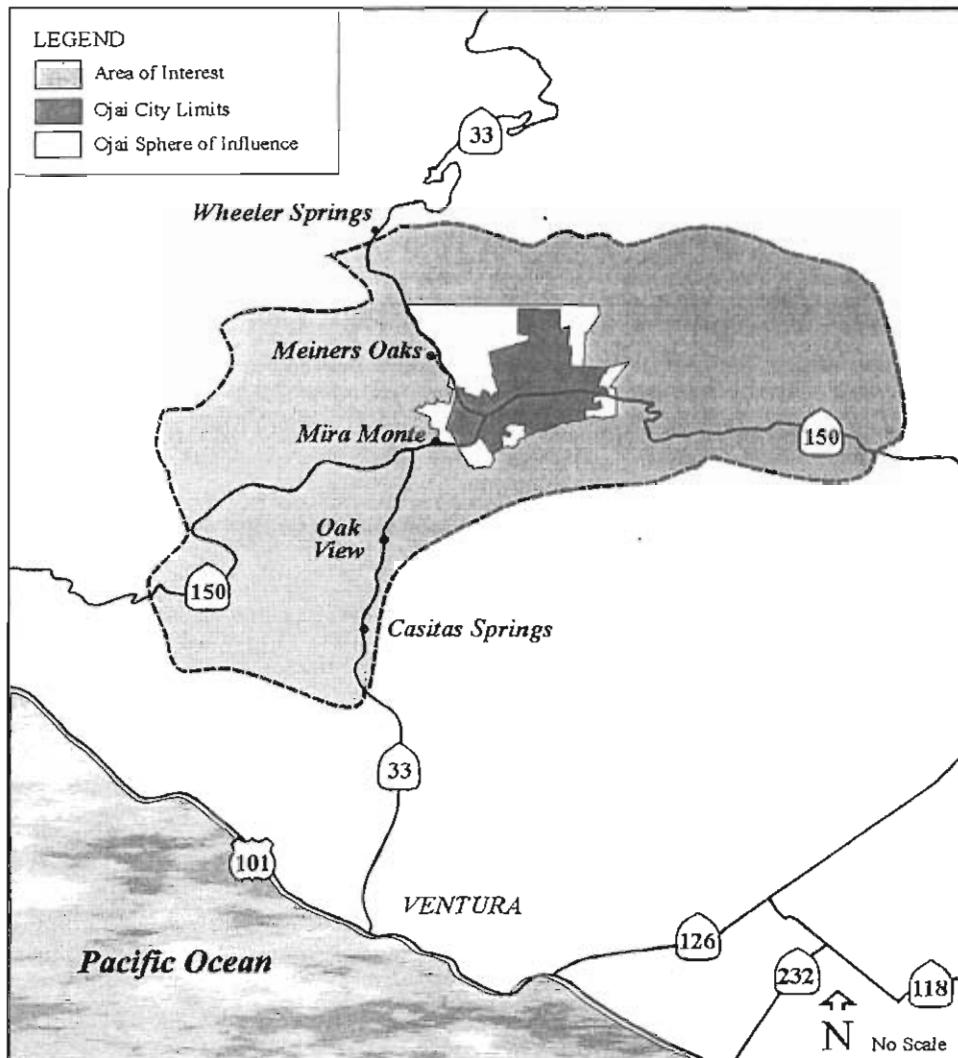


Figure 6 - General Plan Study Area and Area of Interest

It is Ojai's vision that the City and its individual communities and neighborhoods need not abandon their local social values in pursuit of a "greater" regional good, and that no one group should have to accept the brunt of the impacts of a regional solution, nor should any group be forced to accept the brunt of other's possible inaction toward a solution. It is thus a guiding tenet of the Ojai General Plan that both the benefits and impacts of management decisions related to land use, environmental regulation, and traffic flow need to balance regional and citywide needs with the needs of the City's individual neighborhoods. Likewise, it is not appropriate for a jurisdiction, neither the County nor the City, in approving a development project, to *internalize* the benefits of development, and *externalize* the related impacts.

# Land Use Element



## LAND USE ELEMENT POLICIES

### *PRESERVING OJAI'S SMALL TOWN CHARACTER*

- LU-1 Emphasize retention of Ojai's natural environmental setting, small town character, and scenic features as a priority over the expansion of urban areas.
- LU-2 Preserve the following physical components of Ojai's small town character, along with the desirable features of individual neighborhoods, and incorporate them into the design of new development wherever feasible.
- a well-defined urban area surrounded by open spaces and grazing and agricultural lands;
  - a traditional grid street system with limited collector streets and arterial highways, wherein residences front on most streets and there is a noticeable lack of suburban subdivisions bounded by block walls;
  - preservation of existing mature trees in place;
  - a lack of mass produced housing tracts with repetitive architecture, resulting in neighborhoods that feature a custom home atmosphere;
  - residential streetscapes dominated by broad canopy trees and oaks within some streets and street rights-of-way;
  - provision of multi-family living environments in small projects distributed along or in close proximity to the length of the Ojai Avenue corridor;
  - retention of a feeling of "openness" and preservation of views of the hills and mountains which form the Ojai Valley, defining the extent of urban development, as well as preservation of the natural character of these hillside areas;
  - preservation of significant community monuments such as Libbey Park, the arcade, and the post office, as well as the visual prominence of these features within the downtown area;
  - a traditional small town downtown which is pedestrian friendly, of higher intensity than the balance of the community, and which has a unique historical architectural character;
  - a generally low profile form of development;

# Land Use Element

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- a clear lack of corporate architecture in the area's commercial sector, emphasizing instead distinct architectural forms within various commercial neighborhoods;
  - commercial signage which is integrated into the overall site and architectural design of the projects they identify, whose materials are compatible with adjacent architecture, and which portrays its message in an unobtrusive manner in the minimal amount of space feasible;
  - an emphasis on the retention of natural landforms and the natural environment over its conversion to urban forms; and
  - an emphasis on ease of pedestrian and bicycle access and transportation.
- LU-3 Maintain an inventory of land uses that provides diverse economic, social, and cultural opportunities; reinforces the characteristics that make Ojai a desirable place to live; and integrates complementary land uses in a manner which minimizes vehicle miles traveled within the community.
- LU-4 Create and maintain places and opportunities for the residents of Ojai to interact, exchange ideas, and realize common goals of a unified community. Integrate plazas and focal points into new commercial and multiple family developments.
- LU-5 Promote a mix of urban and rural residential neighborhoods which encompass a range of housing types that:
- provide a refuge from the congestion of nearby metropolitan areas;
  - are visually attractive and compatible in intensity, dwelling unit size, and structural design with the need to protect the community's small town character;
  - provide adequate housing opportunities to meet the needs of present and future Ojai residents; and
  - protect the density and character of existing residential neighborhoods, avoiding large concentrations of multiple family developments by distributing such developments into an adequate number of smaller-sized multiple-family housing sites adequate to meet the City's housing objectives for all economic segments of the community

# Land Use Element



- LU-6 Maintain an adequate inventory of commercial lands for the provision of goods and services to the community that:
- meets the needs of Ojai residents and visitors without increasing the present proportion of commercial and office development (other than which is within the Maricopa Specific Plan) to the City's residential population;
  - contribute to a sound local economic base; and
  - are visually attractive and compatible in intensity, building scale, and architectural design with the community's natural environment and small town character.
- LU-7 Promote a mix of attractive, employment-generating business park and industrial land uses that provide a sound and diversified economic base, and that are compatible with the community's overall small town character.
- LU-8 Within commercially viable agricultural areas, permit only land uses which are oriented toward maintaining the long-term viability of agriculture and require minimum parcel sizes consistent with long-term agricultural use.
- LU-9 Ensure that all extensions of public services and facilities to facilitate land use changes are accomplished in a manner consistent with the provisions of the Ojai General Plan.
- Prohibit the extension of urban services into areas designated for agricultural, open space, or rural uses.
  - Ensure that existing residents and businesses are not burdened with either the capital or operations and maintenance costs of public services and facilities needed to serve new development.
- LU-10 Require that new developments be at an appropriate density or intensity based upon compatibility with the majority of existing surrounding uses.
- As part of the development review process, treat the densities and intensities outlined in the Land Use Element for specific designations as the *maximum* allowable, and do not approve the maximum allowable density or intensity unless the proposed project is consistent with provisions of each of the elements of the Ojai General Plan.
  - Require that adequate buffering and transitions be provided between dissimilar uses.

# Land Use Element



- Where a question of compatibility exists, require the new use to conform to the lower intensity.
  - As part of the development review process, new development or the alteration of existing development is to be viewed not only as a freestanding object, but also as part of a street, neighborhood, and as part of the entire community.
  - Require that the bulk and massing of new structures relate to the prevailing or planned scale of adjacent development.
  - Require that setbacks from streets relate to existing setbacks along the street, the scale of the structure, and the desired character of the development.
  - Require that new development respect the views of existing developments; provide view corridors which are oriented toward existing or proposed community amenities, such as parks, open spaces, and natural features.
- LU-11 Limit the intensity of new development to that which is consistent with the long-term availability of the resources needed to support existing and future developments, as well as can be supported by adequate public services and facilities within present and reasonably foreseeable budget limitations.
- Permit new developments only where and when adequate water and sewer infrastructure can be ensured by providing systemwide infrastructure improvements in advance of needs. Where construction of master planned facilities is not practical in advance, permit the construction and use of on-site facilities only to the extent that future construction of the master planned facilities will not be jeopardized<sup>4</sup>.
  - Ensure that new development will not exacerbate congestion problems along State Highway 33 between Ojai and Ventura or along local roadways.

<sup>4</sup>

Within low and very low density residential areas, septic tanks may be used for sewage disposal in lieu of community sewer system, subject to applicable health requirements.

# Land Use Element



## ***MAINTAINING COMPATIBILITY BETWEEN OJAI'S BUILT AND NATURAL ENVIRONMENTS***

- LU-12 Recognize Ojai's natural environment as a key community asset, and establish a system wherein the natural environment will be protected not only as an amenity for the developed portions of the City but also because of a sense of responsibility and commitment to good stewardship of the natural environment.
- LU-13 Ensure that new development is consistent with the provisions of the Ojai General Plan Open Space, Conservation, Safety, and Noise elements.
- LU-14 Limit the intensity of development within existing open space lands that are not committed to long-term open space to that which is consistent with their environmental values, sensitivity of specific environmental features, and their contribution to the overall small town character of the community.
- LU-15 Improve traffic flow and eliminate traffic congestion through a combination of limiting land use intensity and expansion of roadway capacity where such expansion is compatible with the environmental values (i.e., preservation of Ojai's small town character, oak tree preservation, etc.) expressed in the General Plan and with the need for preserving Ojai's small town character.
- LU-16 Limit the use of land within the occupied habitats of rare, endangered plant or animal species to permanent open space.

## ***BALANCING SMALL TOWN LIFE WITH A VIBRANT TOURIST ECONOMY***

- LU-17 Recognize and support visitor serving uses as an integral part of community life, and ensure that visitor serving uses and activities are designed and managed in such a manner that they are secondary to Ojai's small town character and identity as a desirable place to live.

## ***MANAGING THE PACE OF GROWTH AND DEVELOPMENT***

- LU-18 Limit the rate of residential, commercial, and office development as necessary to:
  - preserve the attributes and physical features which comprise Ojai's small town character as expressed in the General Plan;
  - maintain a balance between the expansion of the City's population and its commercial and office sectors, as well as between the City's local and tourist economies;

# Land Use Element



- ensure the adequacy of public services and facilities, including schools, and avoid exacerbating congestion on area roadways and regional highways; and
- protect vital resources such as air and water quality.

## ***INTEGRATING OJAI'S VISION WITH ACTIONS TAKEN BY OTHER AGENCIES***

- LU-19 Establish a sound basis for the City of Ojai to work with Ventura County, Caltrans, and other public service agencies to ensure that actions taken by these agencies do not adversely affect Ojai's quality of life or its unique small town character.
- Identify opportunities for joint programs to further common interests in a cost efficient manner.
  - Assist agencies providing services within the City of Ojai, as well as agencies involved in land use, transportation, and the provision of public services and facilities within unincorporated areas adjacent to the City to understand the importance and physical components of, as well as the potential impacts of their actions on preserving Ojai's small town character.
  - Work with agencies providing services within the City of Ojai, as well as agencies involved in land use, transportation, and the provision of public services and facilities within unincorporated areas adjacent to the City to resolve differences in the interests and concerns that might exist between them and the City of Ojai.
- LU-20 Maintain a system of inter-jurisdictional communications and development review that respects the values of adjacent communities and that equitably distributes both the benefits and impacts associated with a proposed project.
- LU-21 Establish and maintain a local data base for use in local, county, and regional planning efforts. Through monitoring of regional planning activities, ensure that information is used to provide an understanding of the regional implications of local land use decisions and the local implications of regional land use decisions.

# Land Use Element



## IMPLEMENTATION AND MONITORING PROGRAM

### INTRODUCTION

The Ojai General Plan Implementation and Monitoring Program describes the specific actions necessary to implement the community's vision as expressed in General Plan goals, objectives, approach, and strategies. Where appropriate, the program uses a "checklist" style format to help guide City decision makers, project designers, and the public through the General Plan implementation and monitoring process. The Implementation and Monitoring Program is organized into five separate components (see box at right).

### *Implementation and Monitoring Program Components*

- ✓ *Development Review*
- ✓ *Intergovernmental Coordination and Community Involvement*
- ✓ *Special Studies and Programs*
- ✓ *General Plan Review and Update*
- ✓ *Implementation Monitoring*

### DEVELOPMENT REVIEW

The Development Review component presents a comprehensive set of development review criteria to be applied to new planning, public improvement, and development projects within Ojai. The development review criteria are used to help determine the consistency of proposed new development with policies contained in the Ojai General Plan Land Use Element. The criteria has been developed to answer the following fundamental questions:

- ✓ Is the project consistent with the General Plan designations and Land Use Map?
- ✓ Has the project been included within the residential or commercial growth allocations as determined by the Ojai Growth Management Plan?
- ✓ Does the project meet General Plan public facilities performance standards?
- ✓ Is the project consistent with City wide or specific area design concepts and planning principles?

# Land Use Element



## *Is the Project Consistent with the General Plan Designations and Land Use Map?*

All developments will be reviewed to determine whether proposed land uses are consistent with the site's General Plan Land Use designation. An initial determination can be made by comparing the proposed land use with the specific location on the General Plan Land Use Map. Development projects, whether new or expansions to existing uses, are permitted by the development intensity of their site as indicated on the General Plan land use map and as listed below. Development intensities outlined in the General Plan Land Use Element may be permitted **only if** the proposed project is consistent with all relevant policies, review criteria, and approach contained in the General Plan and all relevant standards contained in the Development Review Program.

*The identification of a maximum intensity on the General Plan Land Use Map does not imply that all parcels could be developed at their maximum intensity or that any specific parcel is entitled to the maximum intensity.*

The Ojai General Plan Land Use map is located in a map pocket at the end of the General Plan.

## *Agriculture*

**Agriculture (AG):** The primary purpose of areas designated as Agriculture is to provide for agricultural uses and related open land uses which are considered to be an important environmental and economic asset to the City of Ojai. In addition, the Agriculture designation is intended to preserve lands best suited for agricultural activities from the encroachment of incompatible uses; to prevent the intrusion of urban development into agricultural areas in such a manner as to make agricultural production uneconomical or impractical; to provide appropriate areas for certain open uses of land which are not injurious to agricultural uses but which may not be harmonious with urban uses; and to promote the public interest by encouraging, preserving, and protecting such uses within the General Plan study area. Uses include those which are associated with the commercial production or preprocessing of agricultural crops or livestock, along with limited residential uses.

Primary Use:	Agricultural
Acres:	642.88
Maximum Use Intensity:	1 du/10 acres
Population Intensity:	0.23 person/acre

## *Residential*

**Very Low Density Residential (VLR):** The primary purpose of areas designated Very Low Density Residential

Primary Use:	Single family residential
Acres:	974.69
Maximum Use Intensity:	0-1 du/acre
Population Intensity:	2.3 persons/acre

\*Minimum lot size may apply as indicated on the General Plan land use map.

# Land Use Element



is to provide a quasi-rural atmosphere for individuals and facilities who desire a high degree of freedom and independence from their neighbors and yet maintain the benefits associated with City services. This designation is typically found around the edges of the community and is used as a transition to protected natural features such as the Los Padres National Forest, surrounding hillsides, and active agricultural and farming operations. Uses include single family residences on a single lot, the keeping of large animals, and individual private recreation facilities.

**Low Density Residential (LR):** The primary purpose of areas designated as Low Density Residential is to provide for a transition from lower density quasi-rural areas within the General Plan study area to more urban uses. Uses include detached single family residences on a single lot, the keeping of large animals, and individual private recreation facilities.

Primary Use:	Single family residential
Acres:	483.60
Maximum Use Intensity:	1-2 du/acre
Population Intensity:	4.6 persons/acre

**Medium Density Residential (MR):** The primary purpose of areas designated as Medium Density Residential is to provide for a single family development within a neighborhood context. This designation includes both custom and tract styles of residential development. The Medium Density Residential designation provides a transition of uses from low to higher residential densities and family residences on a single lot. Uses include detached single family residences on a single lot.

Primary Use:	Single family residential
Acres:	432.57
Maximum Use Intensity:	3-4 du/acre
Population Intensity:	9.25 persons/acre

**Medium High Density Residential (MHR):** The primary purpose of areas designated as Medium High Residential is to provide for an area of transition from single family densities to those found in the Village Mixed-Use designation. This designation includes single family residential on individual lots up to eight attached dwelling units on a parcel.

Primary Use:	Attached single, family residential
Acres:	140.23
Maximum Use Intensity:	up to 8 du/acre
Population Intensity:	18.5 persons/acre

**High Density Residential (HR):** The primary purpose of areas designated as High Density Residential is to provide for the orderly development of high density, multiple-family residential development in a manner that will be compatible with surrounding properties and protect neighborhood character and values. It is intended that this designation be located on the periphery of less

Primary Use:	Multiple family residential
Acres:	3.75
Maximum Use Intensity:	up to 15 du/acre
Population Intensity:	34.6 persons/acre



# Land Use Element

intense residential areas and adjacent to major or secondary streets, shopping areas, or other intense land uses. This designation includes detached single family residences on a single lot, single family attached units, as well as multi-family development.

**Special Housing Overlay (SPL):** The primary purpose of areas designated Special Housing Overlay is to identify lands which are appropriate for the development of affordable housing. Projects within the overlay areas may be developed using density increase incentives up to a maximum density, or may be developed within the requirements of the underlying designation. Typical use include the development of senior housing, affordable housing, single resident occupancy facilities, public and private institutional housing, as well as public and private shelters or transitional housing. This designation includes all types of housing units, although medium to high residential densities are considered to be typical.

*Unless otherwise stated, the development of units within the Special Housing designation for the purposes described above are considered to be exempt from growth control policies included in the General Plan.*

## *Commercial*

**General Commercial (GC):** The primary purpose of areas designated as General Commercial is to provide appropriately located areas for the general shopping and commercial service needs of the area residents and workers, as well as the needs of highway users and tourists. Appropriate uses include a range of common retail and personal service uses, specialty, offices, highway oriented uses, financial institutions, hotels and motels, and art and studio facilities.

Primary Use:	Commercial and office uses
Acres:	45.27
Maximum Use Intensity:	0.50 FAR

**Downtown Commercial (DC):** The primary purpose of areas designated as Downtown Commercial is to provide for the establishment of commercial and office related land use types which recognize and are compatible with the historical small town nature of Ojai's downtown Arcade area. Appropriate uses include a wide variety of commercial uses, emphasizing specialty retail and office uses. Typical uses include specialty retail (e.g., handcraft shops, art galleries, bookstores, curio/antique stores, and flower shops), commercial services, professional and business offices, restaurants, markets, cultural facilities, financial institutions, and bed and breakfast inns.

Primary Use:	Specialty commercial
Acres:	9.66
Maximum Use Intensity:	1.50 FAR

# Land Use Element



## Manufacturing

### **Commercial Manufacturing (CM):**

The primary purpose of areas designated as Commercial Manufacturing is to provide for a broad range of manufacturing and commercial uses which are complementary to one another. Typical uses include light manufacturing, commercial sales and services in support of light manufacturing, and warehouse and distribution facilities.

Primary Use:	Limited manufacturing and complementary commercial
Acres:	29.24
Maximum Use Intensity:	0.45 FAR

### **Manufacturing Planned Development (MPD):**

The primary purpose of areas designated Manufacturing Planned Development is to provide for industrial manufacturing, research and development, and office based firms seeking an attractive pleasant working environment within a master planned industrial park development. Appropriate uses include those which can be made compatible with other uses within the community in terms of generation of noise, dust, odors, vibration, glare, air pollutant emissions, traffic and transportation, and the generation and storage of hazardous materials. Typical uses include light manufacturing and assembly, small-scale warehousing and distribution, and research and development. In addition, restaurants, delis, administrative offices, and other business support uses may be permitted.

Primary Use:	Limited industrial and manufacturing
Acres:	18.72
Maximum Use Intensity:	0.45 FAR

## Mixed-Use

**Village Mixed-Use (VMU):** The primary purpose of areas designated as Village Mixed-Use is to provide the opportunity for development of commercial and residential mixed-use projects close to local services and facilities and which foster the use of alternative modes of circulation such as pedestrian or bicycles. Commercial uses allowed within Village Mixed-Use designated areas are intended to serve the needs of the local residents, support the local artist community, and promote community interaction.

Primary Use: Mixture of commercial and residential.

Acres: 58.98

Maximum Land Use Intensity:

Use	FAR	Dwelling Units
Commercial only	0.50	--
Residential only	N/A	8 du/acre
Live/Work	0.50	8 du/acre
Comm/Residential	1.0	8 du/acre
--		

Population intensity ranges from 9.2 persons acre to 18.5 persons/acre.

Within Village Mixed-Use areas, appropriate uses include medium density residential, medical and professional offices, personal services, delis, coffee houses, small cafes, repair shops, florists, music and dance studios, art galleries and studios, artist "live work" combinations, and other uses which are found to be consistent and not more objectionable or detrimental to the general welfare of the surrounding neighborhood.

# Land Use Element



## *Public/Quasi-Public*

**Institutional, Recreational (IR):** The primary purpose of lands designated as Institutional, Recreational is to provide for a variety of uses and activities which have an overall institutional or recreational character, and which will have a non-commercial impact on public services and facilities. Because of the sensitive location of IR-designated lands at a primary entry to the City, provision of substantial open space buffers will be necessary. Typical uses include public and private educational facilities, churches, golf courses, cultural and social service facilities, and hotels.

<i>Primary Use:</i>	Educational, institutional, and recreational open space uses
<i>Acres:</i>	614.63
<i>Maximum Use Intensity:</i>	0.18 to 0.25 FAR

**Public/Quasi-Public (P):** The primary purpose of lands designated as Public is to provide adequate space for the conduct of public and institutional activities within the community. Typical uses include governmental offices and facilities, churches, and cultural facilities.

<i>Primary Use:</i>	Governmental and institutional uses
<i>Acres:</i>	405.83
<i>Maximum Use Intensity:</i>	Variable

## *Open Space*

**Open Space/Resource (OSRE):** The primary purpose of lands designated as Open Space/Resource is to provide areas for the preservation of environmental, historical, or cultural resources, managed production of natural resources, and protection of the public health and safety.

Within areas designated as Open Space/Resource, only uses consistent with the preservation of local environmental, cultural, or historical resources, production of natural resources, and the protection of the public health and safety may be considered appropriate subject to applicable City of Ojai General Plan policies and ordinance provisions. Typical uses include open space preserves, dedicated open space, streams, rivers and open drainage easements, trails, rural campgrounds, nature preserves and sanctuaries, nature parks and demonstration gardens, historic buildings, sites, or cemeteries, agriculture, and very low density residential uses, as well as limited mining or excavation of natural resources.

<i>Primary Use:</i>	Natural open space and dedicated natural recreation and resource areas
<i>Acres:</i>	1,110.09
<i>Maximum Use Intensity:</i>	Intensity is governed by the individual character of each site. Residential density ranges from 1 du/10 acres to 1 du/80 acres as indicated on the Ojai General Plan Land Use Map.
<i>Population Intensity:</i>	Ranges from 0.03 person/acre to 0.23 person/acre.

# Land Use Element



## Specific Plan

### Specific Plan Development (SPD):

The primary purpose of lands designated as Specific Plan Development is to provide an opportunity in which all residential land uses are considered to be appropriate, as well as support uses (i.e., open space and recreation, public facilities, commercial, and all employment generating uses) that may be appropriate subject to applicable General Plan policies and Ojai City ordinances.

Primary Use:	Variable
Acres:	N/A
Maximum Use Intensity:	Land use intensity shall be determined through the development review process. In all cases, the overall intensity shall be compatible with adjacent, existing, and planned land uses.

## Land Use Assumptions

**Land Use Inventory:** The City of Ojai maintains a land use data base and geographic information system (GIS) for all parcels within the General Plan study area.

**Area Measurements:** All land use areas included in the General Plan are measured in net acres. Net acre includes parcel acreage less dedicated street rights-of-way prior to development.

**Maximum Land Use Intensity:** Residential maximums are based on the number of dwelling units per each acre on land. Non-residential maximums are based on a "floor area ratio" or FAR. FAR includes the floor area of the building divided by the net lot area.

$$\text{Example: } \frac{\text{Building Floor Area}}{\text{Net Lot Area}} = \text{Floor Area Ratio}$$

**Population Intensity:** Population intensity is based on average of 2.43 persons per household, with a projected vacancy rate of 5 percent.

**Probable Build Out:** The build out of the General Plan is assumed to be the eventual use of all land within the General Plan study area according to assumption factors contained in the Ojai General Plan Environmental Impact Report.

### Probable Build Out Intensities:

City of Ojai Population (at build out based on 2.43 persons per household, with a projected vacancy rate of 5 percent):

9,327 persons

City of Ojai Dwelling Units (at build out):

3,838 units

Probable Build Out Horizon Year (11 du/year for entire study area):

Year 2050

Figure 7 - General Plan Land Use Assumptions

Development within areas designated as Specific Plan Development is to be processed through the use of a specific plan pursuant to Government Code Section 65450, or similar mechanism. In addition, development within this designation

# Land Use Element



must provide a greater level of community amenities and cohesiveness, achieve superior design, and create a more desirable living environment than could be achieved through conventional subdivision design and requirements.

## ***Has the project been included within the residential or commercial growth allocations as determined by the Ojai Growth Management Plan?***

*The Ojai Growth Management Program is included in Title 10, Chapters 6 and 11 of the Ojai Municipal Code.*

The City of Ojai has a Residential and Commercial Growth Management Program for all residential, commercial, and office development. The Program includes restrictions on both the number of single family and multi-family dwelling units that can be developed each year within the City of Ojai, as well as the annual allotment of new office and retail commercial development according to the amount of population increase predicted in a given year. All new residential and commercial development projects will be reviewed to determine whether the proposal has obtained a development allotment or is exempt (see Table A) from the provisions of the plan.

**Table A - Applicability of Ojai Growth Management Program**

The Ojai Growth Management Program applies to all new residential, commercial, and office development except where the following conditions exist:

- a) The project includes approved senior citizen housing; facilities for the physically handicapped; low-income housing; replacement, alteration, repair, demolition, or construction of structures accessory to residential dwellings.
- b) Commercial development is permitted as of right, or as a discretionary approval within General Plan land use designations *other* than the General Commercial (GC), Village Mixed-Use (VMU).
- c) The project involves the replacement, alteration, repair, demolition, or maintenance of commercial buildings or the construction of structures accessory to existing commercial buildings.
- d) The project involves building additions and expansions to existing principal commercial uses or structures, provided it does not involve the construction of a separate structure and does not exceed 25 percent of the existing principal commercial use or structure.

*Source: Ojai Municipal Code Title 10 Chapters 6 and 11.*

## ***Does the project meet General Plan public facilities performance standards?***

All new development projects will be reviewed to identify applicable public services that will be affected by the proposed project. Development projects within Ojai shall not result in a quantifiable reduction in the level of services provided to existing development and as identified in Table B below.

# Land Use Element



Therefore, all development projects must demonstrate that they can either meet these standards or incorporate appropriate actions which:

- ✓ construct and/or pay for the new on-site capital improvements that are required to support the project;
- ✓ ensure that all new off-site capital improvements that are required by the project are available prior to certificates of occupancy;
- ✓ are to be phased so as to ensure that the capital facilities that will be used by the new development are available prior to certificates of occupancy;
- ✓ ensure that, in the event that public services or off-site capital facilities are impacted prior to development, the level of service provided to existing development will not be further impacted by the new development; or
- ✓ provide information that demonstrates to the satisfaction of the City Council that the beneficial impacts of the project outweigh service deficiencies created by the project, and that overriding considerations are appropriate.

**Table B - Municipal Facilities and Services Mitigation Standards**

Facility/Service	Mitigation Standard
Flood Control and Storm Drainage	Adequate facilities to protect structures for human occupancy and major roadways from the 100-year flood.
Water Facilities	Adequate fire flow as established by the Ventura County Fire Protection District, along with sufficient water storage for emergency situations and for maintenance of service pressures on an ongoing basis.
Wastewater Facilities	Provision of sewer service to all commercial, office, and manufacturing uses, as well as to all urban residential areas.  Unrestricted flow in sanitary sewers during average and peak conditions.
Solid Waste Services	Adequate treatment capacity such that the rated capacity of treatment facilities accepting sewage from Ojai is greater than average and peak flows.
School Facilities	Once weekly pick-up of residential solid waste. Street sweeping as needed to meet NPDES requirements. Maintain solid waste diversion goals of 25 percent, and increase to 50 percent by the year 2000.
Park Facilities	Maintain a neighborhood school concept that provides capacity to meet projected enrollment.
	Four acres of active and passive parkland per 1,000 residents.

# Land Use Element



**Table B - Municipal Facilities and Services Mitigation Standards**

Facility/Service	Mitigation Standard
Fire Prevention and Suppression Services	A five (5) minute maximum response time for fire and emergency medical calls on both a citywide and response area basis.  Adequate fire fighter staffing and deployment such that concurrent response can be provided to one emergency medical call and one structural fire call, meeting staffing requirements with regular on-duty fire fighters.
Police Services and Crime Prevention	1.5 Officers per 1,000 population.

*Source: City of Ojai, 1995.*

Prior to approval of any new development or redevelopment project, the applicant shall review the proposed project with representatives of the individual service provider to determine whether all needed facilities and services needed to support the project will be provided in a timely manner. In cases where the new capital facilities needed by new development is greater than the new development's "fair share" of those facilities, at the City's discretion a reimbursement agreement or other financial mechanism may be established to enable the developer to recoup the cost of providing capital facilities beyond the need directly created by the project.

## ***Is the project consistent with City wide or specific area design concepts and planning principles identified in the General Plan?***

All new development will be reviewed to determine consistency with basic General Plan development design concepts and planning principles outlined below:

*To achieve a successful fit with Ojai's small town character, new development should appear to have always existed at the same location.*

### ***Community Design Characteristics and Imagery***

Ojai's small town character is anchored by the many identifiable landmark buildings as well as reflected in the type and scale of architectural features used throughout the community. Project designers will be required to use local community landmarks as well as the architectural imagery they possess as a palette of design approaches to be used in new developments. To successfully implement this approach, new development will be required to integrate existing community architectural and urban design features which, as identified in the following figures, support the community's efforts to preserve Ojai's small town character.

# Land Use Element



## Figure 8 - Ojai's Architectural Landmarks and Diverse Imagery

Ojai's small town character is reflected in many identifiable landmark buildings as well as in the type and scale of architectural features used throughout the community. When put in context with Ojai's reverence for the surrounding natural setting, these identifiable features add to the unique physical character that make the town memorable. It is Ojai's intent to use these local community landmarks and architectural imagery as a palette of design elements to be used in the planning of new development projects.

Ojai's architectural imagery includes those existing design features that individually may go unnoticed but collectively reflect Ojai's unique character. The following pallette of community design features illustrate aspects of existing development that Ojai residents feel are important to the community character, and should be used as examples, not only of "good" or "quality" design, but the type of design details which will help project designers achieve the best "fit" with Ojai's community character.

### Landmarks

Ojai's small town character is reflected in a number of the community's more prominent landmark buildings and public spaces. Libbey Park, for example, demonstrates Ojai's commitment to providing a central public space for community and tourist recreation, social interaction, and cultural awareness. These community landmarks reflect the "image anchors" with which residents and visitors already associate. The City of Ojai intends to take advantage of the design features of such recognizable places, buildings, and landmarks to establish a palette of design features that illustrate how the community's character can be integrated into new development throughout Ojai.



*Post Office: The Ojai Post Office architecture with its prominent bell tower represents both a visual and auditory landmark signifying the arrival at the center of town.*



*Arcade: The architecture of this key landmark includes the arcade, which brings together a row of diverse commercial buildings behind an elegant Spanish colonnade.*



*Libbey Park: A community focal point, the park is a central activity center for local and tourist activities. Libbey Park is characteristic of the traditional town square, or central village green.*



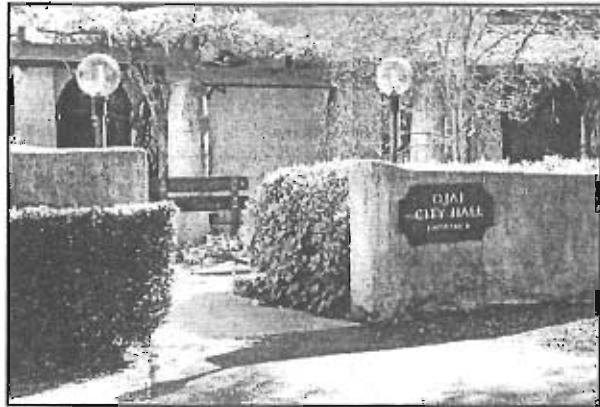
# Land Use Element

**Figure 8 - Ojai's Architectural Landmarks and Diverse Imagery (Con't.)**

## Landmarks



*Ojai Valley Trail:* Once an abandoned rail right-of-way, the Ojai Valley Trail exemplifies Ojai's commitment to encouraging the use of bicycle and pedestrian facilities for alternative transportation.



*City Hall:* Once part of a residential estate, the Ojai City Hall is a good example of adaptive reuse and conservation of Ojai's unique character.



*Arbolada:* The Arbolada exemplifies Ojai's commitment to provide a more relaxed suburban neighborhood designed to fit within a natural setting.



*Highway 150:* Many of the older buildings along Ojai Avenue are reminiscent of Ojai's history as a regional tourist destination. These buildings also reflect the beginning of a type of architecture which was typically seen along California's highways beginning in the 1930s.

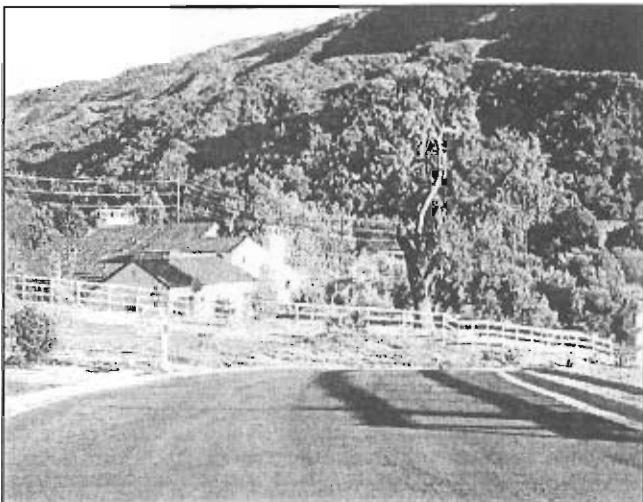


# Land Use Element

**Figure 8 - Ojai's Architectural Landmarks and Diverse Imagery (Con't.)**

## *Viewsheds and Vistas*

The surrounding mountains provide a distinct and memorable backdrop to Ojai. Views of the Topa Topa and surrounding hillsides give the community its sense of refuge; a feeling that Ojai is a place that is protected, tucked away. The preservation and/or enhancement of the existing viewshed will be used as an important project review criteria.



View of Black Mountain from Persimmon Hill Development.



View of the Topa Topa upon arrival at Ojai's west entry.

## *Streets as Public Spaces*

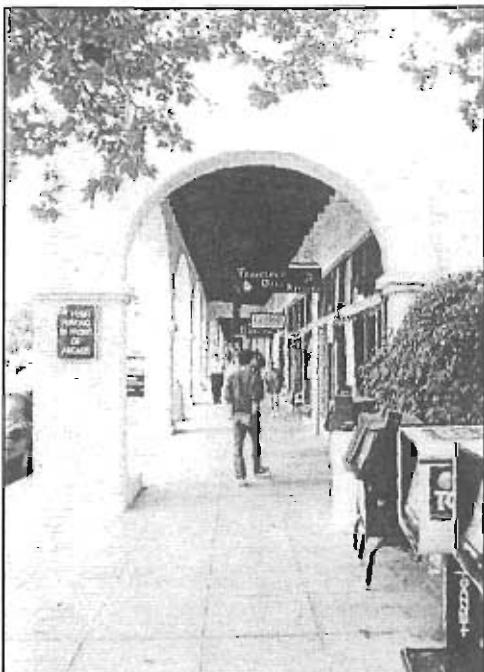
Ojai's streets are considered public spaces where residents, visitors, and business people interact on a daily basis. Ojai recognizes that its streets represent more than just facilities designed to move traffic around and through the community. In some cases, Ojai's streets make a bold statement as to the community's attitudes; the preservation of mature oak trees within the right-of-way for example. In the Arbolada, the streets reflect the relaxed, suburban residential environment. The character of the street changes substantially at the town center, from a soft shouldered, rural edge to a more defined, hard edged cross section. This change helps to reinforce the image of the town center as a true "center," more urban and civic in quality.

As with other aspects of Ojai's physical character, street designs will be balanced with the individual needs of a particular area of the community. Ojai places a priority on creating safe, functional, and logical walking, cycling, and driving opportunities for all users consistent with Ojai's unique character.



***Figure 8 - Ojai's Architectural Landmarks and Diverse Imagery (Con't.)***

## *Streets as Public Places*



The Arcade offers protection for pedestrians as well as adds to a memorable pedestrian experience.



Front porches in the "Village Area" add a pedestrian feel to the neighborhood.

## *Community Architecture*

Most buildings within the community are understated and residential in scale. Traditional building forms, including broad eaves and low-lying roofs, are typical. No single style predominates, except within the town center, where the Spanish colonial architecture of the Post Office and the Arcade establish a strong and memorable civic presence. Successful new development "fits" within the existing area and contributes to the preservation or enhancement of the overall character of the community.



# Land Use Element

**Figure 8 - Ojai's Architectural Landmarks  
and Diverse Imagery (Con't.)**

## Community Architecture



Residential Architecture Style Used for Commercial Purposes



Village Residential

## Architectural Details

Ojai has the quality of being "hand made." This quality is prevalent in the expression of many details that have evolved out of a natural expression of the relationship of the community to its setting. Mortarless rock walls, stone lined street edges, split-rail fences, hand-painted signs, all contribute to the sense of balance between the built and natural environment that prevails throughout the town.



Understated Signage



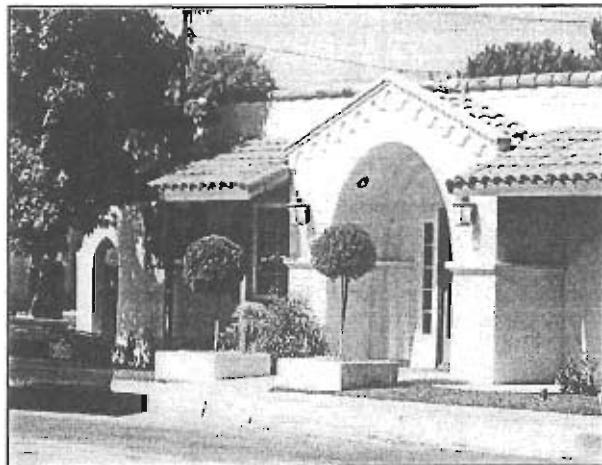
"Sidewalk" Oak Tree

# Land Use Element



**Figure 8 - Ojai's Architectural Landmarks  
and Diverse Imagery (Con't.)**

## *Community Architecture*



Office Use Emphasizing Residential Architectural Styles



Retail Commercial with a Visual Emphasis on  
Landscaping and Front Porch



Real Estate Office with Low Key Signage  
and Residential Architectural Forms



Tourist Commercial with Pedestrian Oriented Signage



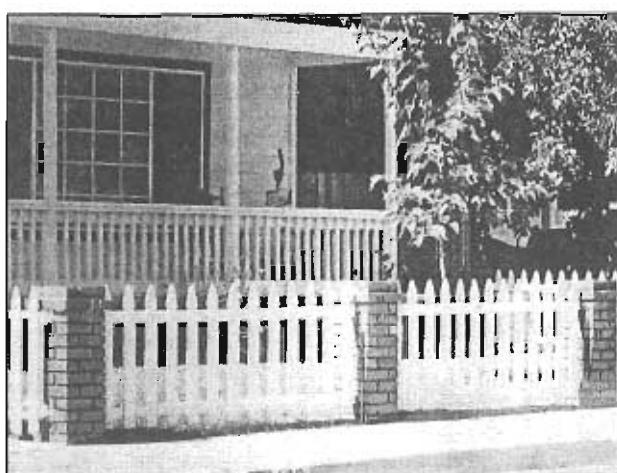
# Land Use Element

*Figure 8 - Ojai's Architectural Landmarks  
and Diverse Imagery (Con't.)*

## Architectural Details



Pedestrian Oriented Signage



Traditional Presentation



Residential Style for Commercial Use

# Land Use Element

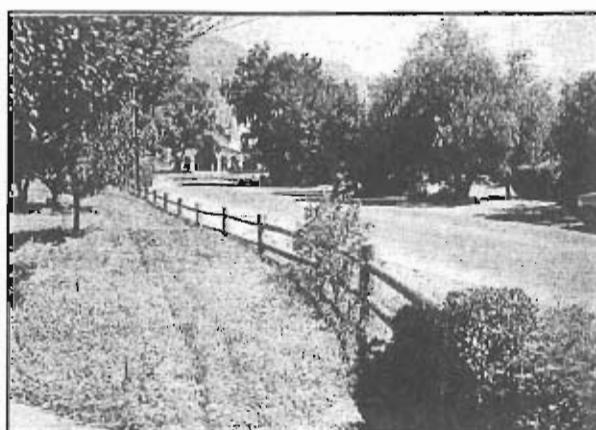


**Figure 8 - Ojai's Architectural Landmarks and Diverse Imagery (Con't.)**

## Architectural Details



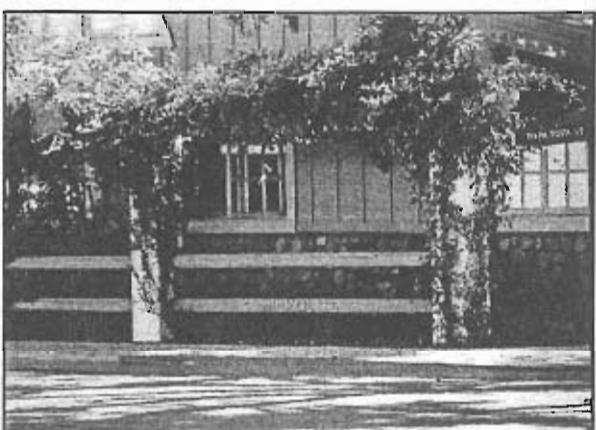
Nontraditional Street Edges



Soft Street Edge



Traditional Front Porch



Unconventional Landscaping Used to Soften the Building Facade

# Land Use Element



## General Plan Area Design Concepts

The Ojai General Plan identifies certain areas within the community that have been identified as having specific development and design opportunities (see Figure 9). As a method to more accurately describe General Plan Land Use policy within these identified areas, the City has created these design concepts to give project designers a starting point from which new developments may be created that fit with the community's small town character. All new development within the areas identified will be required to demonstrate consistency with the design principles included in each of the design concepts presented below.

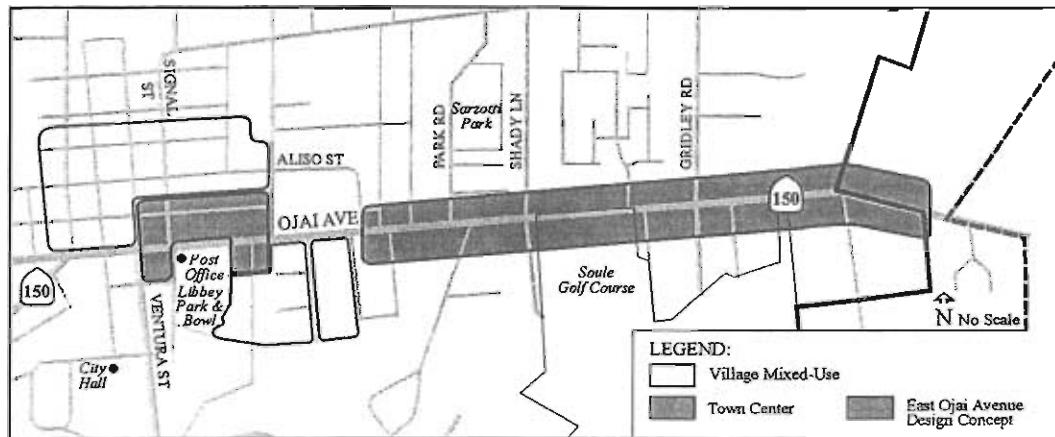


Figure 9 - Special Design Concept Areas

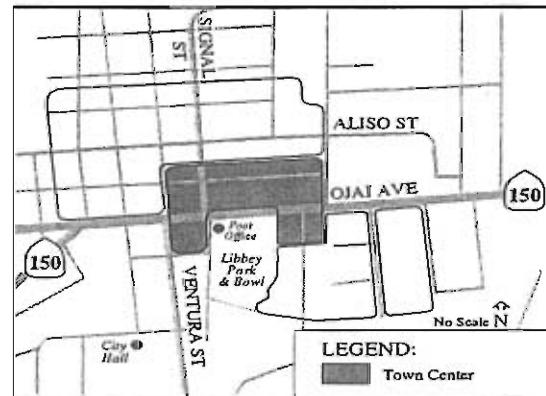


# Land Use Element

**Figure 10 - Ojai Town Center Design Concept**

**Existing Character:** Ojai's Town Center has a delightfully active atmosphere where people tend to park and leave their cars in one place to access a variety of activities on foot. Existing development in the town center has been developed over time using a scale of architecture that encourages community involvement, informal gatherings, and pedestrian movement between uses. Such community activity is highly valued by residents as one of the main components of Ojai's small town character.

The strength of Ojai's town center as a memorable place can be attributed to the vision of Edmond Drummond Libbey, whose financial support in the early 1900s resulted in the formalized plan for the town centered on a civic park and small commercial district. The architecture of its key structures includes the arcade, which brought together a row of diverse commercial buildings behind an elegant Spanish colonnade, and the post office, whose tower serves as a visual landmark to signify arrival at the center of town. Although many intrusions and diverging styles have been developed in and around this center, the images of these two structures as a relaxed but elegant backdrop to the park are so strong that their impression seems to leave little room for anything else.



Other landmarks within Ojai's Town Center include the Ojai Valley Museum, Libbey Park Bowl, Saint Thomas Aquinas Chapel, and the Pratt House. Most of these community landmarks are located within a short distance of one another, close to commercial and community activity centers. Their architectural character and visibility will serve as a benchmark for evaluating the compatibility of new development within nearby areas.

**Land Use and Design Opportunities:** Opportunities for development within the Town Center area are limited due to the lack of large vacant parcels. Infill and redevelopment opportunities, however, are likely to occur in areas north of the downtown Arcade, east and southwest of Libbey Park, near City Hall, as well as the creative and adaptive reuse of existing commercial buildings.

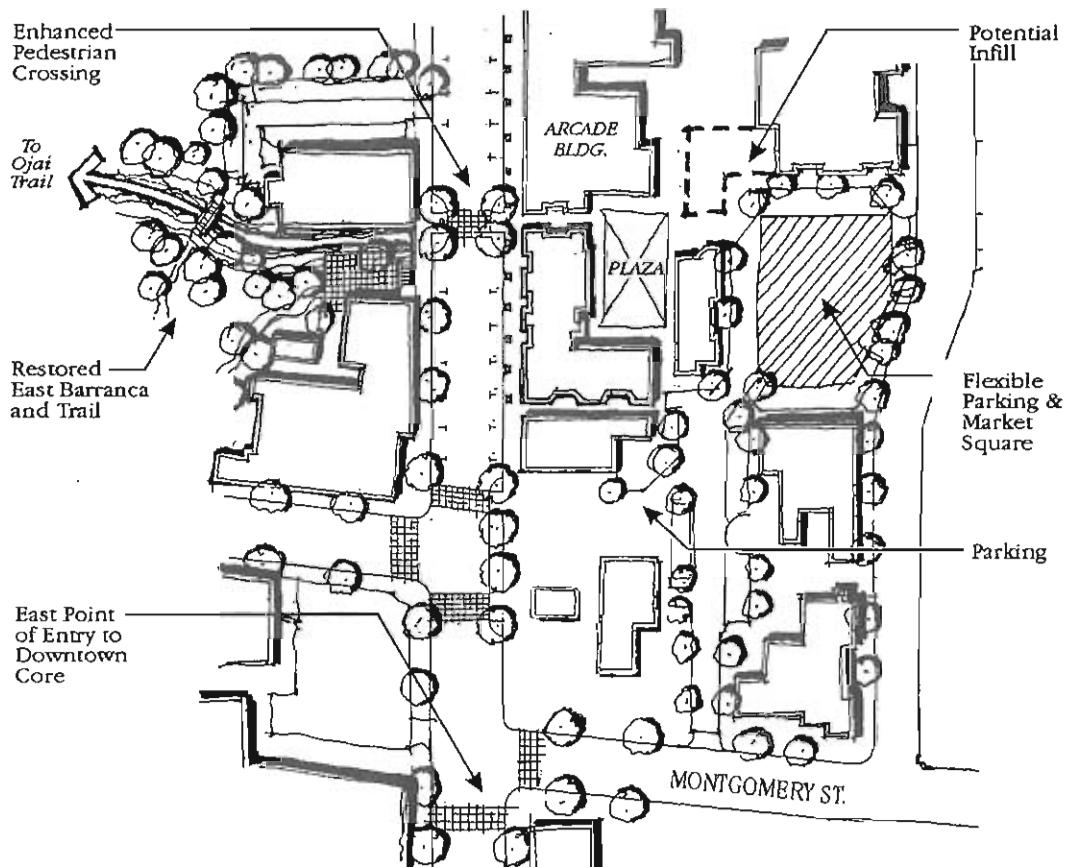


Source: Mainstreet Architects & Planners, 1995.

# Land Use Element



**Figure 10 - Ojai Town Center Design Concept (Con't.)**



Source: Mainstreet Architects & Planners, 1995.

**Design Principles for New and Infill Development:** New and infill development within the Town Center will adhere to the following general design principles:

New development within the Town Center will:

- ✓ Take care not to overshadow the existing historic and landmark architecture
- ✓ Integrate appropriate design features and characteristics found in surrounding development
- ✓ Include a pedestrian design focus
- ✓ Create lively spaces for both visitors and residents.



# Land Use Element

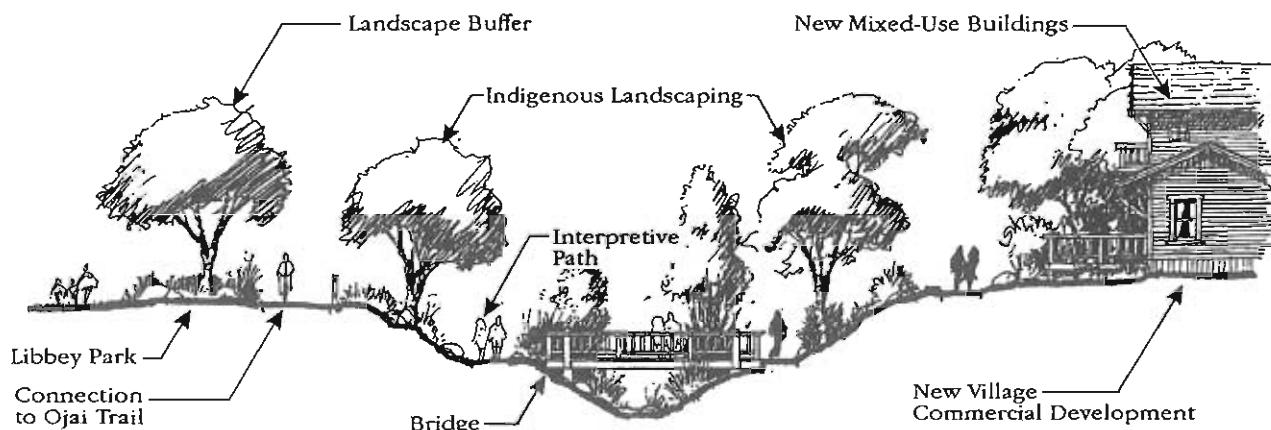
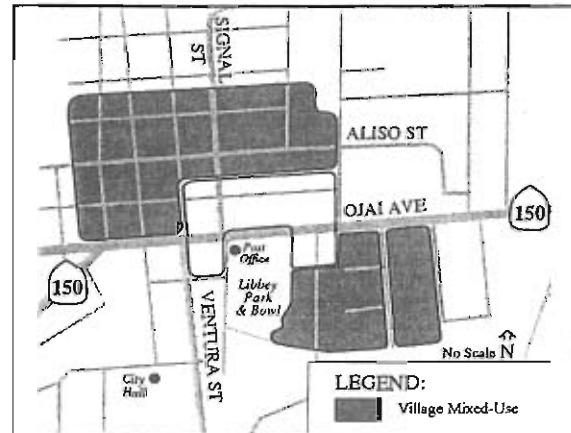
**Figure 11 - Village Mixed-Use Design Concept**

**Existing Character:** As one approaches the northern Village Mixed-Use area from almost any side street, buildings become noticeably more dense, as lots become smaller and coverage increases. Building setbacks lessen, and residential uses become mixed, with a variety of low intensity commercial uses, such as lodging, realty, small medical and other service-related office space, as well as some retail shops, such as antique stores and art galleries.

The architecture of these areas varies widely and includes a mix of building types and styles, from old Victorian and Craftsman houses to small masonry commercial buildings. Where walking paths or sidewalks are present, they are typically narrow, and often of dirt, gravel or asphalt. Trees are abundant and street improvements have often been made to accommodate them, diverting curbs and walks around the trunks and roots to assure their survival.

Immediately east of Libbey Park and southeast of the Town Center has been zoned for industrial use but has remained predominantly residential in character. Originally intended to transition to industrial uses, the smaller residential parcels has been slow to change.

**Land Use and Design Opportunities:** Opportunities for development within the Village Mixed-Use area include infill development on vacant and underutilized parcels, as well as providing opportunities for residents to live and work within the same building or at the same location. Parcels designated as Village Mixed-Use located north of Ojai Avenue are planned to integrate commercial service and limited retail uses within the existing residential setting. New development is planned to include a pedestrian design emphasis which focuses on providing enhanced pedestrian access to all uses.



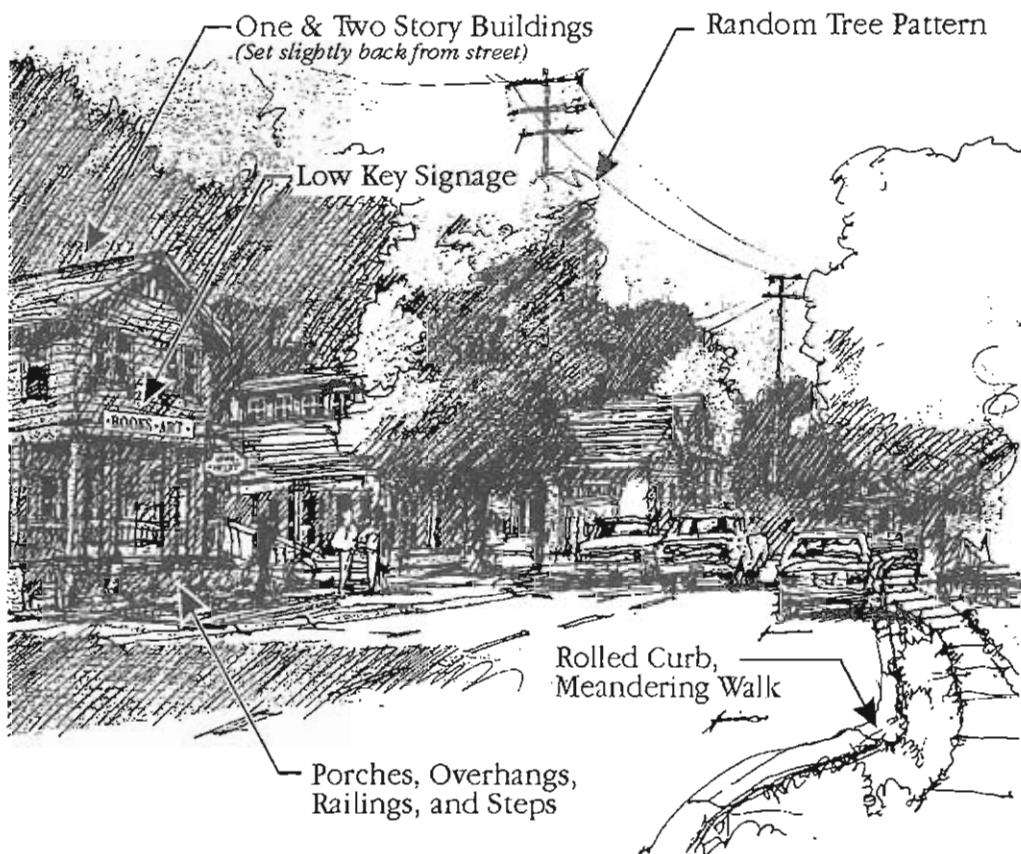
Source: Mainstreet Architects & Planners, 1995.



# Land Use Element

**Figure 11 - Village Mixed-Use Design Concept (Con't.)**

Parcels south of Ojai Avenue are planned to take advantage of the proximity to Libbey Park and the downtown arcade through the creation of pedestrian links and view corridors across the existing arroyo at the east side of Libbey Park. Opportunities exist for the development of smaller "cottage style" businesses such as cabinet shops, custom manufacturing, artist studios, and galleries in areas east of Montgomery Street. This will allow residents the opportunity to live and work in the same location.



*Source: Mainstreet Architects & Planners, 1995.  
Design Principles for New and Infill Mixed-Use Area:*

New development within the Village Mixed-Use area will:

- ✓ Participate in the creation of a pedestrian oriented mix of residential and commercial land use development
- ✓ Take advantage of existing opportunities to link residential and commercial uses through the use of pedestrian sidewalks, pathways, and bridge



## Land Use Element

### ***Figure 11 - Village Mixed-Use Design Concept (Con't.)***

#### ***Design Principles for New and Infill Mixed-Use Area (Con't.):***

- ✓ Preserve and maintain the residential scale and character of the area.
  - The size of commercial and industrial buildings should be compatible with nearby residences.
  - Building uses for commercial, office, and/or industrial uses should emphasize residential forms compatible with the surrounding neighborhood.
  - Noise, glare, odors, and ground vibration caused by commercial and industrial uses should be no greater at the property line than would be expected of a typical residential uses.
  - Operating hours of commercial and industrial uses should be limited to the 8:00 a.m. to 9:00 p.m. period.

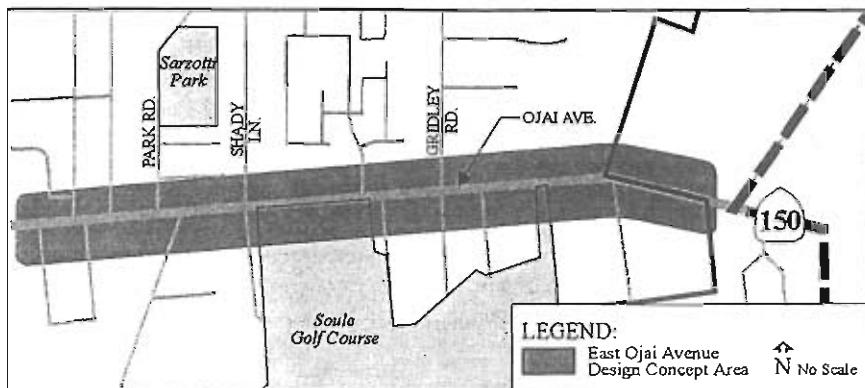


## Land Use Element

**Figure 12 - East Ojai Avenue Corridor Design Concept**

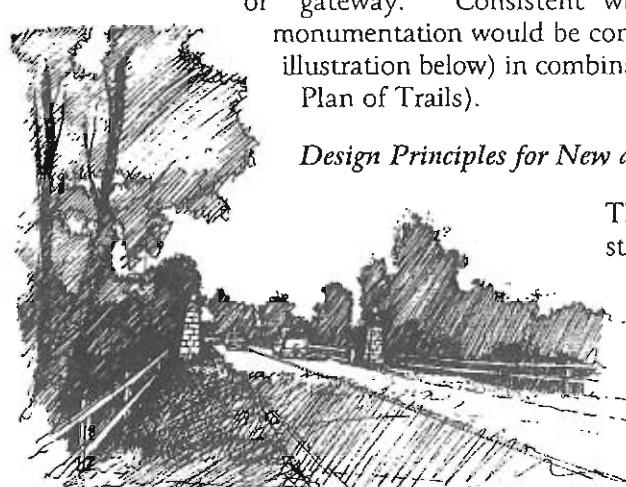
**Existing Character:** The approach to Ojai out of the upper Ojai Valley from the east reveals glimpses of a cozy, orchard filled valley. As the highway levels out, orchards bordered by low rock walls line the way and announce that residents have prospered here for many years. At the bridge over San Antonio Creek, visitors are aware that they are approaching a developed area, but the tentativeness of the development

does not clearly reveal the quality of the town that lies ahead. The businesses along the highway within this area are disconnected, too far to be within walking distance to the Town Center, and thus have continued to remain underutilized and predominantly auto dependent.



**Land Use and Design Opportunities:** The eastern portion of the Ojai Avenue/Highway 33 corridor has perhaps the most to offer in terms of opportunities for development. Unlike the Town Center and Village Residential areas, the East Ojai corridor still contains sizable parcels which are underutilized or vacant. Key to the development of this area is the establishment of an architectural focus or "theme" which would be implemented as development occurs. Reminiscent of uses that traditionally bordered the State's highways in the 1930s and 1940s, Ojai will encourage that new development in this area be oriented to visitor serving uses such as hotels, motels, restaurants, and specialty commercial uses. New developments will also be expected to integrate a "California Highway" style of architecture into project designs (see design principles detailed below).

The East Ojai Avenue Corridor also provides opportunities for the establishment of an eastern entry statement or "gateway." Consistent with the California Highway theme suggested above, monumentation would be constructed at the San Antonio Creek crossing (see concept illustration below) in combination with a bicycle trail under crossing (see Ojai Master Plan of Trails).



### *Design Principles for New and Infill Development:*

The design concept for the East Ojai Avenue Corridor is to stimulate architectural interest and diversity by suggesting a style (California Highway) of architecture that is more in keeping with the rural character of Ojai's east end. The *California Highway* style is based on the design elements commonly found in buildings built along California's early interstate system. Although a specific architectural style is not suggested, new development should include elements that evoke the scale, feel, and character reminiscent of 1930s and 1940s rural highway or agricultural uses.

Source: Mainstreet Architects & Planners, 1995.

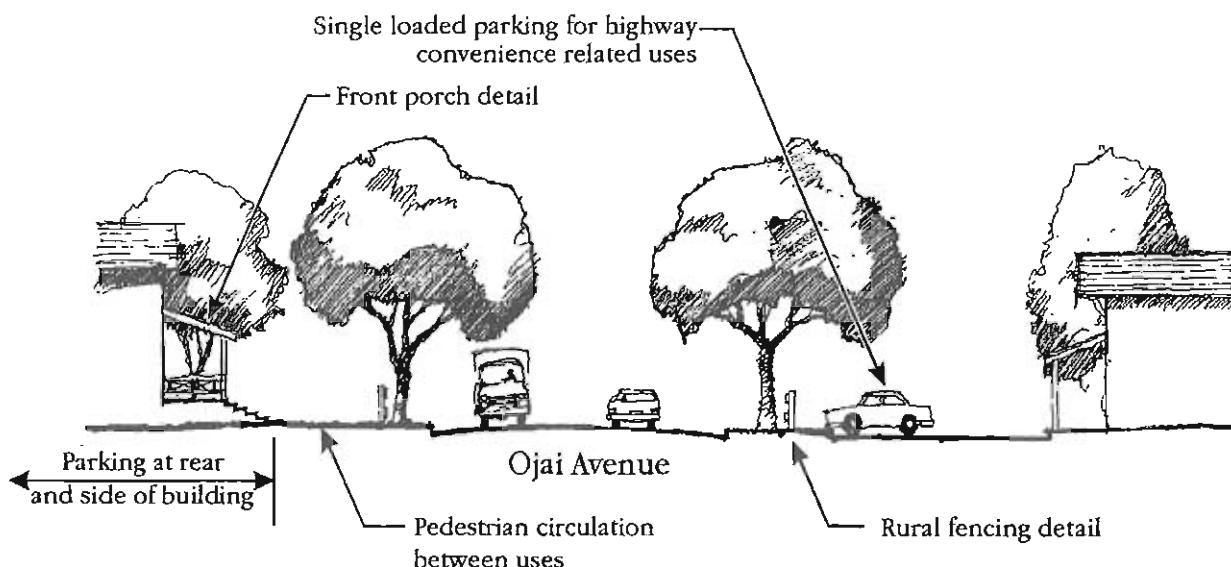


# Land Use Element

**Figure 12 - East Ojai Avenue Corridor Design Concept (Con't.)**

*Design Principles for New and Infill Development (Con't):*

- ✓ Although parking may be provided in front of buildings, parking lots should not be the dominant visual feature of a site.
- ✓ Buildings should be one story and clustered to create pedestrian courtyards.
- ✓ Buildings should be designed to be free-standing or broken up into small groups; unbroken "strip" type of development is to be avoided.
- ✓ Where feasible, adaptive reuse of existing structures is encouraged.



Source: Mainstreet Architects & Planners, 1995.

# Land Use Element

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## ***INTERGOVERNMENTAL COORDINATION AND COMMUNITY INVOLVEMENT PROGRAM***

The Intergovernmental Coordination and Community Involvement Program proposes actions that reflect the City's commitment to truly representational government, a government that looks for appropriate responses to specific issues. For example, some issues, such as the protection of natural resources, affect not only Ojai, but all Ojai Valley communities, as well as agencies charged with the management of resources within the Valley. Many issues cross geographic boundaries and, therefore, require concerted efforts by several governmental entities before they can be resolved. Intergovernmental coordination means actively pursuing regional solutions to regional problems. Ojai is committed to working with its neighbors to address these issues.

At the same time, Ojai recognizes that to be truly representational, local government must reflect the values of the people it serves. To do so, Ojai has established, as part of its General Plan implementation program, mechanisms for informing the community on local issues and soliciting citizen input.

### ***Coordination of Land Use Planning Activities***

Actively coordinate with the land use planning efforts of adjacent jurisdictions, and provide constructive comments regarding the impacts that such programs will have on the City of Ojai by taking the following actions:

- ✓ Actively lobby the County and Ventura River Valley Municipal Advisory Agency Council to consider the formation and adoption of a municipal organization or advisory body (such as an area-wide planning commission) that would oversee the management of land use throughout the Ojai Valley.
- ✓ Closely monitor County development activity and respond to individual land use proposals that would impact local land use. Continue to monitor adjacent County land use proposals that could impact local land use and circulation decisions.
- ✓ Work with the National Forest Service to develop a wilderness transition area that provides guidelines for development adjacent to the Los Padres National Forest area.
- ✓ Work with the County on both a staff level and the City Council Board of Supervisors level to establish basic principles for development review and mitigation of cross-jurisdictional impacts within the Ojai Area Plan jurisdiction, consistent with the concept that the impacts of new development must be offset by project related benefits within each of the jurisdictions in which the impacts will be experienced.

# Land Use Element



- ✓ Pursue formation of ad hoc coalitions with other local agencies and community groups as a means of increasing the effectiveness of Ojai's voice in regional planning efforts and the planning efforts of adjacent jurisdictions.
- ✓ Provide local utility providers with a copy of the General Plan Annual Review and Update Report for review and comment.
- ✓ Pursuant to the provisions of Government Code Section 65401, ensure that all departments within the City, and all other local government agencies (including the County, school districts, and other special districts) submit a list of proposed projects to the City, and that the City review and report on the consistency of these projects to the City Council as part of the General Plan Annual Review and Update Report.

## *Encourage Community Awareness*

The effectiveness of the programs described in the Ojai General Plan are dependent on the participation of community residents. To ensure that residents are made aware of these programs, the City shall publicize local programs and provide a forum for public debate of local issues by implementing the following actions:

- ✓ As part of the annual review and update of the General Plan, hold an annual "Open Forum" before the City Council to allow public discussion of current and future land use issues facing the community.
- ✓ Use public access cable to broadcast Planning Commission, City Council meetings, public events, and special presentations related to Ojai's future development.
- ✓ Work with local cable television provider to include a "reader line" on the local TV directory channel advertising public hearings, and public discussions and workshops regarding land use within the City.
- ✓ Establish a connection with the public Internet and develop a "home page" and electronic mail system to provide public access to agenda, announcements, and other public information via home and business computers.

# Land Use Element



## *Citizen Involvement in Community Decision Making*

Many of the questions facing Ojai are complex issues requiring policy recommendations and an evaluation of tradeoffs that are not easily done in a public forum. To address these issues, the City Council may appoint task forces or committees to research specific issues and to provide policy direction to the City Council. Members to these task forces would be appointed by the City Council. The task forces will be requested to provide recommended policy direction within a specific time frame, and will be disbanded after the presentation of their recommendations.

## *Obtain Feedback Regarding City Programs*

To provide local decision makers with regular input on how satisfied residents are with their community and their quality of life, a Community Survey will be developed and updated every five years. Future surveys will address not only General Plan issues such as land use and circulation, but more specific issues currently facing the City as well.

## *Involve The Community In The Development Review Process*

In order to facilitate citizen participation in the development review process which would be meaningful to individuals at the neighborhood level, and to facilitate the public hearing process, the City of Ojai encourages informal meetings between citizen groups and developers on proposed development projects. The purpose of such meetings is to facilitate interaction between the developer and neighborhood interests in a relaxed, informal setting, and to provide the developer with the opportunity to inform and obtain feedback from the neighborhood. Specifically, the City encourages developers to meet with affected citizens, and ask Ojai residents to give direction to proposed developments by:

- ✓ delineating specific neighborhood values, goals, and objectives;
- ✓ participating in choosing among alternative project designs; and
- ✓ participating in the review and modification of development plans.

Although the results of these informal meetings are not binding upon the City, early consultation and discussion between developers and affected citizens can significantly facilitate the development review process by resolving issues of social compatibility before public hearings begin.

# Land Use Element



## **SPECIAL STUDIES AND PROGRAMS**

Upon adoption of the Ojai General Plan, the City Council will be asked to review the list of special studies listed in this section and to prioritize these studies, assigning responsibility for implementation of each task (see box at right).

Each year, as part of the annual review and update of the General Plan, the City Council (see Land Use Element Review and Update)

will be asked to reprioritize the list of special studies. Upon completion of each individual study, appropriate General Plan implementation programs may be added to the Implementation and Monitoring Program contained in the General Plan.

The funding sources for each action listed below will be assigned annually as part of the General Plan Review and Update and the City's annual budget process.

### *Special Studies Implementation Priorities*

<i>Priority</i>	<i>Action</i>
<i>One</i>	<i>Program to be initiated within one year.</i>
<i>Two</i>	<i>Initiate within the next two to five years.</i>
<i>Three</i>	<i>Initiation beyond the next five years.</i>

### ***City of Ojai Municipal Code Revisions (Priority One)***

Subsequent to the adoption of the General Plan, the City will undertake a General Plan and Zoning Consistency Program to revise the Zoning Code to achieve consistency with and implement the General Plan. As part of the program, the City will prepare new zones, regulations, and exhibits which reflect the adopted General Plan land use policies. Table C provides a listing of the actions to be taken as part of the General Plan and Zoning Consistency Program, as well as any milestones which will need to take place prior to implementation of each action.

### ***City of Ojai Growth Management Ordinance Readoption (Priority Two)***

One year prior to the expiration of the City's Growth Management Ordinance, the City will prepare for the readoption of the growth provisions contained in Title 10, Chapters 6 and 11 as confirmation of the growth management policies contained in the General Plan (see Table C).

# Land Use Element



**Table C - General Plan and Zoning Consistency Program Actions**

<b>Prerequisite to Implementation Action</b>	<b>Action</b>
A. Adoption of General Plan Update (1996-1997)	<ul style="list-style-type: none"><li>• Revise the Ojai Zoning Code to reflect land use changes and additions, as well as general policies contained in the General Plan.</li><li>• Develop and adopt a mixed-use ordinance consistent with the Village Mixed-Use (VMU) General Plan land use designation.</li></ul>
B. Expiration of City Growth Management Ordinance (1999-2000).	<ul style="list-style-type: none"><li>• Revise Title 10, Chapters 6 and 11 to reflect the growth management policies contained in the Ojai General Plan Land Use Element.</li></ul>

## ***Community Entrance And Directional Signage Program (Priority Two)***

The City will take advantage of the existing character of entrances or "gateways" located along State Highways 33 and 150 as well as Creek Road by developing a programs that establishes City identification improvements at key entrances to the City (see Figure 5 - Community Structure). Such gateways are where visitors will receive their first impression and residents can feel a sense of place. It is important, therefore, that entrance signage designs not only identify the City's boundaries but also convey the image with which residents would like to be associated.

Secondary directional signage will also be established as a method to provide direction to public parking, City Hall, Public library and other public facilities; historical and cultural places of interest; transit facilities; Forest Service station and trailheads; public parking areas; as well as locations where civic and cultural events are held.

## ***LAND USE ELEMENT REVIEW AND UPDATE***

California Government Code Section 65400(b) requires the planning agency of each city and county in the State to provide an "annual report to the legislative body on the status of the (general) plan and progress in its implementation." The following section details the contents of such a report, which will be prepared and delivered annually to the Ojai City Council regarding the implementation of the Land Use Element.

# Land Use Element



## ***Land Use Element Review***

On an annual basis, the Planning Department will report on the implementation of the General Plan Land Use Element and provide the following information:

- ✓ A summary of activities undertaken over the past year to implement the General Plan Land Use Element.
- ✓ A review of the General Plan Land Use/Zoning Map, indicating the appropriateness of the mix, location, and relationships between proposed land uses, including an evaluation of the General Plan Land Use Map to ensure that:
  - residential designations provide housing opportunities for all economic segments of the community at densities consistent with the provisions of the General Plan Housing Programs;
  - commercial development meets the retail service and office needs of City residents and provides a healthy tax base to help support community services; and
  - each land use designation within and adjacent to the General Plan study area promotes continued consistency with surrounding General Plan land use designations.
- ✓ A status of vacant land and land use absorption rates by land use type.
- ✓ An assessment of valleywide and regional policies developed in the past year and their associated impact on Ojai's land use policies.
- ✓ Recommendations for future Land Use Element Revisions. Upon adoption by the City Council, a copy of the Land Use Element will be provided for review to the County, local utilities, and regional agencies who have an impact on land use planning with Ojai or its sphere of influence.

## ***IMPLEMENTATION MONITORING***

The following information presented in Table D provides an index of General Plan Strategies and related implementation programs along with a description of the responsibility, timing and funding that is likely to be necessary to implement the Ojai General Plan.

# Land Use Element



**Table D - General Plan Implementation Monitoring Matrix**

Implementation Program	Responsibility	Timing	Funding Source
<b>Development Review and General Plan Consistency Program</b>			
Review and determination of project consistency	Planning Department	Implemented on a project by project basis	Department budget and development review fees
<b>Intergovernmental Coordination and Community Involvement Program</b>			
Coordination of land use planning activities	City Manager's Office Planning Department	Ongoing and updated on an annual basis	Department budgets
Encourage community awareness	City Manager's Office Planning Department	Ongoing and updated on an annual basis	Department budgets Development review fees (as they apply to public notice and advertising)
Citizen involvement in community decision making	City Manager's Office Planning Department	On an as needed basis to address specific issues	Department budgets City general fund  Other sources of funding may also be available depending on the specific issues to be studied
Obtain feedback regarding City Programs	City Manager to coordinate with all City departments	Every 2 to 5 years	Department budgets City general fund
Involve the community in the development review process	Planning Department and other City Departments depending on specific issue.	On an as needed basis as determined by the City Council	General Fund
<b>Special Studies and Programs</b>			
City of Ojai Municipal Code Revisions	Planning Department  City Attorney's Office	To be initiated within 1 year of the General Plan Adoption (1996-1997)	Department budgets

# Land Use Element



**Table D - General Plan Implementation Monitoring Matrix**

Implementation Program	Responsibility	Timing	Funding Source
City of Ojai Growth Management Ordinance Readoption	Planning Department City Attorney's Office	To be initiated within 1 year of ordinance expiration (1999)	Department budgets
Community Entrance and Directional Signage Program	Planning Department	To be initiated within 2 to 5 years in conjunction with the City's capital improvement program (1997-2002)	Department budgets (planning and permit process)
	Engineering Department		City Capital Improvement Funds ISTEA Grant Funds
<b>Land Use Element Review and Update</b>			
Land Use Element Review	Planning Department in coordination with other City departments and the Ojai City Council.	On an annual basis in coordination with City's annual budget process	Department budgets

# Noise Element

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## INTRODUCTION

The Noise Element of the General Plan provides a basis for comprehensive local programs to control and abate environmental noise and protect citizens from excessive exposure. The fundamental goals of the Noise Element are:

- o To provide sufficient information concerning the community noise environment so that noise may be effectively considered in the land use planning process. In so doing the necessary groundwork will have been developed so that a community noise ordinance may be utilized to resolve noise complaints.
- o To develop strategies for abating excessive noise exposure through cost-effective mitigating measures in combination with zoning, as appropriate, to avoid incompatible land uses.
- o To protect those existing regions of the planning area whose environments are deemed acceptable and also those locations throughout the community deemed "noise sensitive".
- o To utilize the definition of the community noise environment, in the form of CNEL or Ldn noise contours as provided in the Noise Element for local compliance with State Noise Insulation Standards. These standards require specified levels of outdoor to indoor noise reduction for new multi-family residential constructions in areas where the outdoor noise exposure exceeds CNEL (or Ldn) 60 dB.

## History

Since the time of the industrial revolution, the use of mechanical devices has increased dramatically. The technology has brought motor vehicles, jet aircraft, and literally thousands of labor saving implements into common usage and has, at the same time, increased both the magnitude and frequency of occurrence of man-made sound in the environment.

The need for increased attention to noise in the planning process is a consequence of this potential for continued elevation of ambient noise levels, the spread of noise producing activities into formerly quiet areas, and heightened awareness of the impact of noise on human health and amenity. Noise affects both physiological and psychological well-being. In addition to causing hearing loss, noise interferes with activities such as communication, sleep, and thought. Noise can be a source of great annoyance for many persons and may be a contributing factor in stress-related health disorders.

# Noise Element

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## **LEGISLATIVE REQUIREMENT**

The requirement for Noise Element preparation was first codified in 1971. In 1976, the Department of Health Services issued Noise Element guidelines (Health and Safety Code Section 46050.1) followed shortly thereafter by model Noise Ordinance AB 2038's Chapter 1009, (statutes 1984). Revisions to the General Plan statutes made extensive changes to the Noise Element requirements. Generally, these revisions shortened the list of State required issues and encouraged local governments to design their own approaches to noise control. The underlying purpose of the noise element, to limit community exposure to excessive noise levels, remains unchanged.

In making city and county governments in California responsible for a Noise Element in their General Plans, the State Legislature has recognized the steady escalation of outdoor noise as a significant environmental hazard. Unlike other hazards faced by California residents, such as earthquakes or floods, noise is generated primarily by man's own activities. Considering noise in the planning process, then, is essential to controlling its impact on the community.

Specific authority for this Element of the General Plan is contained in government Code Section 65302(g), which was revised by Senate Bill 860 (Belenson, 1975). The amendment became effective January 1, 1976, and requires the following:

*A noise element which shall recognize guidelines adopted by the Office of Noise Control pursuant to Section 39850.1 of the Health and Safety Code, and which quantifies the community noise environment in terms of noise exposure contours for both near and long-term levels of growth and traffic activity. Such noise exposure information shall become a guideline for achieving noise compatible land use and also to provide baseline levels and noise source identification for local noise ordinance enforcement.*

*The sources of environmental noise considered in this analysis shall include, but are not limited to, the following:*

- (1) *Highways and freeways.*
- (2) *Primary arterials and major local streets.*
- (3) *Passenger and freight on-line railroad operations and ground rapid transit systems.*
- (4) *Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation.*

# Noise Element

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(5) Local industrial plants, including, but not limited to, railroad classification yards.

(6) Other ground stationary noise sources identified by local agencies as contributory to the community noise environment.

Noise exposure information shall be presented in terms of noise contours expressed in community noise equivalent level (CNEL) or day-night average (Ldn). CNEL means the average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7 pm to 10 pm and after additions of 10 decibels to sound levels in the night before 7 am and after 10 pm. Ldn means the average equivalent A-weighted sound level during a 24-hour day, obtained after addition of 10 decibels to sound levels in the night before 7 am and after 10 pm.

The contours shall be shown in minimum increments of 5 dB and shall continue down to 60 dB. For areas deemed noise sensitive, including, but not limited to, areas containing schools, hospitals, rest homes, long-term medical or mental care facilities, or any other local land use areas deemed noise sensitive by the local jurisdiction, the noise exposure shall be determined by monitoring.

A part of the noise element shall also include the preparation of a community noise exposure inventory, current and projected, which identifies the number of persons exposed to various levels of noise throughout the community.

The noise element shall also recommend mitigating measures and possible solutions to existing and foreseeable noise problems.

The state, local, or private agency responsible for the construction, maintenance, or operation of those transportation, industrial or other commercial facilities specified in paragraph 2 of this subdivision shall provide to the local agency producing the general plan, specific data relating to current and projected levels of activity and a detailed methodology for the development of noise contours given this supplied data, or they shall provide noise contours as specified in the foregoing statements.

It shall be the responsibility of the local agency preparing the general plan to specify the manner in which the noise element will be integrated into the city or county's zoning plan and tied to the land use and circulation elements and to the local noise ordinance. The noise element, once adopted, shall also become the guideline for determining compliance with the State's Noise Insulation Standards, as contained in Section 1092 of Title 25 of the California Administrative Code.

As a mandated part of the General Plan, the Noise Element is intended to serve as the local government's guide to public and private development matters related to

# Noise Element

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outdoor noise. The basic goal of the Element is to outline a comprehensive plan to achieve and maintain a noise environment that is compatible with a variety of human activities in different land uses. To achieve this goal, the element provides a quantitative estimate of noise exposures, land use noise standards, and policies and implementation for controlling noise. This information is intended for use in conjunction with other adopted policies of the General Plan, particularly those of the Circulation, Land Use, and Housing Elements.

## ***RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS***

The Noise Element is one of the more technical elements of the General Plan. However, the approach of this report is to present discussions of noise primarily in qualitative form for the lay-person to easily comprehend. Those wishing a more detailed technical explanation are referred to the Technical Report performed by Walker, Celano and Associates in Appendix B.

### **Circulation Element**

The principle noise sources evaluated in the element are transportation noise sources, which are road, rail, and air traffic. Noise generated by these sources depends primarily on the number and type of vehicles in operation as planned for in the Circulation Element. The noise element affects the Circulation Element by suggesting that noise evaluation be included in the analysis of location and design alterations for new roadways.

### **Land Use**

Inseparable from the circulation considerations in the General Plan are the locations, types and densities of land uses throughout the City. The locations of circulation routes in relation to different land uses can be a major determining factor of noise exposure. It is important that consideration be given in the Land Use Element to separating the most sensitive land uses from the sources of high noise levels. Land use noise standards are recommended as a part of this Element to assist in these considerations.

### **Housing Element**

The Housing Element is related to the Noise Element in that both the location and insulation requirements of housing are, in part, determined by noise exposures. The Housing Element is concerned with the provision of adequate housing of acceptable quality, and noise exposure is an important factor affecting the quality of housing. The Noise Element recommends design standards for new housing in

# Noise Element

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high noise impact areas. This will affect the cost and, in some instances, the location of new or rehabilitated housing.

## Conservation Element

The Conservation Element identifies passive areas such as open space along creek beds, where low noise levels should be maintained.

### ***GENERAL DEFINITIONS***

The following is not intended as a comprehensive glossary of acoustic terminology, but will provide, in approximately logical order, information sufficient to allow a lay person to better understand the technical language in the document.

On a most fundamental level, sound is described by:

Sound Pressure Amplitude - the actual pressure or force per unit area of the sound. The amplitude of the faintest discernible sound is approximately 1/5,000,000,000 of a standard atmosphere (14.7 pounds per square inch). The standard reference pressure, which corresponds approximately to the minimum discernible sound pressure, is 20 micropascals. The amplitude of the highest reasonably tolerable sound is approximately 1 million times this minimum discernible value. The subjective manifestation of amplitude is loudness, but this is dependent upon other factors as well. The human ear acts as a signal compressor, with a factor of 3 in amplitude resulting in a factor of only 2 in perception of loudness.

Sound Frequency - the rate at which the sound pressure fluctuates between values above and below the static pressure, in cycles per second. The unit Hertz (Hz) is defined as one cycle per second. Subjectively, frequency defines pitch. One octave of pitch corresponds to a 2 to 1 ratio of frequencies, and "middle C" is approximately 256 Hz. The normal range of human hearing is nominally 20 Hz to 20,000 Hz, but, particularly at low frequencies, this is very dependent upon the amplitude of the sound.

Decibel (dB) - A unit division on a logarithmic scale whose base is the tenth root of ten, used to represent ratios of quantities proportional to power. In simple terms, if the power is multiplied by a factor of ten, then ten is added to the representation of the power on the decibel scale. If 0 dB represents 1 unit of power, 60 dB represents one million units, etc.

Level - Sound amplitudes are more conveniently described on a decibel scale. A

## Noise Element

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pressure amplitude ratio of 10 corresponds to a level difference of 20 dB. By using 0 dB to represent a sound pressure amplitude of 28.3 micropascals or 20 micropascals rms, the range of normally dealt-with sound amplitudes covers the level range 0 to 120 dB.

**Sound Pressure Level (SPL - dB)** - The ratio, in decibels, of the mean squared sound pressure to the square of the reference pressure, 20 micropascals.

**A-weighted Sound Level (FAL or SAL - dB)** - Sound pressure level in decibels measured by use of the A frequency weighting and the fast or slow exponential time averaging. The A-weighting filter discriminates against low and very high frequencies in a manner similar to the human hearing mechanism at moderate sound levels. The fast exponential has an averaging time of 1/8 second. The slow exponential has an averaging time of one second.

**Time Average Sound Level ( $L_{eqT}$  - dB)** - The level, in decibels, of the mean squared sound pressure averaged over time period T. This is often referred to as "equivalent sound level" and hence the "eq" subscript. The "equivalence" is to a sound of constant level which has the same total acoustic energy content.

**Sound Level Meter** - An instrument consisting of a microphone, amplifiers, display device (meter or numerical) and frequency weighting networks, meeting appropriate performance specifications, for the purpose of determination of sound levels. For measurement of time-average sound levels ( $L_{eq}$ ), an integrating sound level meter is required. This employs a special metering circuit which weights equally all sounds occurring within the measurement period. In a standard sound level meter, only events which occurred within the past approximately one second (or 1/8-second depending upon the meter setting) of the reading are included in the result. Some meters are capable of performing both functions simultaneously.

**Ambient Noise** - The noise which results from the combination of all sources, near and far. The ambient noise level is expressed as  $L_{eqT}$  or CNEL as judged appropriate to the situation.

**Background Noise** - The steady noise level which characterizes a given environment in the absence of transient sources. The background noise is usually expressed as  $L_{90}$ , the noise level which is exceeded 90% of the specified time period.

**Intrusive Noise** - Noise from an identifiable source which causes a discernible change in the existing acoustic environment. Noises can be intrusive by virtue of excessive overall level, or as the result of unusual spectral or temporal

## Noise Element

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characteristics.

Noise Contour - A line on a map which indicates locations of constant ambient sound level near or around known sources of noise. In practice, noise contours are often shown as calculated for the dominant source of noise only.

# Noise Element

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## NOISE EXPOSURE

### *EFFECTS OF NOISE*

Noise may have a variety of consequences for physical, mental, or social well-being. For discussion, these effects are categorized as either auditory or non-auditory. Auditory effects of noise include hearing loss and interference with communication. Non-auditory effects include physiological reactions, interference with sleep, adverse affects on human performance, and annoyance.

#### Auditory Effects

Hearing Loss: Permanent hearing loss is, so far as is presently known, the most severe effect of noise upon health. While noise-induced hearing loss was once associated primarily with certain industrial situations, increasing numbers of people in urban areas are presently exposed to ambient noise levels which over long periods of exposure will cause significant hearing impairment. Even where daily exposure to general community noise does not in itself pose a distinct hazard to hearing, it may still contribute to hearing loss. Community noise may prevent the person who works in a high noise situation from receiving enough quiet while off the job to allow the ears to recuperate from temporary hearing loss experienced on the job.

Speech Communication: Interference with the ability to hear and understand speech communication is one of the more common experiences of noise intrusion. In a highly developed society, much value is placed on verbal exchange. Noise can reduce the amount and quality of this interaction. Normal conversation speech in the range of 60 to 65 dB and any noise in this range or louder may interfere with speech.

The impact of noise on speech communication can be evaluated in terms of speech intelligibility requirements. Speech intelligibility is measured in terms of the percentage of key words in a group of sentences that can be correctly understood. As noise level increases, the percentage of words understood will decrease, unless the people communicating move closer together or raise their voices. One hundred percent intelligibility is not necessary for satisfactory communication in all situations. Most people can correctly infer the content of a sentence even though one or more words may not have been heard. Once intelligibility drops below about 90 percent, however, conversation becomes strained.

#### Non-Auditory Effects

Physiological Reactions: In addition to hearing loss, a number of other

## Noise Element

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physiological responses to noise have been documented. Changes in cardiovascular blood pressure and blood volume, breathing rate, pulse rate, and endocrine gland secretions have all been observed to result from exposure to noise. These non-auditory effects distinguish physiologically from responses that occur in emotional states of fear or anger. They usually take place without conscious knowledge of their occurrence.

It is not yet clear whether these physiological responses are associated with the onset or prolongation of any disease in humans. Noise has been cited as a contributing factor to the development of peptic ulcers, hypertension, colitis, migraine headaches and other disorders; but a causal link between noise exposure and non-auditory disease has not been established with certainty.

**Sleep Interference:** From everyday experience as well as laboratory research, it is evident that noise interferes with sleep. In addition to awakening a person, or preventing the person from falling asleep, noise can shift the stage of sleep from a deep, restful stage to a lighter one. In laboratory tests this is observed as a change in brain-wave pattern of a sleeping subject. The significance of these shifts in stage of sleep to a person's long-term well-being has not been established.

Disruption of sleep can occur at sound levels as low as 35 dB, but there is a great deal of variability in response among individuals. Some people awaken consistently when exposed to rather low level noise while others practically never awaken, even at levels up to 75 dB. A number of factors influence the degree to which noise may interfere with sleep. Impulsive or fluctuating noise is more disruptive than steady-state noise. Familiarity with the noise may reduce its ability to awaken, but there is no clear evidence that the quality of sleep is unaffected.

Because of the number of variables involved, it has been difficult to establish a quantitative relationship between noise exposure and sleep interference. In light of present knowledge, however, researchers recommend that noise levels inside dwellings not exceed 35-40 dB for satisfactory sleeping conditions.

**Physical and Mental Performance:** Noise levels found in certain industrial situations are known to adversely affect the ability to perform physical tasks, even when the task requires little mental concentration. For a familiar, steady-state noise this is generally true only when the noise exceeds 90 dB. Irregular or unfamiliar bursts of noise can affect work efficiency at lower noise levels. Usually, the total quantity of work performed will not decrease, but the number of errors made will increase. Any task requiring the use of speech or other auditory signals will be subject to noise interference.

# Noise Element

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The ability to perform mental tasks such as reading, problem solving, or writing is also impaired by a noisy environment. As with sleep interference, there is a great deal of variability in individuals' responses. The degree of distraction, or interference with concentration, is related to the person's state of motivation, morale, stress, and fatigue, as well as characteristics of the noise such as intensity, pitch, impulsiveness, and information content. Complex or demanding tasks are more likely to be disrupted by noise than are simple assignments.

**Annoyance:** Annoyance is considered here to mean feelings of displeasure or resentment associated with the experience of noise, either because the noise is judged unpleasant or because the noise disrupts some ongoing activity. Annoyance is partly a psychological response to noise and partly a sociological response. Attitudes or values prevalent in a particular community can influence an individual's evaluation of noise.

Annoyance is the most difficult of all noise responses to describe. Annoyance is a very individual characteristic and can vary widely from person to person. What one person considers tolerable can be unbearable to another of equal capability.

## ***SEASONAL EFFECTS ON THE ACOUSTICAL ENVIRONMENT***

Weather conditions affect sound generation, sound propagation and conditions at potential sound reception points. In the most obvious sense, wet weather causes a significant increase in tire noise from roadways, and indeed, full rain generates considerable noise as it strikes roofs and other surfaces. No effort has been made to quantify these effects, as they are so unpredictably variable with details of the local surroundings.

A more subtle effect would be the tendency of residents to keep windows open for ventilation in times of warm weather. This, again would be quite variable, as homes in warm areas are more commonly air conditioned, producing perhaps just the opposite effect.

Quantitatively, with "typical" sized windows and normal residential construction, the difference between outdoor noise levels and indoor noise levels is approximately 10 dB when windows are open and 20-25 dB when windows are closed. This was demonstrated by measurements taken at Whispering Oaks as part of the Technical Appendix. To allow windows to be kept open at residents' discretion without causing excessive indoor noise pollution, the Noise Element has recommended 55 dB exterior noise guideline.

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The most commonly considered effect of weather on noise levels is the effect on sound propagation over long distances as specific atmospheric parameters vary. The important parameters are: wind profile and direction, temperature and temperature profile, humidity. These will be discussed in the following paragraphs.

## **SOUND PROPAGATION IN THE ATMOSPHERE**

In an idealized atmosphere, sound travels at the same speed in all directions and loses no energy to the air. In this case, we say that sound levels decrease by 6 decibels (dB) for each doubling of the distance between the sound source element and the receiver. This is because for each doubling of distance, the radiated sound power is distributed over four times the area, and a power ratio of one-quarter is equal to -6 on the dB scale.

### **Wind**

In a real atmosphere, the air is moving at different speeds, at different elevations and locations. The effective speed of sound is higher in the direction of the wind and lower in the direction against the wind. As sound propagates from areas of lower to higher effective sound speed, the "direction" of propagation is bent or "refracted" toward the regions of lower speed. Thus, in a typical windy environment, where the wind speed is lower near the ground than aloft, noise levels are accentuated in the direction of the wind and greatly attenuated in the direction against the wind. This is not the result of the wind "pushing" the sound energy in its direction (a small effect, since sound travels 700 mph in still air!), but rather because sound which started propagating upwards is refracted down to add with sound which would have reached the receiver anyway. In the most extreme case, the spherical model used for analysis in the ideal atmosphere is transformed to a quasi-cylindrical model, in which levels drop at a -3 dB per distance doubling rate. In this case, the far-field noise level from a source which produces a 75 dB at 50 ft. would be increased by the wind gradient refraction from 35 dB to 55 dB at a distance of one mile. Effects of this magnitude are rare, since the structure of the wind gradient is seldom sufficiently stable over an extended enough region. Winds of sufficient strength to produce significant increases in propagation are usually sources of noise themselves.

In the up-wind direction, however, the so-called shadow zone created by upward refraction of sound (recall that in the upwind direction, the effective sound speed decreases with height) can result in noise levels many tens of dB lower than would occur in neutral conditions. This is an important consideration for noise surveys and enforcement measurements, particularly if the source is more than 100-200 ft.

# Noise Element



from the reception point.

## **Temperature Profile**

The speed of sound in air is proportional to the square root of the absolute temperature. Therefore, as for the wind profile, sound will be refracted from regions of high temperature toward those of lower temperature. On a sunny day, the temperature decreases with distance from the ground (a so-called lapse condition). This causes sound to be refracted upward, causing formation of shadow zones near the ground in all directions and potentially increasing noise levels at hillside or other elevated locations.

In the late evening following a warm day, conditions can reverse, forming an atmospheric layer (inversion) within a few hundred feet of ground where the temperature increases with elevation. In this case, acoustic energy is partially trapped near the ground and the rate of attenuation is significantly reduced, similar to the down-wind condition.

## **Temperature and Humidity**

The air in the atmosphere converts a small percentage of acoustical energy into heat energy by three mechanisms: heat conduction, viscosity and molecular absorption. The first two effects are minuscule, and of no significance relative to community noise issues. The third effect can result in several dB per thousand feet excess attenuation at high frequencies. The degree of absorption depends upon the relationship of the sound frequency and the characteristic time constant for excitation of internal vibrations in nitrogen and (more importantly) oxygen molecules.

The time constant is strongly dependent upon the amount of water vapor in the atmosphere, and is secondarily dependent upon the temperature. Without reference to detail, it turns out that relatively dry air (20-35% relative humidity) has the greatest absorption. Very dry air and humid air have low absorption. Normally, these differences are of significance only for sounds of frequency 2 kHz or above, but at large distances (1000 ft. or more) they technically should not be ignored.

## **Overall Effect**

In the built environment, the effect on sound propagation of structures, terrain and vegetation usually is greater than atmospheric irregularities. However, for hillside residences or other receivers which are located in remote areas at significant distances from major noise sources, noise levels can be expected to be higher than

# Noise Element



predicted from inverse square law propagation (6 dB per distance doubling) when atmospheric inversions and stable winds are present.

## **CATALOG OF NOISE SOURCES**

This section contains a detailed description of the current noise environment within the City of Ojai. This information is from the Technical Report prepared by Walker, Celano and Associates which is included as Appendix B of this Noise Element.

The predominant land use in the City is residential. Residential land uses should therefore be considered the most noise sensitive in Ojai. Other noise sensitive land uses include schools, hospitals, museums, convalescent homes, libraries, and parks. Maintenance of a relatively quiet ambiance is important in maintaining the overall atmosphere of the area.

The rural environment and lack of either a railroad or airport in the vicinity create a considerably quiet noise environment. The primary source of noise affecting the City of Ojai is motor vehicle traffic. CNEL Contours were computed for all roadways carrying traffic flows of 2000 Average Daily Trips (ADT) or greater. Because it was observed that the day-evening-night distribution of traffic in Ojai is not typical per usual traffic models, the distributions from the November, 1989 count were used to determine CNEL weighting factors. FHWA RD77 and CALVENO noise emission models were used as a base line, but were modified to agree with measured data.

The second source of noise is the industrial area on Bryant Street and Bryant Circle. At the present time, the main source is a precipitator atop the roof of the ITI facility near the northerly end of South Bryant Street. The Bryant Circle Industrial area is located at the east end of the City. The existing land uses in this industrial park are currently not significant noise generating sources. However, the future buildup of the Bryant Street area, which abuts a quiet residential area to the south and west, could pose potential noise impact conflicts.

Additional noise sources identified by the City as sources of community complaints were:

- Gasoline powered leaf blowers. Measurements were obtained for one of these devices being operated in the Ojai Valley Hospital parking lot.
- Street sweepers, Jackhammers, Chain Saws, representative of transitory

# Noise Element



mechanical sources. Street sweepers and trash pickup trucks are represented in some of the measurement data.

- o Air Conditioners, Ventilation equipment noise was measured at Ojai Valley Hospital and at the Acacias.
- o Crowing Roosters and Peacocks.
- o Barking Dogs.
- o Recreational Activities at Sarzotti Park and Nordoff High School Athletic Field.
- o "Boom-Box" motor vehicle sound systems. Concerts and other entertainment functions at Libbey Park Bowl.

## ***CATALOG OF NOISE SENSITIVE RECEPTORS***

Ojai is primarily a residential community. Except for the main commercial corridor along Ojai Avenue and the industrial area on Bryant Street, essentially all roadways affect residential uses to some extent. Specific Noise Sensitive Receptors are as follows:

- o Residences on the west side of Highway 150/33 south of the Maricopa Highway/Ojai Avenue Intersection. This area was judged to have the highest noise impact potential in the City, due to the high traffic flow and proximity to the roadway.
- o Ojai Valley Hospital, located on the north side of Maricopa Highway.
- o Nordoff High School, located on the south side of Maricopa Highway.
- o Matilija Junior High School and Ojai Valley (private) School, located adjacent to one another on the north side of Ojai Avenue west of Country Club Drive.
- o Topa Topa Kindergarten, located on the east side of Montgomery Street at Aliso Street.
- o Whispering Oaks Senior housing, located on the south side of Ojai Avenue east of downtown.

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- o Acacias convalescent hospital, located on the southwest corner of Grand Avenue and Montgomery Street.
- o Libbey Park, on the south side of Ojai Avenue opposite the central commercial area.
- o Sarzotti Park, located across from residences on Park Road, south of Grand Avenue.
- o Ojai Library, located on the southeast corner of Ojai Avenue and Ventura Street.
- o Ojai Museum, located on the west side of South Montgomery Street.
- o Ojai Art Center, located directly south of the museum on Montgomery Street.
- o Clausen's Funeral Home, located on the northwest corner of North Montgomery and East Matilija.
- o Mim's Manor Convalescent Hospital, located on the north side of Eucalyptus Street.
- o Mountain Vista Manor Convalescent Hospital, located on the north side of east Oak Street.
- o Grey Gables residential care facility, located on the northwest corner of North Montgomery and Grand Avenue.

## ***FUTURE AND EXISTING ACOUSTICAL ENVIRONMENT***

The California Environmental Quality Act (CEQA) requires that noise contours be drawn on a City map for all significant noise sources in the community. However, noise contours as calculated from available modeling programs have meaning only in areas where essentially unobstructed sound transmission is possible. In Ojai, there are few locations where this situation exists, most notably along the Maricopa Highway between Nordoff High School and El Roblar Drive. In most other areas, roadways are flanked by existing structures. Reflections from the structures cause noise levels between them and roads to be higher than predicted, generally by 1 to 3 dB. Shielding by the structures causes noise levels behind them to be lower than predicted by 3 to 10 dB.

## Noise Element

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For this Element, graphical noise contours were calculated based on the actual roadway geometry presented on a 600 ft. per inch map provided by Public Works. The two or four lanes of each road were divided into 25 ft. long segments. Each segment was treated as a point source of sound, the strength of which was determined based on the ADT, speed, temporal distribution and truck mixture traffic. FHWA RD-77 and CALVENO models were used to represent individual vehicle noise emissions. Sound from all roadway segments affecting a given contouring area were combined in a computer model which logically traces the noise contour around the roadway grid. Propagation is based on spherical wave spreading (-6 dB per distance doubling) plus 1.5 dB per 1000 ft. atmospheric and ground absorption. The contour points were then stored on magnetic disk files for subsequent plotting in CAD (computer aided drawing) program.

The results of these contour calculations are shown at 1" = 2000' on the contour map on the following page. They have also been plotted at 1" = 600' on a City Street and Parcel Map and at a 1" = 400' on the City Zoning Map. It must be noted that the contours presented on the maps are approximate, and are intended to provide an overview of the acoustical environment. Detailed assessments of noise at specific locations will vary, based on local topographical conditions, existing structures, roadway conditions, driver habits, etc.

Results of noise measurements and computations indicate the following general characteristics of the Ojai acoustical environment:

- o Daytime noise in most areas of the City is dominated by automobile traffic.
- o Nighttime noise is very low, due to the near disappearance of traffic from local streets after around 10 p.m. Along Ventura Avenue, noise continue to be dominated by traffic. At other locations, crickets and other insects are the significant nighttime noise source.
- o Overall, the characteristic noise levels are approximately:
  - o 50-55 dB daytime, 35-40 dB nighttime in side-street areas
  - o 58-62 dB daytime, 40-50 dB nighttime along Ojai Avenue, south of the "Y", and Maricopa Highway
  - o 67-69 dB daytime, 53-60 dB nighttime along Ventura Avenue
- o Background noise levels late at night are 20-25 dB in absence of insect noise,

## Noise Element

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35-45 dB in close proximity to active crickets.

- o Individual noise sources which intrude on the general acoustical environment were observed to be:
  - o Trash pickup trucks
  - o Barking dogs
  - o Ventilation and other electrical and mechanical equipment
  - o Street sweeper
- o Individual automobiles and pickup trucks with excessively noisy exhaust systems, loud "boom-box" sound systems and/or unnecessarily noisy "off-road" type tires
- o Mechanical equipment from the industrial facility on Bryant Street

# Noise Element



## **NOISE CONTROL**

A common approach to mitigating noise impacts is through the use of setbacks. This approach may be more desirable for the City of Ojai due to its low volume roadways and the desire to avoid a "walled in" look. The setback approach simply requires that the homes or noise sensitive uses be setback away from the roadway at a distance great enough so that they are outside the noise impact zone. The setback area is landscaped. The landscaping actually provides very little noise reduction, however, residents seem to become less aware of the noise probably because they can not see or have an obstructed view of the road.

As previously discussed, the sources of noise in Ojai can be divided into two basic categories, transportation sources (primary traffic) and non-transportation sources. Local agencies have the responsibility to control the noise from the source, such as vehicle noise emission levels and enforcing the speed regulations to reduce vehicle noise.

The most effective method the City has to mitigate transportation noise is through reducing the impact of the noise onto the community (i.e., noise barriers and site design review). Mitigation through the design and construction of a noise barrier (wall, berm, or combination wall/berm) is the **most common way of alleviating traffic noise impacts**. The effect of a noise barrier is critically dependent on the geometry between the noise source and the receiver. A noise barrier effect occurs when the "line of sight" between the source and receiver is penetrated by the barrier. The greater the penetration, the greater the noise reduction. Barriers should be required for residences where outdoor noise exceeds 60 or 65 dB. Another noise reduction method would be for the City to provide retrofit incentives for residences that provide ventilation and better windows to reduce noise impacts.

For existing residences, the following mitigation measures are possible: For outdoors, barriers (walls and berms), re-routing traffic, enhance speed limit enforcement, and maintaining auto exhausts in proper condition are methods to control noise. For indoors, ventilation modification (summer switch) to allow some windows to be kept closed, improvement of seals on doors and windows, and relocation of vent openings to shielded sides of structures are some methods to control noise.

## **NOISE REGULATIONS**

The responsibility for the control of noise is divided among various levels of government and in turn divided among various agencies and departments at each governmental level. Local agencies have several alternatives for the control of

## Noise Element

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various noise generators. These include: enforcement of existing state and local laws, creation of local ordinances and policies, adoption of Federal and State Noise Standards, and the implementation of various land uses and site planning techniques based on state and Federal planning guidelines. Some State and local laws may include: Noise limits for on-highway motor vehicles for the state of California, Noise limits for motorboats in or upon Inland Waters, Sound Transmission Class (STC) and Impact Insulation Class (IIC) for non-single family buildings for human occupancy, noise limits for off-highway motor vehicles in the State of California. These state laws can be immediately enforced by local and building departments. In addition to state laws, local nuisance ordinances relating to disturbing the peace and animal control can be enforced by local law enforcement agencies and the County Department of Animal Control.

The second alternative mentioned is the creation of noise ordinances. Generally, this includes the passage of new ordinances. In contrast to nuisance ordinances, a noise ordinance attempts to provide noise level standards for reoccurring noise generators or land use types. An ordinance should contain a well defined, objective noise standard for various land uses, based on an easy to calculate noise evaluation scheme, maximum noise levels, consideration for impulse and pure tone sounds, appropriate reference pressure, and reference to a measurement procedure.

A local ordinance could also extend to the enforcement of Federal and State product standards, to those products once purchased. According to the Noise Control Act of 1972, the United States Environmental Protection Agency must establish noise levels on new products including construction, transportation, electric/electronic equipment and any motor or engine. These product noise levels could be adopted as a part of a noise ordinance by local entities to insure control over specific noise sources which might otherwise be difficult to control.

Local jurisdictions could also adopt Federal and State regulations and guidelines for local development. Three Federal and State regulations which are of particular importance are: The Department of Transportation Design Noise Standards; The Department of Housing and Urban Development (H.U.D.) Noise Standards; and State Noise level Standards for various land uses. The H.U.D. noise guidelines are used to help determine whether projects applying for H.U.D. or F.H.A. loans are qualified on the basis of noise. The Department of Transportation has established noise standards and procedures to determine if particular roadways can qualify for federally assisted noise abatement projects. State laws also establish standards estimating adverse impacts of noise on various land uses. These standards could be adopted as policy or ordinance by local entities locating the appropriate land uses near noise sources. The advantage of using these standards, particularly the

## Noise Element

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H.U.D. standards, is that they may have greater acceptability due to greater resources available to State and Federal agencies. The disadvantage of these noise standards is that they are inconsistent, individually they do not adequately measure the noise conditions, and they may be too high to accurately reflect community desires.

# **Noise Element**

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## **GOALS, POLICIES AND PROGRAMS**

This section of the Noise Element sets forth the Goals, Policies and Implementing Programs. They evolve out of the discussion issues and needs discussed in the previous section of the document (Noise Exposure and Noise Control).

### ***GOALS***

- (1) A City that maintains a quiet acoustical environment
- (2) A City whose residents are protected from unhealthful levels of noise
- (3) A City that is planned to minimize noise conflicts

### ***POLICIES***

- (1) The City shall enforce the State Uniform Building Code which specifies that the indoor noise levels for residential living spaces not exceed 45 dB dn/CNEL due to the combined effect of all noise sources. The state requires implementation of this standard when the outdoor noise levels exceed 60 dB Ldn/CNEL. However, the City should implement a 55 dB outdoor noise standard.
- (2) The City should establish standards that specify acceptable limits and hours of occurrence of noise for various land uses throughout the City.
- (3) The City shall incorporate noise reduction features during site planning to mitigate anticipated noise impacts on affected noise sensitive land uses. New development should be permitted only if appropriate mitigation measures are included such that the standards contained in this Element or adopted ordinances are met.
- (4) The City should encourage the use of walls, berms or "inward orientation" in the design of residential or other noise sensitive land uses that are adjacent to major roads, commercial or industrial areas.
- (5) The City should enhance efforts to enforce vehicle noise emission regulations and speed limits.
- (6) The City should discourage nighttime traffic, particularly truck traffic, on streets in residential areas and schedule trash pickups between 7 a.m. and 5 p.m. in residential areas.
- (7) The City should adopt a new comprehensive community noise ordinance to

# **Noise Element**

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ensure city residents are not exposed to excessive noise levels from existing and new stationary noise sources.

## ***PROGRAMS***

- (1) Investigate and, if possible, implement mitigation programs for existing residences when traffic noise exceeds 55 dB CNEL.
- (2) Strengthen enforcement of vehicle noise emissions regulations and vehicle speeds.
- (3) Restrict the hours of operation of street sweeper and private parking lot sweepers.
- (4) Restrict hours of operation of leaf blowers and other power gardening activities.
- (5) Restrict hours of operation and days of the week of construction activities.
- (6) Adopt a noise ordinance to control noise levels and hours of occurrence for various land uses throughout the City.
- (7) The City should develop an educational program to inform residents of the negative effects of noise on human health.

# Safety Element

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## INTRODUCTION

### ***BACKGROUND AND PURPOSE OF THE ELEMENT***

In 1971, the California Legislature passed legislation requiring two new elements to be added to the general plans of all cities and counties in the State. These were the Safety Element and the Seismic Safety Element.

The impetus for this legislation was a series of natural disasters which had occurred in Southern California in the preceding two years. The winter of 1969 saw particularly heavy rains, especially during January and February. Serious flooding occurred in many areas of Southern California but especially in Ventura County. These heavy rains caused substantially increased growth in the chaparral vegetation belts of the Southern California hills and mountains. Then during thirteen days of September and October, 1970, a series of disastrous fires broke out, fanned by dry desert Santa Ana Winds. The fire burned over half a million acres of brush and timber land, destroyed 722 homes, killed 16 people and cost \$233 million to control. The following winter landslides and mudslides occurred in the hills and damaged many of the structures that had escaped the fall fires.

In response to these disastrous floods, fires and landslides, the 1971 Legislature enacted Government Code Section 65302.1, which requires of each city and county general plan:

*A safety element for the protection of the community from fires and geologic hazards including features necessary for such protection as evacuation routes, peak load water supply requirements, minimum road widths, clearances around structures, and geologic hazards mapping in areas of known geologic hazard.*

The impetus for the Seismic Safety Element was the February 9, 1971, San Fernando Valley earthquake. This earthquake of 6.6 magnitude took 65 lives and caused almost \$1 billion of damage to freeway interchanges, hospitals (accounting for the greatest loss of life), utilities, dams, and public, private, commercial and industrial buildings. The earthquake also revealed major discrepancies in building design and a laxness in land use planning.

This disaster prompted the Legislature to require another element to the general plan, a Seismic Safety Element. Government Code Section 65302 (F) requires:

*A seismic safety element consisting of an identification and appraisal of seismic hazards such as susceptibility to surface ruptures from faulting, to ground shaking, to*

## Safety Element



*ground failure or to the effects of seismically induced waves such as tsunamis and seiches. The seismic safety element shall also include an appraisal of mudslides, and slides, and slope stability as necessary geologic hazards that must be considered simultaneously with other hazards such as possible surface ruptures from faulting, ground shaking, ground failure and seismically induced waves.*

Most recently, the Legislature adopted AB 2038 in 1984 which expanded the list of mandatory safety issues to be addressed within the Element. The additional concerns focused on seismic safety. Essentially, the Legislature took the issues previously considered in the seismic safety element and made them safety element requirements. At the same time, the Legislature deleted the seismic safety element from the list of mandatory general plan elements.

In order to meet the state requirements discussed above, the City of Ojai adopted the County of Ventura's existing Seismic Safety and Safety Element in 1974. This adoption of a County element is provided for in Government Code Section 65302 (g).

In 1988, the City prepared a Master Environmental Assessment (MEA) as part of a comprehensive update of its General Plan which included the Circulation, Open Space, Conservation, Recreation, and Housing Elements. The MEA includes several maps which delineate areas of flooding, fire, and seismic hazards within the City. In 1989, the County updated and completely reformatted its General Plan, doing away with the typical seven element format. In response to this reformatting of the County General Plan, the City initiated a program for updating the remaining City elements which have incorporated by reference adopted County elements. These include the Noise and Safety Elements. The City is currently in the process of updating its Noise Element.

The City of Ojai has created its own Safety Element with the text and exhibits which follow. This element is more tailored to the specific safety issues which concern the City of Ojai. One of the shortcomings in utilizing the County's Safety Element has been that it discusses certain hazards which are not a concern within the City of Ojai. The City's Safety Element therefore does not contain detailed discussions of tsunami and seiche hazards, hazards which do not occur within the City of Ojai. Tsunami and seiche hazards will only be referred to in the assumptions/definitions portion of this element. Another shortcoming of utilizing the County Element for the City is that it does not provide detailed discussions on certain conditions and policies which are unique to the City of Ojai. The City's Safety Element identifies existing conditions which are unique to the City. These include the ongoing effort to upgrade the remaining unreinforced masonry bearing

# Safety Element



wall buildings within the City, and a detailed discussion of the level of fire service currently being provided to the City by the County.

The City's Safety Element also includes references to maps delineating existing hazards contained within the City's MEA.. The maps relevant to the issues identified in this Safety Element have been updated and included as part of the creation of this element to reflect most current 1991 environmental conditions.

The Safety Element contained within the following text and exhibits combines the State of California requirements for safety elements and seismic safety elements into one coherent document. The purpose of this Safety Element is to provide for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, and dam failure; slope instability leading to mudslides and landslides; subsidence and other geologic hazards known to the City; flooding; and wildland and urban fires. The Safety Element includes mapping of known seismic and other geologic hazards. It also addresses evacuation routes, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.

The City of Ojai Safety Element achieves the following purposes:

1. To meet the requirements of State law for preparation of a Safety Element.
2. To investigate the various hazards from a regional as well as a local perspective so as to provide a more integrated picture of the hazardous conditions within the City of Ojai and Ventura County.
3. To develop a framework which will permit the investigation of all types of hazards and the resources they impact.
4. To present the information collected in a form which will allow decision makers and the public to quickly evaluate the pertinent aspects of a given hazard.
5. To offer a range of response measures from which decision makers may choose as they attempt to alleviate a given hazard.
6. To provide a framework in which future inventory and analysis can be performed.

# Safety Element



## ***ASSUMPTIONS/DEFINITIONS***

This Safety Element has been prepared pursuant to State General Plan Guidelines for preparation of Safety Elements. It is in conformance with the overall General Plan Goals of the City of Ojai. The Element strives to provide decision makers with the information necessary to evaluate the nature of a given hazard and possible courses of action.

Base data for the Safety Element was derived from the City of Ojai Master Environmental Assessment (MEA) 1988, the Seismic Safety and Safety Element of the Ventura County Environmental Resources Agency 1974, the Updated County of Ventura General Plan (Hazards Chapter) 1989, the Ventura County Multi-Hazard Functional Plan, and applicable current Environmental Impact Reports (EIRs).

Definitions and categories of risks and hazards that are referenced throughout this Safety Element are listed below.

These are taken from the State of California's 1990 Guidelines for the Required Elements of the General Plan and from the Ventura County General Plan, Hazards Chapter.

### **Active Fault**

A fault that has moved recently and which is likely to move again. For planning purposes, "active fault" is usually defined as one that shows movement within the last 11,000 years and can be expected to move within the next 100 years.

### **Area of Special Flood Hazard**

The land in a flood plain subject to a one percent or greater chance of flooding in any given year; is sometimes referred to as the "base flood" or "100-year" flood area.

### **Critical Facility**

Includes facilities housing or serving many people which may pose unusual hazards in case of damage from or malfunction during an earthquake, such as hospitals, fire, police, and emergency service facilities, utility "lifeline" facilities, such as water, electricity and gas supply, sewage disposal, and communications and transportation facilities.

# Safety Element



## Dam Failure

Structural failure may be caused by seismic activity, or by landslides flowing into a reservoir. Flooding may occur as the result of structural failure of a dam.

## Debris Flow/Avalanche

Landslides involving mixture of rock fragments, gravel, sand, soil, mud, water, and minor organic debris in which flow is the dominant transport mechanism. An extremely high-velocity debris flow landslide is known as a debris avalanche.

## Epicenter

A point at the earth's surface that is closest to the subterranean origin of an earthquake.

## Expansive Soils

Soils which tend to expand when wet and shrink when dry due to mineralogical composition.

## Fault

A fracture in the earth's crust forming a boundary between rock masses that have shifted.

## Flooding

A "flood" is an overflow of water onto land that is normally dry. The most common type of flood, and the major subject of this section, is the "rainstorm-river" flood. A second major type is a "coastal" flood, resulting from a relative increase in sea level that may be caused by a storm, by a tsunami, or by subsidence. Other potential causes of floods include dam or levee failure, landslides and seiches.

## Floodway

The channel of a watercourse plus any adjacent flood plain area that must be kept free of encroachment in order that the 100-year flood may be carried without substantial increases in flood heights.

# Safety Element



## Ground Failure

A general term for occurrences when seismic activity causes the ground to lose its cohesiveness, as in liquefaction, subsidence, and earthquake-related landslides.

## Ground Shaking

"Ground shaking" is the physical movement of the land surface due to earthquakes. When a fault breaks, the accumulated strain energy is released as seismic waves that travel outward in all directions from the earthquake focus (the point of first release of tectonic stress located below the earth's surface on the fault plane, causing ground shaking). Seismograms (records of earthquake motion) indicate that several kinds of motions, or waves, are created by earthquakes. These waves exhibit different types and directions of movement. Each type of wave can affect buildings slightly differently depending on many diverse variables. The combined effect of these waves makes up the ground shaking component of an earthquake.

## Hazardous Building

A building that may be hazardous to life in the event of an earthquake because it:

1. Was constructed prior to the adoption and enforcement of local codes requiring earthquake resistant design of buildings;
2. Is constructed of unreinforced masonry; or,
3. Exhibits any one of the following characteristics:
  - o Exterior parapets and ornamentation that may fall on passers-by;
  - o Exterior walls that are not anchored to the floors, roof, or foundation;
  - o Sheeting on roofs or floors incapable of withstanding lateral loads;
  - o Large openings in walls that may cause damage from torsional forces; or,

# Safety Element

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- o Lack of an effective system to resist lateral forces.

## Hazardous Material

An injurious substance, including pesticides, herbicides, toxic metals and chemicals, liquefied natural gas, explosives, volatile chemicals, and nuclear fuels.

## Inactive Fault

A fault which shows no evidence of movement in recent geologic time and no potential for movement in the relatively near future.

## Landslide

A general term denoting downslope movement of slope materials composed of rock, soil, fill or combinations thereof.

## Liquefaction

The transportation of a saturated granular layer into a fluid state due to intense ground shaking and/or increased pore water pressure.

## Lurching

A sudden roll, pitch or sway of the ground resulting directly from the release of seismic energy.

## Non-Seismic Geotechnical Hazards

Geotechnical hazards not triggered by or related to seismic activity, including, but not limited to, landslides, subsidence, expansive soils and coastal stability problems.

## Potentially Active Fault

- (1) A fault that last moved within the Quaternary Period before the Holocene Epoch (the last 2,000,000 to 11,000 years);
- (2) A fault which, because it is judged to be capable of ground rupture or shaking, poses an unacceptable risk for a proposed structure.

# Safety Element

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## Seiche

A seiche is a long wave which oscillates in an enclosed or partially enclosed body of water as a result of seismic or atmospheric disturbances. Seiches typically occur in lakes and bays, and are normally caused by unusual tides, winds or currents, but can also be produced by earthquake ground motion. The shaking rocks the water back and forth, setting up seiche waves.

The City of Ojai does not contain any substantial body of water within or adjacent to the City limits which would create a primary seiche hazard. No goals, policies, or implementation programs related to seiches need to be addressed within this element.

## Subsidence

Subsidence is any settling or sinking of the ground surface arising from surface or subsurface causes. Its usual form is a dish-shaped or bowl-shaped region of downward surface displacements. Some types of subsidence can be the result of natural processes, including natural compaction of loosely consolidated alluvium ("consolidation refers to the gradual compression of a soil under applied load), as well as tectonics and earthquakes. Other types of subsidence are caused by human activities. In California, four types of the latter have been identified; they are named according to the action that causes the subsidence: groundwater withdrawal subsidence, oil or gas withdrawal subsidence, hydro-compaction subsidence and peat oxidation subsidence.

## Surface Rupture

A surface rupture is a break in the ground's surface and associated deformation resulting from the movement of a fault.

## Tsunami

A tsunami is a traveling ocean wave generated by disturbances associated with earthquakes, volcanoes or major submarine landslides. Commonly called a tidal wave in the past, it is referred to now as a series of sea waves. These waves have a long wavelength (distance from the crest of one wave to the crest of the succeeding wave) normally over 100 miles, and a very low amplitude (height from crest to trough). As these waves approach shallow water, the speed decreases from a deep water speed of over 600 m.p.h. to less than 30 m.p.h., and their energy is transferred from wave speed (velocity) to wave height (amplitude); waves as high

# Safety Element

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as 80 feet can be formed. Although the arrival time of waves can be predicted, the intensity of the wave when it reaches shore cannot be predicted.

The City of Ojai is located several miles inland from the County of Ventura's tsunami hazard zone, which extends two miles upstream from the mouth of the Ventura and Santa Clara Rivers and Calleguas Creek. No goals, policies, or implementation programs related to tsunamis need to be addressed within this element.

## Wildland Fires

Fires occurring in a non-urban, natural area which contains uncultivated lands, timber, watershed, brush, or grasslands.

## **LEGAL AUTHORITY**

Under State Law (Section 65302.1) a City is required to adopt a Safety Element "for the protection of the community from fires and geologic hazards including features necessary for such protection as evacuation routes, peak load water supply requirements, minimum road widths, clearances around structures, and geologic hazards mapping in areas of known geologic hazard."

A City is also required to adopt a Seismic Safety Element. Government Code Section 65302 (F) requires that a seismic safety element consist of:

*An identification and appraisal of seismic hazards such as susceptibility to surface ruptures from faulting, to ground shaking, to ground failure or to the effects of seismically induced waves such as tsunamis and seiches. This seismic safety element shall also include an appraisal of mudslides, landslide, and slope stability as necessary geologic hazards that must be considered simultaneously with other hazards such as possible surface ruptures from faulting, ground shaking, ground failure, and seismically induced waves.*

The City of Ojai has combined the requirements for both the Safety and Seismic Elements into a Safety Element in accordance with the California State code in order to sufficiently detail the appropriate policies and programs for the City's planning area. This element has been submitted in accordance with State Code to the California Division of Mines and Geology of the Department of Conservation.

# Safety Element



## ISSUES AND NEEDS

### **OVERVIEW**

Public safety issues in Ojai are numerous. The area is surrounded by topographical features which create geologic, seismic, flood, and fire hazards. Types of hazards are defined and categorized in the previous section for reference. Historically, Ojai and the surrounding area has experienced damaging earthquakes, landslides, floods, dam failures and disastrous brush fires. In addition, the area is isolated from other regions of the County due to limited vehicular access created by topographical barriers. If roads and bridges leading to the City are cut off by an earthquake, flood, or mud slides, then medical, fire, and other emergency response would be severely restricted.

The constant threat to life and property from these hazards creates a need to protect the community through sound planning, development, and maintenance practices, as well as through disaster education and preparedness programs.

The General Plan inventory and analysis of public safety hazards is divided into five issue areas. The five areas include seismic and geologic hazards (below), flood hazards (page 27), fire hazards (page 29), hazardous materials and waste (page 32), and disasters (page 33). These issue areas are discussed below and in the following pages. Goals, Policies and Implementing Programs for the City of Ojai related to safety issues are listed beginning on page 37.

### ***SEISMIC AND GEOLOGIC HAZARDS***

The City of Ojai is exposed to various geologic and seismic hazards as a result of the general topography of the area. Ojai is situated in a relatively narrow valley surrounded by dramatic mountains with numerous faults traversing the region.

The following seismic and geologic hazards are known to exist in the Ojai area:

#### **Seismic Hazards**

Surface Rupture  
Ground Shaking  
Subsidence  
Ground Failure  
Liquefaction  
Dam Failure

#### **Other Geologic Hazards**

Landslides  
Expansive Soils  
Erosion

# Safety Element



## Seismic Hazards

The City of Ojai has not directly experienced a devastating earthquake. Although the historic record shows little evidence for strong earthquakes or surface displacement along faults in the southern area of Ventura County, the likelihood of the occurrence of one or more such events within 50 to 100 years is not remote.

Only two historic earthquakes might have been devastating to present day populated areas of the County, but they occurred in December 1812 and January 1857, before there was any semblance of population in the region. The earthquake of 1812 severely damaged missions from present-day Santa Maria on the west, to San Fernando on the east, for a total of 116 miles. The 1857 earthquake is the first historical earthquake of California to be described as a "great" earthquake. It is estimated at 8.25 on the Richter Scale because it apparently ruptured ground from Fort Tejon to at least 100 miles in each direction along the San Andreas Fault from Fort Tejon.

The relatively recent 1971 San Fernando earthquake occurred along a fault having little historic record of activity. Several of the faults within the southern half of Ventura County are similar in structure. They are subject to comparable tectonic forces as those associated with the San Fernando earthquake. A map showing the County's major earthquake locations and intensities between 1928 and 1971 is illustrated in Exhibit GEO-2 of the MEA.



Most of the land in Ventura County is encompassed by the Transverse Range geographic province of California. The province is distinct from other provinces in that the nature of its prevailing linear trend is west to east instead of northwest to southeast (which is the case from most geologic trends in the state). The province is bounded by three major faults, including the northwest trending San Andreas Fault zone, which cuts the northeast corner of the County; the west trending Big Pine Fault, which joins the San Andreas and forms the northern boundary of the province; and the Malibu Coast Fault, which forms the southern boundary of the province where the fault extends offshore to the west of the County boundary. Each of these faults constitute a potential major earthquake hazard. The following paragraphs outline each known hazard.

## Surface Rupture

The major direct effect of earthquake faulting is surface rupture. This is when faulting causes actual rupturing of the earth's surface.

# Safety Element



Nearly all man-made structures are susceptible to damage ranging from severe to total when affected by displacement along faults passing beneath their foundations. The San Fernando Earthquake of 1971 has shown that no structures designed under present standards are safe from severe damage or destruction as a result of surface fault displacement of foundations. It is widely acknowledged that design of most structures, such as single-family homes or larger structures, roads, bridges, pipelines, or other conduits, to resist fault displacement is generally not feasible. Only massive earth structures such as earthfill dams can be designed to remain functional after several feet of displacement along an underlying fault.

Permanent effects of surface displacement along faults also can include:

1. Abrupt elevation or depression of ground surfaces of several feet for distances of many hundreds of feet along the fault;
2. Disruption of surface drainage;
3. Changes in groundwater levels in wells;
4. Blockage and surface seepage of groundwater flow;
5. Changes in survey benchmark elevations;
6. Dislocations of street alignments and property lines of many feet if lateral (horizontal) displacement also occurs along a fault;
7. Displacement of drainage channel and drains.

Secondary effects of surface displacements along faults within an urban area could include:

1. Disruption of movement along roadways due to abrupt depressions or elevation of pavement surfaces;
2. Possible flooding due to disruption of drainage channel and storm drain flow;
3. Disruption of utility services such as water, gas, fuel, telephone and electric power lines;
4. Temporary impact on industry and commerce similar to that

## Safety Element

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resulting from the occurrence of most kinds of regional natural catastrophic events such as hurricanes or floods.

The State Division of Mines and Geology (Urban Geology Master Plan for California 1973, Bulletin 198) indicates that on a statewide basis the potential hazard to structures from the surface displacement of faults is low compared to such geologic phenomena as earthquake shaking and landsliding. Historically, major losses due to fault displacement have been limited to the San Fernando Earthquake of 1971. Structural losses due to fault displacement in the 26 other major earthquakes in California are unknown but were probably small. Most of the losses incurred during the 1906 San Francisco Earthquake and 1952 Tehachapi Earthquake were caused by ground shaking and ensuing fires.

The greatest potential for fault activity is along any of the faults which lie within the several major fault systems which transect the County from east to west. The 1971 San Fernando Earthquake which occurred along one of these major fault systems illustrates the high level of activity that some faults within these systems may have, and foretells the occurrence of other such earthquakes in the Los Angeles, Ventura-Santa Barbara regions.

The San Fernando earthquake of 1971 may be an example of the typical type which could occur along some of the east-west trending faults which transect the County. Based upon that earthquake, it is most likely that a surface fault displacement within the County will be sudden, occurring over a period of less than one minute. The displacement would be accompanied by sharp ground shaking lasting perhaps several tens of seconds.

Many of the faults in the County are associated with major fault systems extending beyond County boundaries. Several of these faults and fault systems are considered to be active, but a great deal of additional information must be assembled to determine the potential for, as well as the nature of, activity of most of the faults including those presently considered to be active.

The present level of knowledge of the recency of surface or near surface movement along the faults within Ventura County is not sufficient on which to base a firm determination of the "degree" of activity of most of these features. There is some evidence that some of the known faults have displaced at least late Quaternary terrace sediments, indicating possible movement as recent as 11,000 years ago. This is the primary basis for designating the most recently active faults, as these could have the higher potential of future movement.

There are many places other than the San Andreas fault where faulting occurs. A

# **Safety Element**

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series of related faults is called a fault zone or a fault system. There are several faults and fault zones located near the City of Ojai. In the event of surface displacement along these fault zones, loss of life and property damage in the unincorporated and incorporated areas of Ojai could be significant. These zones are described below and illustrated in Exhibits GEO-1 and GEO-3 of the City of Ojai MEA.

## **SANTA ANA/ARROYO PARIDA FAULT ZONE**

This fault extends from Montecito to the Ventura River and along the south side of the Ojai Valley. This fault system is an eastward extension of the Mission Ridge Fault in the Santa Barbara area and extends to the southeast end of the Ojai Valley where San Cayetano zone apparently begins. The fault roughly parallels the southern boundary of the City of Ojai. The Santa Ana Fault has raised the Upper Ojai Valley relative to the Ojai Valley. The fault forms a groundwater barrier in the alluvium beneath the Ventura River. One school lies in the fault zone and sewer mains and water transmission lines from Lake Casitas and Ventura to the Ventura area cross this fault zone. This system is considered potentially active.

## **LION MOUNTAIN FAULT**

This fault is encompassed by the Lion Canyon Fault Zone which extends from Santa Paula Creek along the south edge of Upper Ojai Valley through the Lion Canyon area and possibly to Oak View and beyond to Lake Casitas. The fault itself does not enter the City of Ojai. The actual Lion Mountain fault is located between Lake Casitas and the San Cayetano fault zone, east of Ojai. The Lion Mountain Fault Zone contains a major portion of the Oak View community and the southern section of the Ojai community. Major electrical transmission lines, gas mains, water transmission lines and sewer mains between Oak View and Ojai transverse this zone. Local geologic formations show relatively recent activity. This fault is considered potentially active.

## **POSSIBLE FAULTS**

In addition to the above mentioned vicinity faults there is evidence that faults, to date unmapped, may extend across the north part of the Ojai Valley area and link the San Cayetano Fault zone to the east with faults and possible faults to the west of Ventura River.

# **Safety Element**

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## **SPECIAL STUDIES ZONES**

In 1972 the California State Legislature enacted the Alquist-Priolo Geologic Hazard Zones Act. Pursuant to this act the "State geologist shall delineate . . . special studies zones to encompass all potentially and recently active traces of the San Andreas, Calaveras, Hayward, and San Jacinto Faults, and such other faults . . . as to constitute a potential hazard to structures from surface faulting or fault creep." (Alquist-Priolo Act).

Two special studies zones briefly enter the City of Ojai's western boundary near the Villanova school. Please refer to Exhibit GEO-3 in the City of Ojai MEA.

The intent of the zone is to provide for public safety from the hazard of fault rupture by avoiding, to the extent possible, the construction of structures for human occupancy astride hazardous faults. However, the precise location and identification of hazardous faults within or near a zone of potentially active faults can be determined only through detailed geologic investigations. Therefore the State Mining and Geology Board has adopted policies and criteria for the implementation of these zones.

The most significant criteria within the act is that no structure may be built across the trace of an active fault. Furthermore, the area within fifty feet of an active fault shall be assumed to be underlain by active branches and therefore, before any structure can be built within the zone, a geologic investigation and submission of a report by a geologist registered by the State of California are required. In addition, any city or county may require more restrictive policies.

## **Ground Shaking**

The physical movement of the land surface due to earthquakes is known as ground shaking. When a fault breaks, the accumulated strain energy is released as seismic waves that travel outward in all directions from the epicenter. Unlike a surface rupture, ground shaking can occur great distances from an actual known fault. The intensity of ground shaking/seismicity during an earthquake depends largely on geologic foundation conditions of the materials comprising the upper several hundred feet of the earth's surface. The greatest amplitudes and longest durations of ground shaking occur on thick, water-saturated, unconsolidated alluvial sediments. Ground shaking can also cause ground failure or surface rupturing due to lurching and liquefaction.

Ground shaking can cause disruption of surface drainage, blockage of surface seepage and groundwater flow, changes in groundwater flow, dislocation of street

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alignments, displacement of drainage channels and drains, destruction or damage to buildings and property and possibly loss of life. Seismic shaking can renew movement of old landslides as well as result in the formation of new slides. The intensity of shaking within 10 miles of the epicenter focus point of the earthquake, in areas underlain by deep alluvium, would likely be in the range of VII to VIII Modified Mercalli intensity, and VI to VII in areas underlain by firm ground bedrock (Please refer to Table A). Higher intensities would be experienced immediately adjacent to the epicentral area.

The State Division of Mines and Geology in their publication entitled, "Urban Geology" 1973, Bulletin 149, indicates that on a state-wide basis, the potential hazard to structures from ground shaking is higher than any other hazard. Approximately one dozen unreinforced masonry buildings are located within the City of Ojai. In order to reduce the risk of structural damage to these buildings in the event of an earthquake, the City has recently adopted an ordinance to provide seismic strengthening provisions for unreinforced masonry bearing wall buildings. The ordinance identifies 12 unreinforced masonry buildings, sets time limits for these structures to meet current seismic code, and specifies the allowable design criteria which is required.

The State Division of Mines and Geology has also indicated that the Ventura County area could experience relatively high earthquake activity. It has been estimated that within the next year there is a 3% to 4% chance of occurrence for a major earthquake measuring at least 7.0 on the Richter Scale; within the next fifty years, it is estimated that there is a 50% to 90% chance of an earthquake of this magnitude. The source of this anticipated earthquake is the 650-mile long San Andreas fault.

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TABLE A

RELATIONSHIP OF RICHTER MAGNITUDE  
AND MODIFIED MERCALLI INTENSITY SCALES  
TO EXPECTED EARTHQUAKE DAMAGE

RICHTER MAGNITUDE	MODIFIED MERCALLI MAXIMUM INTENSITY (AT EPICENTER)	EXPECTED EARTHQUAKE DAMAGE
2	I-II	Usually detected only by instruments.
3	III	Felt indoors. May not be recognized as earthquake.
4	IV - V	Felt by most people; structure shake; windows and dishes rattle; wooden walls and frame creak; slight damage to unsecured objects.
5	VI - VII	Felt by all; many frightened and run outdoors; glassware breaks; items fall off shelves; furniture moves; cracks in unreinforced masonry; fall of chimneys, cornices and other unreinforced architectural ornament; some small slides can occur.
6	VII - VIII	Difficult to stand; steering of autos is affected; potentially moderate to major structures; frame houses move off foundations if not bolted; branches broken off trees; collapse of elevated structure such as chimneys, water towers.
7	IX - X	General panic; Major total damage to masonry structures; underground pipes broken; frame structures seriously damaged; cracks in ground; large landslides likely; serious damage to dams, dikes, embankments.
8+	X - XII	Major and total damages to buildings and infrastructure.

Source: California Division of Mines and Geology, "CDMG Notes," after Charles F. Richter, 1958, Elementary Seismology.

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## Subsidence

Subsidence and differential settlement (the uneven lowering of the ground surface) constitute minor natural hazards in the City of Ojai. Local subsidence may be caused by extracting more groundwater than is replaced by the natural hydrologic cycle. The results from this drawdown are empty pore spaces in the soil, which are compacted from the weight of overlying material.

Subsidence, defined as the sinking or lowering of a part of the earth's surface, can occur as a result of or independent of earthquakes. Seismically-induced subsidence can be either a direct or an indirect result of an earthquake. Direct tectonic displacement of bedrock can result from strong earthquakes causing either subsidence or uplift of up to several feet over relatively large areas of ground surface. Indirect subsidence resulting from compaction of gradual soil layers caused by ground shaking is more common. Such shaking causes subsidence by compressing the soil deposit so that pore space formerly filled by groundwater or air is eliminated. There must be an outlet for evacuation of these pore spaces in order for subsidence to occur.

Differential settlement is a more common hazard often occurring when buildings and bridges are built on poor foundation materials. Pilings are often used to anchor structures to firmer deposits below the surface in these situations. Surface footings tend to be used to support less important structures. If surface footings are used to support one part of a structure and pilings for another, differential settlement will occur, with the area supported by surface footings settling faster than the piling supported section. Differential settlement generally occurs slowly enough that its effects are not serious.

## Ground Failure

Earth materials in a natural condition tend to reach equilibrium over a long period of time. In geologically active areas such as California and Alaska there are many regions where earth materials have not yet reached a natural state of stability. For example, most of the valleys and bay margins are underlain by recent loose materials that have not been compacted and hardened by long-term natural processes. Landslides are common on most of the hills and mountains as loose material moves downslope. In addition, many activities of man tend to make the earth materials less stable and hence to increase the chance of ground failure. Some of the natural causes of instability are earthquakes, weak materials, stream and coastal erosion, and heavy rainfall. Human activities that contribute to instability include oversteepening of slopes by undercutting them or overloading them with

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artificial fill, extensive irrigation, poor drainage or even groundwater withdrawal, and removal of stabilizing vegetation. These causes of failure, which normally produce landslides and differential settlement, are augmented during earthquakes by strong ground motions that result in rapid changes in the state of earth materials. It is these changes, by means of liquefaction and loss of strength in fine-grained materials, that result in so many landslides during earthquakes as well as differential settlement, subsidence, ground cracking, ground lurching, and a variety of transient and permanent changes in the ground surface.

Although the basic causes of ground instability are simple in concept, the consequences are often complex and highly variable. They include numerous varieties of landslides, ground cracking, lurching, subsidence, and differential settlement. Moreover, these types of ground failure occur on a wide variety of ground conditions. Landslides, for example, do not require a steep slope on which to form, particularly during earthquakes. Many occur on slopes that are virtually flat, and the surface on which they fail may be very shallow (1 to 2 feet deep) or as much as hundreds of feet below the ground surface. The type of ground failure that develops in a given area is determined by the nature of the natural man-made disturbance that occurs and partly by the topographic, geologic, hydrologic, and geotechnical characteristics of the ground.

## Liquefaction

Liquefaction is a type of ground failure that can occur during an earthquake. Liquefaction can occur on relatively level ground and have catastrophic effects on structures. Liquefaction can cause buildings to collapse or sink, pipeline and storage tanks to float or break, disruption or destruction of gas lines, sewer lines, roads, etc. Liquefaction can also be the cause of landslides on slopes as small as 2.5%.

Liquefaction occurs when loose soils that are water-saturated are subjected to ground shaking of high intensity and long duration. Liquefaction is manifested by sand boils and mudspouts at the ground surface and water seepage through ground cracks or by the development of quicksand-like conditions or landslides. When quicksand-like conditions occur, buildings may sink or tilt into the ground and underground facilities may float to the surface.

Several conditions are necessary to produce liquefaction including water saturation, low density soil, uniform grain size, lack of confining pressure, high intensity and high duration ground shaking. Ground shaking intensity depends on the magnitude of an earthquake and the amplification of the ground shaking. In terms of soil density, loose unconsolidated soil materials are the most subject to liquefaction.

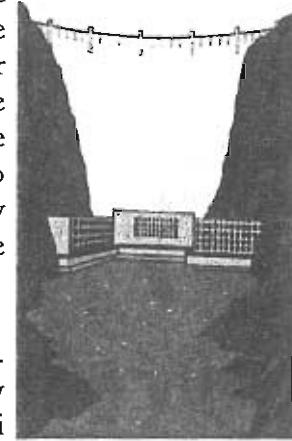
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Uniform grain size, such as a deposit of only sand, causes materials to be more susceptible to liquefaction than mixed materials. The deeper in the soil zone the higher the confining pressure and consequently, the lower the potential for liquefaction.

Liquefaction can occur at any level of a soil deposit but usually occurs within the upper 40 to 50 feet. The potential for liquefaction exists wherever there are saturated, loose sand deposits, especially if they are near the surface. This includes most of the river valleys and the low lying plains that have poor drainage. Since subsurface soil properties are not precisely known, it is necessary to assume that all alluvial areas having high groundwater may be subject to liquefaction during strong earthquake shaking.

Areas with alluvial soils are subject to liquefaction hazard. In the Ojai vicinity, these areas are the Santa Ana Valley north of Casitas Lake, the Ojai Valley, and the Upper Ojai Valley.



Referring to Exhibit GEO-4 of the City of Ojai MEA, areas designated high hazard zones for liquefaction are alluvial areas which have had water table levels within 15 feet of the ground surface at some time in the last 50 years or since water well records have been kept. Moderate hazard zones include alluvial areas which have had water between 15 and 40 feet below ground level.

There are a few areas within the Sphere of Influence but outside the City boundaries which are subject to liquefaction hazard. These areas are located along or adjacent to San Antonio Creek and in the eastern portion of the Sphere of Influence.

The majority of the City of Ojai is subject to liquefaction hazard. Those portions of the City located far north along the City boundary or to the west of the Ojai Country Club are free from significant liquefaction potential.

### Inundation From Dam Failure

Dam failures can result from a number of natural or manmade causes such as earthquakes (ground rupture or severe groundshaking), erosion of the face of foundation, landsliding which displaces a large volume of water, rapidly rising flood

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waters, and structural/design flaws.

There are currently no dams within, adjacent to, or upstream from the City of Ojai which are large enough to endanger lives and property in the event of a failure. The Stewart Debris Basin, northerly of Canada Street, is not technically a dam (refer to Exhibit GEO-3 of the City of Ojai MEA). The facility was designed by the Corps of Engineers to accommodate a 500 year flood and is considered safe. However, in the event of its failure, lives and property could be at risk. In addition, the threat of inundation from dam failure could occur with the construction of a dam upstream of the major drainage courses such as San Antonio Creek which traverse or follow close to the City's borders. Because of these threats, this topic is included in the safety element for present and future reference.

There are three general types of dams: earth and rockfill, concrete arch or hydraulic fill, and concrete gravity. Each of these types of dams has different failure characteristics. The earth-rockfill dam will fail gradually due to erosion of the breach; a flood wave will build gradually to a peak and then decline until the reservoir is empty. A concrete arch or hydraulic fill dam will fail almost instantaneously; thus a very rapid build-up to a peak wave and then a gradual decline. A concrete gravity dam will fail somewhere in between instantaneous and gradual, with corresponding build-up of flood wave.

In addition to the above mentioned characteristics, warning ability is generally determined by the frequency of inspections for structural integrity, the flood wave arrival time (the time it takes for the flood wave to reach its maximum distance of inundation), or the ability to notify persons downstream and their ability to evacuate. The existence and frequency of updating and exercising an evacuation plan that is site-specific assists in warning and evacuation functions.

A dam failure will cause loss of life, damage to property, and other ensuing hazards, as well as the displacement of persons residing in the inundation path. Damage to electric generating facilities and transmission lines could also impact life support systems in communities outside the immediate hazard areas. A catastrophic dam failure, depending on size of dam and population downstream, could exceed the response capability of local communities. Damage control and disaster relief support would be required from other local governmental and private organizations and from the state and federal governments.

Mass evacuation of the inundation areas would be essential to save lives, if warning time should permit. Extensive search and rescue operations may be required to assist trapped or injured persons. Emergency medical care, food, and temporary

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shelter would be required for injured or displaced persons. Identification and burial of many dead persons would pose difficult problems; public health would be a major concern. Many families would be separated, particularly if the failure should occur during working hours, and a person inquiry or locator system would be essential. These and other emergency operations could be seriously hampered by the loss of communications, damage to transportation routes, and the disruption of public utilities and other essential services.

Governmental assistance could be required and may continue for an extended period. These efforts would be required to remove debris and clear roadways, demolish unsafe structures, assist in reestablishing public services and utilities, and provide continuing care and welfare for the affected population including, as required, temporary housing for displaced persons.

## Other Geologic Hazards

In addition to seismic hazards, the geology of the Ojai area has created geologic hazards which may cause loss of life and property due to earth movement not associated with a seismic event. The following geologic hazards are found throughout the Ojai area.

### Landslides

The widespread landsliding and slope instability throughout much of southern Ventura County can be related to the intensity of past faulting and folding of geologic strata, to the clay content of certain sedimentary formations and the subsurface moisture content. The County of Ventura has not identified any areas of past landslide activity within the City of Ojai, although the potential does exist.

Land development in hillside areas can result in the formation of new landslides if grading or development design does not take into account potentially adverse landslide conditions. Many of the area's natural slopes are underlain by bedded sedimentary rocks that are inclined downhill. The slopes in these cases are marginally stable and prone to failure along the bedding planes.

Generally in Ventura County, landsliding is most commonly found along prominent fault zones (refer to Exhibit GEO-3 of the City of Ojai MEA), anticlinal folds (upside down "U"-shaped folds in rock strata), areas of younger geologic formations and areas of weak or clayey bedrock. Landslides and potentially unstable slopes are especially common in hillside areas underlain by sedimentary bedrock. Many landslides are also associated with steep slopes which have been

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undercut by erosion. Subsurface water is also a contributing factor to slope instability in the great majority of landslide occurrences. In general, most existing landslides in southern Ventura County are not of recent origins, over 100 years old and most are not actively moving. They are subject to movement if triggered by earthquakes, poorly planned grading or if ground moisture is substantially increased.

Several areas in the Ojai vicinity are subject to landsliding hazard. Most of these large areas are in the hillsides to the north and south of the City of Ojai. The Sulphur Mountain hills to the east of San Antonio Creek and south of the Upper Ojai Valley have large areas susceptible to landsliding. In the National Forest, northeast of the Ojai Valley, there is a large area of landsliding.

There are no significantly large areas of landsliding in the City's Sphere of Influence or in the City of Ojai.

## Expansive Soils

Expansive soils are those which are generally clayey, expand or swell when wetted, and contract or shrink when dried. These soils are typically located in areas of moderate slope. Expansive soils are referred to as soils having high shrink-swell potential. Downslope soil creep in hillside areas is a concern with regard to expansive soils. As an expansive soil shrinks and swells it tends to move downslope due to gravity.

Expansive soils tend to be very localized and site specific and a soils test is usually necessary to determine a particular site's susceptibility to expansive soils. Engineering practices can sometimes be applied to alleviate the problems associated with building on expansive soils. Examples of these practices are appropriate foundation design, less steep slopes, removal and replacement of expansive soils, special landscaping, and irrigation techniques to bind and avoid wetting the soil.

Moderately expansive soils are prevalent throughout south Ventura County. Areas of low potential for expansive soils are common along rivers and some canyons. Small areas of highly expansive soils are scattered throughout the western portion of the south County. Larger areas are common in the southeastern portion of south County.

The great majority of the land within the City of Ojai is covered with moderately expansive soils with the exception of the central portion of the City which has low expansive potential. These soils can be built upon easily with conservative

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engineering practices. The northeastern corner of the City is covered with highly expansive soils which must be taken into consideration prior to land development. Please refer to Exhibit GEO-9 of the City of Ojai MEA.

The majority of the City of Ojai's adopted Sphere of Influence is underlain by moderately expansive soils. The southeastern portion of the Sphere has highly expansive soils near Highway 150. Highly expansive soils are also prevalent in the portion of McDonald Canyon and the area east of Meiners Oaks located within the Sphere of Influence boundaries.

## Erosion

The majority of soils in the Ojai area have potential for very severe water erosion if the soils are cultivated or heavily grazed. The exceptions to this are areas along riverbeds. These areas experience no potential to moderate potential for erosion hazard.

Outside the City limits, the trend of severe erosion hazard near the City increasing to very severe hazard to the northwest and reducing to moderate hazard to the southeast continues in the City vicinity. A small area east of Meiners Oaks, however, has potential for moderate erosion hazard.

Potential for severe erosion hazard characterizes the majority of the soils within the City limits. To the northwest, the potential increases to very severe. To the southwest, the potential for erosion hazard is reduced to moderate. Please refer to Exhibit GEO-10 of the City of Ojai MEA for an illustration of the erosion hazards which exist within the City and its sphere of influence.

## **FLOOD HAZARDS**

The potential of flooding is a major safety concern in Ojai. Parts of the City and surrounding areas are subject to flood hazards. Structures in the Ojai area are highly susceptible to damage from water runoff. Controlling and directing the flow of water will need to be addressed. This will be accomplished by specifically identifying areas susceptible to flooding and making appropriate plans of action.

## Climate

The climate of the Ojai area directly affects the duration and intensity of rainfall. It is characterized by hot summers and mild winters. The mean annual precipitation for the area ranges from 19 inches near the confluence of San Antonio Creek and the Ventura River, to 30 inches in the mountains.

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Major floods in the area are produced by unstable frontal storms that form in the Pacific Ocean and approach the coast from the west. These frontal systems form by cold air masses from the polar regions mixing with very moist warm air from the tropics. They have a potential for producing heavy and prolonged rainfall. The rain generally occurs during the winter months from November to April. Storms last from three to four days. Local storms can cause high intensity precipitation for a duration of about six hours or less. General summer storms can also occur in southern California during the later summer or early fall months. These summer storms have not resulted in any major floods in the San Antonio Creek Basin during the periods for which discharge records are available.

## Drainage

Drainage for the City of Ojai and Sphere of Influence is south and southwest. The streams and drains are typical of the majority of streams in southern California; streamflow is negligible except during and immediately after rains. Climatic and basin characteristics are not conducive to continuous runoff. Runoff increases rapidly in response to high-intensity precipitation and is magnified to some degree by the impermeable surfaces created by urbanization. Streamflow is seasonal and diminishes rapidly at the end of the winter precipitation season. Based on records on the last 100-year period of flood history, some flood damage will occur in the vicinity of Ojai on an average of once in every four years. The Ojai area historically has been subjected to major storms on an average of once every 11 years.

## Channel Analysis

There are many creeks and drains in the Ojai area which could have an effect on the City when floods occur. The following tables and descriptions briefly detail those watercourses which pose possible flood hazards for the City of Ojai.

- o **San Antonio Creek**

This a major tributary to the Ventura River. It originates in Senior Canyon north of the Ojai Valley southwestward to its confluence with the Ventura River north of Casitas Springs.

- o **Thacher Creek**

This creek originates northeast of Ojai and flows in a southwesterly direction to its confluence with San Antonio Creek in the City of Ojai.

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- o **Stewart Canyon Channel**

Stewart Canyon traverses the City of Ojai and its Sphere of Influence from north to south. It goes through the center of the City. Along Stewart Canyon Channel urban development has occurred. This drain runs from the mountains north of the City south to its confluence with San Antonio Creek along the southern corporate boundary. A debris basin was built by the U.S. Army Corps of Engineers at the mouth of Stewart Canyon Storm Channel. It contains and regulates the outflow for both the Intermediate Regional (100-year) and Standard Project Floods (500-year). Below the basin a concrete channel and covered box conduit has been constructed to accommodate the Intermediate and Standard Project Flood. This improvement extends from the spillway of the debris basin to approximately 200 feet downstream of the Southern Pacific Railroad crossing. In this manner all flood hazards along Stewart Canyon Channel have been minimized above the downstream end of the channel improvement.

- o **Fox Canyon Barranca**

This traverses the City and Sphere from north to south in the eastern third of the City. Along Fox Canyon Barranca urban development has occurred. This drain runs from the mountains north the City to its confluence with Stewart Canyon Drain and then into San Antonio Creek, along the southerly corporate boundary.

The principal danger of flooding along the Fox Canyon Barranca is the inadequate inlet under Daly Road. Following the 1985 Wheeler Fire, a debris barrier was constructed on Fox Canyon upstream of Daly Road. However, this inlet could still become clogged from debris generated upstream of Daly Road. An upstream extension to the conduit under Daly Road is proposed which would eliminate the inadequate inlet at Daly Road and place Fox Canyon underground to the mouth of the canyon some 800 feet upstream.

The area tributary to Fox Canyon includes a large area east of the channel that is not collected due to a lack of lateral drainage facilities. The City Master Plan of Drainage (dated June 1979) proposes a storm drain parallel to Fox Canyon Channel. This drain would intercept much of the tributary east of Fox Canyon. It is designated as Drain 26 and is considered to be a Ventura County Flood Control "Redline" or jurisdictional channel.

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- o **McNell Creek**

McNell Creek is an unimproved channel throughout its length and runs mostly through agricultural land. The channel is inadequate to contain an Intermediate Regional (100-year) Flood throughout its length.

- o **Happy Valley Drain**

This drain travels northeast to southwest and is situated just outside the western boundary of the City limits. The flood plain for Happy Valley Drain south of El Roblar is partially developed.

- o **Dron Creek**

This creek travels north to south, originating from the mountains and emptying into San Antonio Creek. Dron Creek has the potential to overflow its banks before it reaches San Antonio Creek.

## Flooding Hazards

Almost all of the above described waterways pose a flooding threat to the City of Ojai. Flooding can be aggravated by several factors such as inadequate channel cross-sections, culverts at roadways, poor flow line alignment, and excessive debris.

The major watercourse influencing the City is San Antonio Creek. Damaging floods along this creek and its tributaries in the vicinity of Ojai are reported to have occurred in 1862, 1867, 1884, 1911, 1914, 1938, and 1943. Major floods along the creek are described as having a peak discharge greater than 3500 cubic feet per second. Major floods have been recorded along San Antonio Creek occurred in 1952, 1958, 1965, 1966 1969, and 1978. The flood of January 25, 1969 had the largest recorded peak discharge at 16,200 cf./sec. The largest peak discharge for San Antonio Creek during the 1978 winter storms was 14,000 cf./sec. which was recorded on February 10th. This was facilitated by the 16.23 inches of rainfall during the months of December and January in the City of Ojai. The January 16th storm produced a 6,900 cf./sec. peak discharge on San Antonio Creek with the March 4th storm producing a 10,100 cf./sec. discharge.

Most flooding problems along the San Antonio Creek are associated with excessive debris accumulation and in some instances, alignment of the natural stream; losses of recreational facilities such as picnic tables are common on an annual basis (Flood Insurance Study, HUD, 1978). The Ojai Valley is periodically threatened by flows containing large quantities of debris from steep canyons of the upper

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watershed. The existing channels can become clogged with debris and no longer carry the volume of flood flows. These flows then spread over the valley causing loss in property and posing potential hazard to life.

Traditional improvement plans to alleviate debris flows are debris dams and basins at canyon mouths and the lining of channels. These improvements would then carry the cleared water from the basin outlets past points which are susceptible to flood damages. Systematic and periodic flood channel preventive maintenance including removing debris accumulating in flood channels and contributory streams would lessen or remove flood threats from debris clogged channels.

The floods during the January 1969 storms resulted in excessive channel sedimentation and production of large quantities of floating debris. In many areas, severe sedimentation resulted in the blockage of road crossings. This occurred along Grand Avenue and Ojai Avenue in the Ojai Valley and Highway 33 north of Ojai.

Debris basins are invaluable during storm periods because they provide an area to capture and accumulate debris before it can enter the downstream channels and cause damage. The Stewart Canyon Debris Basin is credited with saving the City of Ojai from major property damages and loss of lives. It is estimated that over 200,000 cubic yards of material were deposited in the basin by the January and February 1969 storms.

The floods during the January/February/March 1978 storm season produced minor flooding problems in numerous storm drains throughout the City of Ojai. Most of these facilities are designed for a 10-year storm and overflow during greater storms. However, the result is primarily nuisance flooding since the design flows are relatively minor. This type of flooding does not pose a serious threat to life and property.

A burned watershed, results of the July 1985 Wheeler fire, posed a serious potential threat of flooding to the Ojai Valley in the 1985-1986 flood season. Fortunately emergency measures including debris dams, temporary channels, watershed reseeding and extensive sand-bagging combined with a wet, but well distributed, rainfall resulted in little serious flooding to the valley.

### Flood Plain Management

In October 1978 the City of Ojai adopted a Flood Protection Ordinance incorporating flood plain management programs recommended by a Flood Insurance Study. The intent of the ordinance is to regulate development in flood

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plains and flood prone areas, the stream channels, canyon channels, and barranca channels identified in the Flood Insurance Study and in this document. Specific areas depicted on a parcel by parcel basis within the City limits and its Sphere of Influence subject to 100-year and 500-year flood plains are illustrated in the Safety Element's Flood Hazard Map (Exhibit S-1), and Exhibit GEO-3 in the City shows general areas within the City limits and Sphere of Influence subject to 100-year and 500-year flood plains of the City of Ojai MEA. It is important to note that the 500-year flood plain includes areas subject to 100-year flooding with average depths of less than one foot.

The Master Plan of Drainage Study, prepared for the City of Ojai in June 1979, identifies sources of funding which may be used by a development applicant in completing a specific project.

Drainage areas in the Ojai Valley located outside of the City limits are subject to the Ventura County Flood Control District regulations and policies guiding flood control activities. Please refer to Table HYD-C of the City of Ojai MEA for a description of these areas.



### **FIRE HAZARDS**

Because of the mix of urban and wildland areas in the Ojai area, fire protection is a difficult problem and fire protection systems are complex. Much of the area surrounding the City of Ojai is covered with woodland, brush, or grassland. Large tracts of sparsely populated land must be protected from wildland fires in hot, dry summers at the same time that adequate protection must be provided to population centers. Fire protection in urban areas must also be designed and equipped to cope with industrial fires with their associated hazardous materials concerns, multi-level structures of varying occupancies, densely built and highly populated residential apartments and similar structures, and transportation accidents involving hazardous materials.

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## **Fire Hazard Severity**

In recent years, extensive study has been undertaken at the State level to classify the fire hazard severity of different regions of the State. One of the key components in measuring severity is the type and quantity of flammable vegetation within a given unit of land area. This factor, also known as "fuel loading characteristics," can then be combined with weather and slope to obtain a measure of relative hazard. Please refer to Exhibit GEO-3 of the City of Ojai MEA for an illustration of designated fire hazard areas. This exhibit is also included in Appendix B of this document.



## **Fuel Loading**

Three basic fuel loading characteristics have been identified by the State. "Heavy" fuel loading vegetation is assigned to woodland and brushwood areas. This characteristic is generally assigned to vegetation that is six feet or more in height and which has a crown density of 20 percent or more of the ground area. The heavy fuel loading vegetation types include oak woodlands and chaparral which are found in abundance in the rural areas surrounding the City.

"Medium" fuel loading vegetation generally includes scrub vegetation that is less than six feet in height but with similar crown density characteristics. This category includes California sagebrush, coyote brush, manzanita, and other chaparral species common to the area.

"Light" fuel loading vegetative types are various types of grasslands, herbaceous rangelands and irrigated pasture lands. These areas are almost completely treeless and highly flammable during dry seasons. The significance of this fuel is that it carries the fire into the medium and heavy fuel beds.

## **Weather Conditions**

The second major natural characteristics to consider in fire hazard measurement are local weather conditions. In Southern California, very little rain normally falls between mid-April and the beginning of November. By September, many portions

# Safety Element

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of the State are tinder dry from months of aridity. It is not unusual for strong, drying winds to blow in from the north and east.

The State has established three "critical fire weather frequency" classes to measure the weather-related fire hazard severity. These classes basically measure the annual number of days in which a critical "fire load index" is exceeded over a 10-year period, with Class I the lowest and Class III the highest level of danger.

## Slope

The third major characteristic of fire hazard measurement is the degree of slope present in a localized area. The rugged terrain and steep slopes that characterize much of the area surrounding the City can create extreme access problems for fighting fires once they have started. Generally, vegetation is more abundant in steep canyon areas due to less severe sun and wind exposure and greater capture of rain runoff. Fires that start in the bottom of canyons will burn 16 times faster upslope than if they begin at the top of ridges and burn downslope.

The State has divided slope categories into three different classes of fire severity. Class I includes slopes from 0 to 40 percent. This category assumes that direct attack on the fire is possible with all-wheel drive fire trucks, bulldozers, and crews and aircraft. Class II includes slopes between 41 and 60 percent. This class assumes direct attack is not possible with fire trucks, but still possible in most cases with bulldozers, hand crews, and aircraft. Class III includes slopes greater than 61 percent. This class includes areas mostly beyond the capability of bulldozers which can only be directly attacked by hand crews and aircraft.

## Level of Service

The Ventura County Fire Protection District provides the City of Ojai with structural fire protection and general rescue services.

The City is mainly served by District Fire Station #21. The station is located in the southeastern section of Ojai and has an estimated average response time of 4.9 minutes to calls in the City. Additional support can be provided by three District stations outside of the City limits. These include the Meiner Oaks, Oak View, and Upper Ojai stations.

Station 21 is manned by 3 firefighters, which is the standard engine company staffing throughout the District. The station currently is equipped with a 50 foot telesquirt, water tender, reserve engine, and brush engine.

# Safety Element



The Fire District currently requires sprinklers in all buildings 5,000 square feet or greater. Any residential development outside of areas served by the water service district is required to maintain a minimum water supply to be used for fire suppression. All new development is required to provide steamer hydrants every 500 feet in residential and 300 feet in commercial or industrial districts.

The Fire Prevention Division is responsible for the review of all proposed development, street names, and inspection of licensed care facilities, fire protection systems and businesses handling hazardous materials.

## **Weed Abatement**

The Fire District's weed abatement program currently requires all flammable material, including weeds and trash, to be cleared from all lots.

It is general policy of the District to clean the entire lot, but if in the opinion of the Fire Chief or his agent this needs to be modified, then in no case would the District clean less than 100 feet from all structures.

## ***HAZARDOUS MATERIALS AND WASTE***

Hazardous Material means a substance or combination of substances which, because of quantity of concentration, or physical, chemical, or infectious characteristics, may either a) cause or significantly contribute to an increase in mortality or an increase in serious illness; or b) pose a substantial present or potential hazard to human beings or the environment. Hazardous materials include substances that people rely on continuously, such as petroleum products, oil-based paints, pesticides and the like.

Hazardous Waste means any waste substance that may cause or significantly contribute to serious illness or death, or may pose a substantial threat to human health or the environment when improperly managed; these substances are generally toxic, corrosive, flammable or reactive.

The basic difference between wastes and materials is the intended use. "Hazardous Wastes" are materials that are no longer useful and must be properly and safely disposed of, treated or recycled. In some cases, waste at one facility can be used as a raw material at another facility. In those cases, the material would be regulated under the hazardous material regulations, and not the hazardous waste regulations.

Several catastrophic incidents over the past 20 years involving human illnesses, loss

## **Safety Element**

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of life and environmental destruction caused by hazardous materials and wastes, as well as gradual long term groundwater pollution from leaking dumps and tanks, have led to the enactment of hundreds of Federal and State laws which place limits and prohibitions on the way hazardous wastes are managed from the point of generation to the point of disposal. Increased regulatory requirements and the increased costs associated with the proper disposal of all classifications of waste has led to illegal disposal operations countywide. The Ventura County Planning Division has inventoried all past and current waste disposal sites which may pose health or land use problems by adversely affecting land, water or air resources.

The County's Hazardous Waste/Materials Management Plan has been adopted by the City of Ojai and is incorporated by reference into this Safety Element. The plan includes a coherent set of goals and strategies for the management of hazardous materials and wastes within the County.

### ***DISASTERS***

In the event of a major seismic or wildfire event, the City of Ojai will require a disaster plan which outlines the various operations and procedures to be taken by local agencies. This plan shall discuss, at a minimum, evacuation routes, peakload water supply requirements, minimum road widths, and clearance around structures, in order to reduce casualties and damages during and following the disaster. Title 3, Chapter 1, "Emergency Organization" of the Ojai Municipal Code currently establishes an administrative plan for disaster directives. This ordinance establishes a Disaster Council chaired by the Mayor and designates the City Manager as the Director of Emergency Services. In addition to the City's disaster plan, the County's Multi-Hazard Emergency Response Plan outlines the various operations and procedures to be taken by agencies throughout the County of Ventura.

The City is currently in the process of updating the City's existing Disaster Plan. The revisions to the Plan include: a re-evaluation of the City's disaster preparedness, special first aid and CPR training for City employees, and development of a data base listing persons within the City who have special talent which may be useful in the event of an emergency. The City has recently completed a mailing to inform residents about earthquake hazards and how to prepare for them. Also, an unreinforced masonry ordinance has been adopted by the City which will provide seismic strengthening for unreinforced masonry bearing wall buildings. This ordinance will assist in reducing the risk of structural damage to these buildings in the event of an earthquake.

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## Seismic Events

The City of Ojai lies approximately 35 miles southwest of the San Andreas fault. A catastrophic earthquake having a magnitude of 8.3 on this portion of the San Andreas fault is likely before the end of the twentieth century and is estimated to have a current annual probability of occurrence between two and five per cent. It is based on a repeat occurrence of the great Ft. Tejon earthquake of January 9, 1857, and other geophysical observations. As geologists know, at least eight major earthquakes have occurred in this area, with an average spacing in time of 140 years, plus or minus 30 years.

First instance property losses for the magnitude 8.3 event on the south-central San Andreas fault are estimated to be close to \$20 billion.

Depending upon the time of day or night, this magnitude 8.3 event will kill between 3,000 and 14,000 people and cause between 12,000 and 55,000 people to require hospitalization.

The City must anticipate the occurrence of great earthquakes which will overwhelm present capabilities to respond adequately and in an organized manner.

## **Evacuation Routes**

A major seismic event could conceivably cut off evacuation routes into and out of the City of Ojai. Highway 33 north of the City could be temporarily closed through portions of the Los Padres National Forest due to landslides. The section of highway through the Forest includes six (6) wooden bridges and three (3) tunnels which could sustain damage during a seismic event. Caltrans currently has plans to replace all six (6) of the wooden bridges with concrete structures by early 1994, at the earliest date. These bridges, located between Matilija and Bear Creeks, will cost approximately \$2.4 million to replace, with construction estimated to begin in early 1993.

Highway 150 east and west of the City could also experience closures due to landslides. Highway 33 south of the City could experience disrupted pavement and damage to bridges. In addition to the major highways, surface streets could experience delays and detours due to disrupted pavement, downed power lines, and structural debris. These disruptions could last up to 72 hours in some cases. It is also possible that a major seismic event or other emergency in the Ventura area could disrupt traffic along the Pacific Coast Highway (PCH)/Highway 101 north of the City of Ventura. In the event of the closure of PCH/Highway 101, Highways 33 and 150 may be designated as an alternative route between Ventura

## **Safety Element**

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and Santa Barbara via the City of Ojai.

The disaster map of the City's General Plan (Exhibit S-2 located in the City of Ojai MEA) identifies the major routes leading out of town and the distances to the nearest hospitals outside of the City limits. The map also identifies locations of nuclear fallout shelters designated by the State Office of Emergency Services. In the event of a non-nuclear emergency, emergency shelters will be set up by the Red Cross at schools, parks, and other public facilities. These sites will be determined by the Red Cross at the time of the emergency based upon the type and location of the emergency.

### **Water Supply**

The City of Ojai obtains 83% of its water from ground water supplies. The remaining 17% is obtained from Lake Casitas via the lake's main conveyance system. In the event of a major seismic disaster, both of these sources of water may be limited.

Groundwater wells throughout the City may be damaged by faulting and earth movements which could displace sources of groundwater. Wells with water sources which remain intact may be rendered inoperable if water pumps are damaged or power supplies are cut off. In addition, wells which remain operable may experience damage to their distribution systems, severely limiting water availability.

Water supplied by Lake Casitas may be limited in the event of a dam failure or damage to the lake's main conveyance system.

The City's disaster plan should include policies to deal with water distribution needs immediately following a seismic event.

### **Minimum Road Widths**

In the event of a major seismic disaster, emergency response vehicles will require access to various structures throughout the City. The City's disaster plan should include minimum street widths to accommodate emergency response vehicles.

### **Wildland Fires**

The area surrounding the City of Ojai is particularly vulnerable to wildland fire hazards which could pose a community-wide threat during a major conflagration. The City's low-density residential areas closest to areas of high fire danger pose the greatest threat.

# Safety Element



## **Evacuation Routes**

A major wildland fire has the ability to shut down any one of the major highways leading out of the City. It is not likely, however, that all major routes out of the City would be shut down simultaneously. Formal fire evacuation routes have not been predetermined, due to the unpredictability of a fire. Law enforcement agencies will therefore need to react according to the needs of each situation.

## **Water Supply**

A major wildland fire may result in decreased water pressure throughout the City as a result of increased water use by firefighters and residents alike. This could result in disastrous situations if water pressure drops below effective levels in crucial areas. The City's disaster plan should outline backup water supplies and ways to reduce pressure decreases before they drop below crucial levels.

## **Minimum Road Widths**

In the event of a major wildfire disaster, emergency response vehicles will require access to various structures throughout the City. The City's Disaster Plan should include minimum street widths to accommodate emergency response vehicles, as recommended by the Fire Prevention Division of the Fire District.

## **Clearances Around Structures**

The City of Ojai currently follows the Fire District's brush clearance requirement of 100 feet minimum around structures in high-bush areas. This has been proven to significantly reduce hazards to life and property during wildfires by providing an effective fire break.

# Safety Element



## **GOALS, POLICIES AND IMPLEMENTING PROGRAMS**

### ***INTRODUCTION***

This section of the Safety Element sets forth Goals, Policies, and Implementing Programs. These were formulated from analysis of the Element's Issues and Needs section. Policies and Implementing Programs were created to implement each Goal. The Goals, Policies, and Programs are presented in a format to enable the reader to clearly understand how each Goal is to be realized.

Where necessary and appropriate, all or a portion of a category's Goals, Policies and Programs are cross referenced to another City or County document. In such cases the referenced document's Goals, Policies, and Programs are incorporated in the Safety Element by reference.

The first category ("GENERAL") provides overall Goals, City Policies and Implementing Programs. The GENERAL section is then followed by specific safety and seismic safety issue sections. The general goals detailed below apply to all issue sections.

### ***GENERAL***

#### **Goals**

- 1) A City that is prepared for hazards and disasters so as to protect the public health, safety, and welfare, and to minimize damage to property.
- 2) A City whose development is planned in consideration of major hazards and other physical constraints so as to minimize loss of life, injury, and damage to property resulting from hazards and disasters.
- 3) A City whose citizens are informed as to the appropriate actions to take in the event of hazards and disasters.
- 4) A City that continues to improve upon inter-agency communication and cooperation regarding safety issues and emergency response preparedness.

#### **Policies**

- 1) Applicants for land use and development permits shall provide all necessary

# Safety Element



information relative to hazardous conditions which may affect their proposals. Applicants shall also specify how they intend to alleviate identified hazards.

- 2) All geologic and soil reports submitted with development permit applications, including recommendations for measures to eliminate or mitigate any possible hazard, shall be reviewed by qualified personnel registered and certified by the State, such as engineers or engineering geologists.
- 3) Essential facilities shall be designed and constructed to resist, insofar as is practical, the forces generated by earthquakes, gravity, fire and winds.
- 4) The City Department of Planning and Building shall continue to enforce requirements of the Uniform Building Code pertaining to earthquake-resistant design and construction.

## Implementing Programs

- 1) The City Department of Planning and Building, with the technical support of the Public Works Department and other applicable agencies, shall review the Safety Element periodically to identify what information needs to be updated, and where appropriate, shall submit a budget request as part of the next year's City budget.
- 2) The City Department of Planning and Building shall prepare a program for Council consideration to reduce structural deficiencies through the removal, reinforcement, or modification of the structures whose failure could cause significant numbers of injuries, substantial loss of life, or unacceptable level of economic loss.
- 3) The City Planning Department shall maintain the latest copy of the Ventura County Office of Emergency Services update of the Ventura County Multi-Hazard Functional Emergency Response Plan including mitigation measures and preparedness, response, and recovery strategies for the following nine contingency plans:
  - o Floods
  - o Earthquakes
  - o Landslides

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- o Hazardous Materials
  - o Dam Failure
  - o Nuclear Defense/Radiological Emergency
  - o Wildland Fire
  - o Transportation Accidents (involving airplanes, boats, major highway accidents, and railroads)
  - o Off-shore Oil Spills
- 4) The City Planning Department shall explore the feasibility of requiring the recordation of a Notice of Hazards and Hold Harmless Agreements with the County Recorder for all subdivisions of land and discretionary permits in areas of known potential hazards.
- 5) The Department of Planning and Building shall comply with applicable provisions of Chapter 12.2 (commencing with Section 8875), Division 1, of Title 2 of the Government Code, pertaining to identification of potentially hazardous buildings in the City of Ojai, and establishment of a mitigation program for such potentially hazardous buildings.

## **SURFACE RUPTURE**

Related goals, policies, and implementing programs are included on page OS-13 of the Open Space Element of the City's General Plan.

### **Goals**

General goals which apply to all issue sections are identified on page 37 of this document.

### **Policies**

- 1) No development shall be located within a fault hazard area unless detailed seismic-geologic investigation confirms that such development on the proposed specific site would not be hazardous. Such investigations shall include a site-specific characterization of anticipated ground motion, which would include estimates of peak horizontal ground acceleration and duration

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of shaking.

- 2) No habitable buildings or other structures shall be located over, or within 50 feet of, any active or potentially active fault (as depicted on Exhibit GEO-3 of the City of Ojai MEA).
- 3) Land in fault hazard areas should, where feasible, be designated Open Space or Agriculture on the General Land Use Maps.
- 4) Roads, streets, highways and utility conduits shall be planned to avoid crossing active or potentially active faults where feasible. When such location is unavoidable, the design shall include measures to reduce the effects of any fault movement as much as possible.
- 5) No new essential facilities including hospitals, fire and sheriff's stations and communication centers, and no new uses which have a high occupancy potential such as schools, theaters, churches and shopping centers, shall be located within fault hazard areas.

## Implementing Programs

- 1) All development projects involving construction within an Alquist-Priolo Special Studies Zone (as depicted on Exhibit GEO-3 of the City of Ojai MEA) shall be reviewed by the City Public Works Department in accordance with the requirements of the Alquist-Priolo Special Studies Zones Act and the policies and criteria established by the State Mining and Geology Board pursuant to said Act.
- 2) The City Planning Department shall maintain the latest version of the Ventura County Sheriff's Office of Emergency Services Multi-Hazard Emergency Response Plan, Earthquake Contingency section.
- 3) The Department of Planning and Building shall be responsible for implementing the requirements of the Essential Services Buildings Seismic Safety Act of 1986.

## **GROUND SHAKING**

Related goals, policies and implementing programs are included on page OS-13 of the Open Space Element of the City's General Plan.

# Safety Element



## Goals

General goals which apply to all issue sections are identified on page 40 of this document.

## Policy

- 1) All structures designed for human occupancy shall incorporate engineering measures to mitigate against risk of injury in areas identified by the Public Works Department as subject to ground shaking.

## Implementing Programs

- 1) The City Public Works Department shall have a study prepared examining existing City-owned public utility systems for susceptibility to damage from ground shaking, and shall analyze the extent of acceptable risk of the effects of such ground shaking.
- 2) The City Department of Planning and Building and the City Manager's Office shall continue enforcement of the City of Ojai Unreinforced Masonry Ordinance. An unreinforced masonry mitigation program is currently underway.
- 3) The City should conduct a public education program to inform Ojai citizens of earthquake hazards and encourage them to prepare for them.

## SUBSIDENCE

Related goals, policies, and implementing programs are included on page OS-13 of the Open Space Element of the City's General Plan

## Goals

General goals which apply to all issue sections are identified on page 37 of this document.

## Policies

- 1) Potential subsidence effects shall be evaluated prior to approval of new oil or gas well drilling permits.

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- 2) Structural design of buildings and other structures shall recognize the potential for differential settlement and subsidence.
- 3) No structure which is needed for public safety or emergency services shall be located where an interruption in service could result from structural failure due to subsidence. If such location in an area subject to potential subsidence is unavoidable, the structure shall be designed to mitigate the hazard.

## Implementing Programs

- 1) The City Public Works Department shall maintain current versions of the County Surveyor's periodic examinations of monument elevations throughout the County. The Department shall coordinate with the Surveyor to modify the subsidence portion of the Safety Element as necessary.
- 2) The City should conduct a public education program to inform the public of subsidence hazards and educate them to identify areas of possible subsidence.

## ***GROUND FAILURE***

Related goals, policies, and implementing programs are included on page OS-13 and of the Open Space Element of the City's General Plan

## Goals

General goals which apply to all issue sections are identified on page 37 of this document.

## Policies

- 1) Continue to require that adequate soils, geologic, and structural evaluation reports are prepared when deemed appropriate by the Building Official. All reports submitted to the City for review shall be prepared by registered soils engineers, engineering geologists, and/or structural engineers.
- 2) Geologic reports, building plans, and environmental impact reports prepared for major construction projects (i.e., all critical facilities or uses with large human occupancies in recognized or suspected hazard areas) should be reviewed by registered engineering geologists and structural engineers.
- 3) Continue ensuring that other appropriate State regulations regarding the

# Safety Element



identification and mitigation of seismic hazards are implemented.

- 4) Promote and encourage additional seismic investigations within the City by Federal, State, and local agencies and organizations.

## Implementing Programs

- 1) The City shall require, prior to approval of a project located in a seismic hazard zone, (as depicted on Exhibit GEO-3 in the City of Ojai MEA), a geotechnical report defining and delineating any seismic hazard. Such investigations shall include a site-specific characterization of anticipated ground motion, which would include estimates of peak horizontal ground acceleration and duration of shaking. If the City finds that no undue hazard of this kind exists, based on information resulting from studies conducted on sites in the immediate vicinity of the project and of similar solid composition to the project site, the geotechnical report may be waived. After the report has been approved or a waiver granted, subsequent geotechnical reports shall not be required, provided that new geological datum, or data, warranting further investigation is not recorded. The City shall submit one copy of each approved geotechnical report, including the mitigation measures, if any, that are to be taken, to the State Geologist within 30 days of its approval of the report.
- 2) The City's Grading Ordinance shall be modified to include specific regulations for identified areas with seismic hazards.

## LIQUEFACTION

Related goals, policies, and implementing programs are included on page OS-13 of the Open Space Element of the City's General Plan.

## Goals

General goals which apply to all issue sections are identified on page 37 of this document.

## Policy

- 1) Require that measures identified in any soils, geologic, and/or any structural reports to adequately mitigate liquefaction and be imposed as conditions of project approval, to the extent feasible.

# **Safety Element**

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## **Implementing Program**

- 1) Prior to the issuance of building or grading permits critical facilities or essential facilities located within areas prone to liquefaction (as depicted on Exhibit GEO-4 of the City of Ojai MEA), a soils engineering and geologic-seismic analysis shall be prepared in order to assess the liquefaction potential and mitigation. Such investigations shall include a site-specific characterization of anticipated ground motion, which would include estimates of peak horizontal ground acceleration and duration of shaking.

## **DAM FAILURE**

### **Goals**

General goals which apply to all issue sections are identified on page 37 of this document.

### **Policies**

- 1) Current Dam Inundation maps shall be obtained from the County Sheriff's Department - Office of Emergency Services.
- 2) Dams shall be designed and located to ensure their safety from all maximum credible seismic events.
- 3) The City of Ojai shall provide development standards and restrictions to minimize potential risk within areas that would be subject to inundation as a result of dam failure.

### **Implementing Programs**

- 1) The City Planning Department shall maintain current copies of the Ventura County Office of Emergency Services Dam Failure Response Plan Contingency section of the Multi-Hazard Emergency Response Plan.
- 2) The City Public Works Department shall develop and maintain a dam inundation warning plan for the Stewart Debris Basin area to alert affected governmental agencies, residents, and businesses located in the potential hazard areas. This dam inundation plan should be coordinated with local television and radio media. This plan shall be revised if future dams are proposed in the areas upstream of the City of Ojai.

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- 3) The City should conduct a public education program to inform Ojai citizens of the City's dam inundation warning plan.

## ***LANDSLIDES***

Related goals, policies, and implementing programs are included on page OS-13 of the Open Space Element of the City's General Plan.

### **Goals**

General goals which apply to all issue sections are identified on page 37 of this document.

### **Policies**

- 1) The City Public Works Department will continue to enforce Chapter 70 (Excavation and Grading) of the Uniform Building Code to ensure that areas of landslide or hillside areas are adequately investigated and that any development incorporates appropriate design provisions to prevent landsliding.
- 2) Development in existing landslide/mudslide hazard areas shall not be permitted unless adequate geologic and soils engineering investigations are performed, and appropriate and sufficient safeguards are incorporated into the project design.
- 3) In landslide/mudslide hazard areas, there shall be no avoidable alteration of the land which is likely to increase the hazard, including concentration of water through drainage, irrigation or septic systems, removal of vegetative cover, and no steepening of slopes or undercutting of the bases of slopes.
- 4) Drainage plans which direct runoff and drainage away from unstable slopes shall be required for construction in hillside areas.

### **Implementing Programs**

- 1) Geologic reports, building plans, and environmental impact reports prepared for major construction projects (i.e., all critical facilities or uses with large human occupancies in recognized or suspected hazard areas) shall be reviewed by registered engineering geologists and structural engineers.
- 2) The City Public Works Department shall continue to enforce the City's

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Hillside Erosion Control Ordinance (Section 9-11.101 through 9-11.406 of the Ojai Municipal Code).

- 3) Whenever there is a substantial landslide or significant damage to a foundation or structure occurs as a result of a landslide, the City shall require a detailed study of the geologic materials, foundations, or structures involved to be prepared.
- 4) The City should conduct a public education program to inform Ojai citizens of the landslide hazards which exist in the area.

## **EXPANSIVE SOILS**

Related goals, policies, and implementing programs are included on page OS-13 of the Open Space Element of the City's General Plan.

### **Goals**

General goals which apply to all issue sections are identified on page 37 of this document.

### **Policy**

- 1) No habitable structures or individual sewage disposal systems shall be placed on or in expansive soils (as depicted on Exhibit GEO-9 of the City of Ojai MEA) unless suitable mitigation measures are incorporated to prevent the adverse effect of these conditions.

### **Implementing Program**

- 1) In all areas of highly expansive soils (as depicted on Exhibit GEO-9 of the City of Ojai MEA) a soil test shall be required for each specific building site, and construction must conform to established standards of the City of Ojai Building Code.

## ***EROSION***

Related goals, policies, and implementing programs are included on page OS-13 of the Open Space Element of the City's General Plan.

# Safety Element



## Goals

General goals which apply to all issue sections are identified on page 37 of this document.

## Policies

- 1) Develop a program for onsite inspection of grading work for developments in severe to very severe erosion areas (as depicted in Exhibit GEO-10 of the City of Ojai MEA) to ensure that bedding plants are not undercut and that proper fill material is carefully placed and compacted.
- 2) Encourage planting of vegetation on unstable slopes to protect structures at lower elevations. Utilize native plants for landscaping in the hills to eliminate the need for supplemental watering which can promote earth movement/erosion.
- 3) Keep land uses which are subject to serious property damage from erosion out of erosion hazard areas identified as severe to very severe (as depicted in Exhibit GEO-10 of the City of Ojai MEA). Control the siting and design of uses in these erosion hazard areas to minimize the danger of property damage from erosion, such as requiring deep pilings for houses.

## Implementing Program

- 1) For projects proposed in severe to very severe erosion areas (as depicted in Exhibit GEO-10 of the City of Ojai MEA), the City shall require a geologic report that includes analysis of soils foundation, grading, erosion, and sediment control.

## **FLOOD HAZARDS**

Related goals, policies, and implementing programs are included on page CONS-8 of the Conservation Element and page OS-13 of the Open Space Element of the City's General Plan.

## Goals

General goals which apply to all issue sections are identified on page 37 of this document.

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## Policies

- 1) Support measures for disclosure of the presence of flooding hazards during transactions of property located within areas of special flood hazard (as depicted in Exhibit S-1 of the City of Ojai MEA).
- 2) Support measures for the abatement of flooding hazards, including but not limited to: (1) removal or relocation of development from flood hazard areas; (2) construction of impoundments or channel diversions provided that adequate mitigation of environmental impacts can be demonstrated; and (3) debris clearance and silt removal programs conducted by Ventura County Flood Control District in a manner so as not to disrupt existing riparian communities to the extent feasible.
- 3) Consider higher density land uses to be appropriate within flood hazard areas in developed urban areas when adequate mitigation of the flood hazard can be demonstrated.
- 4) Discourage the location of new critical facilities in flood hazard areas.
- 5) Wherever possible, retain natural flood plains and guide development to areas outside of areas of special flood hazard.
- 6) Promote subdivision design to avoid areas of special flood hazard when possible, and identify these areas on the approved subdivision map.
- 7) Land use in the flood way should be limited to open space, agriculture, or passive to low intensity recreational uses, subject to the approval of the County Flood Control District.
- 8) Development shall be protected from a 100-year flood if built within identified flood plain areas.

## Implementing Programs

- 1) The design of any structures which must be constructed in flood plain areas as depicted on the Flood Hazard Map (see Exhibit S-1 of the City of Ojai MEA) shall be governed by the County Flood Plain Management Ordinance and shall incorporate measures to reduce flood damage to the structure and to eliminate any increased potential flood hazard in the general area due to such construction.

# **Safety Element**

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- 2) The City Planning Department shall maintain current copies of the County Office of Emergency Services Multi-Hazard Emergency Response Plan's Flood Contingency section.
- 3) Federal Flood Insurance Rate Map and Flood way Map information shall be maintained by the Public Works Department.
- 4) The flood plain limits shall be reviewed annually, as required by Government Code Sec. 65302(a), by the Ventura County Flood Control District. All changes shall be conveyed to the City Planning Department which will process an amendment to the Flood Hazard Map (See Exhibit S-1 of the City of Ojai MEA).
- 5) When development is proposed in areas of special flood hazards (as depicted in Exhibit S-1 of the City of Ojai MEA), any structure shall be required to be safely elevated above the base flood elevation and not contribute to the flooding hazard to surrounding structures.
- 6) The City shall assure through a Master Drainage Plan and development ordinances that proposed new development adequately provides for development of onsite and downstream offsite mitigation of potential flood hazards and drainage problems and require development fees to fund the required improvements.
- 7) The City should monitor and participate in County Flood Control District No. 1 policy-setting and budgeting, and should advocate preventative maintenance programs and capital improvements aimed at reducing flood hazards.
- 8) The City should conduct a public education program to inform Ojai citizens of the flood hazards which exist in the area.

## ***FIRE HAZARDS***

Related goals, policies, and implementing programs are included on pages LU-1 and LU-2 of the Land Use and Circulation Element of the City's General Plan.

## **Goals**

General goals which apply to all issue sections are identified on page 37 of this document.

# Safety Element



## Policies

- 1) All applications for new subdivisions, development plans, conditional use permits, environmental impact reports, and business license applications, shall be made available for review and comment by the County's Fire Prevention Division to ensure compliance with fire safety regulations.
- 2) The City shall suggest that the Fire Prevention Division review all applications for new development in hillside/canyon areas to assess potential impacts to existing fire protection services.
- 3) Consider higher density land uses for fire hazard areas in rural areas if development is clustered near major roads, has adequate access for fire protection vehicles, and can demonstrate adequate water supplies and fire flow.
- 4) In urban areas, consider higher density land uses to be appropriate if development can be served by the Fire Department, adequate access for fire protection vehicles is available, and sufficient water supply and fire flow can be guaranteed.
- 5) Support efforts to identify all roads, streets, and major public buildings in a manner so that they are clearly visible to fire protection and other emergency vehicles.
- 6) Provide adequate access to and fire breaks adjoining open space areas subject to fire hazard as part of new developments.
- 7) Regulations for clearance of vegetation around oil production facilities shall continue to be strictly enforced.

## Implementing Programs

- 1) After April 1, 1991, all new construction within the State Responsibility Areas (SRAs) in the City's Sphere of Influence shall meet or exceed the standards set by the State Board of Forestry pertaining to:
  - o Road standards for fire equipment access
  - o Standards for signs, identifying streets, roads, and buildings

## Safety Element

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- o Minimize private water supply reserves for emergency fire use
  - o Fuel breaks and greenbelts
- 2) All discretionary permits shall be required, as a condition of approval, to provide adequate water supply and access for fire protection and evacuation purposes.
  - 3) All discretionary permits in Fire Hazard Areas shall be conditioned to include fire-resistant vegetation, cleared fire breaks, or a long-term comprehensive fuel management program as a condition of approval. Fire hazard reduction measures shall be incorporated into the design of any project in a Fire Hazard Area.
  - 4) New residential subdivisions shall provide not less than two means of access for emergency vehicles and resident evacuation. A deviation from this policy is only allowed when the proposed road conforms with the County Road Standards and when the proposed road is approved by the County Fire Chief.
  - 5) All applicants for subdivisions, multi-unit residential complexes, and commercial and industrial complexes shall be required to obtain, prior to permit approval, certification from the County Fire Protection District that adequate fire protection is available, or will be available prior to occupancy.
  - 6) The County Fire Protection District shall be responsible for the prescribed burn program as mandated by the Vegetation Management Program (VMP) SB 1704, along with fuel breaks and other fire prevention measures.
  - 7) The County Fire Protection District shall continue to work cooperatively with the U.S. Forest Service, California Department of Forestry, adjacent County fire departments, and local City fire departments, towards managing wildland fires.
  - 8) The County Fire Protection District shall continue to revise, maintain, and make available to the Planning Division their historical burn area maps in conjunction with the State Division of Forestry.
  - 9) The City Planning Department shall maintain current copies of the Ventura County Office of Emergency Services Multi-Hazard Emergency Response

# Safety Element

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notification, evacuation and sheltering due to fire.

- 10) The City shall ask the Ventura County Fire Protection District to consider adoption of an automatic sprinkler ordinance for structures used for human occupancy in hillside and canyon areas.
- 11) Require that the length of cul-du-sacs be limited to a maximum of 800 feet.
- 12) New subdivisions in hillside or canyon areas of the City shall be designed to facilitate brush clearance around structures.
- 13) The City shall require water purveyors within the City to establish a priority list for upgrading fire flow capabilities in neighborhoods that currently have inadequate fire flows.

## ***HAZARDOUS MATERIALS AND WASTE***

The City has adopted the Ventura County Hazardous Waste Plan. The goals, policies, and programs from the following Chapter of the County of Ventura General Plan is incorporated by reference into this report. The Chapter incorporated by reference is:

County of Ventura, 1988. Ventura County General Plan Goals, Policies, and Programs, Hazards Chapter - 2.15 Hazardous Material and Waste.

In addition to the goals, policies, and programs contained within the Ventura County Hazardous Waste Plan, the following policy shall also apply.

### **Policies**

- 1) The City shall coordinate with Ventura County to periodically establish days to collect household hazardous waste within the City of Ojai.

## **DISASTERS**

Related goals, policies, and implementing programs are included on pages LU-1 and LU-2 of the Circulation Element of the City's General Plan.

### **Goals**

General goals which apply to all issue sections are identified on page 37 of this

# Safety Element

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document.

## Policies

- 1) The City shall identify evacuation routes out of the City to be used by residents and emergency response personnel. Please refer to Exhibit S-2 of the City of Ojai MEA for a description of evacuation routes out of the City.
- 2) In the event that State Highways 33 or 150 become impassable for a period of over 30 minutes, the California State Highway Patrol (CHP) shall be notified, and will in turn shall notify Caltrans of the situation.
- 3) The City shall ensure that adequate water supplies are available to Ojai residents following a major disaster.
- 4) The City shall require streets serving new development to be wide enough to accommodate emergency response vehicles. The required widths shall be consistent with the standards located in Chapter 3 Subdivision Regulations, Title 10 Planning and Zoning.
- 5) The City shall maintain an effective fire break of 100 feet around all habitable structures.

## Implementing Programs

- 1) Residential subdivisions shall have sufficient access for emergency vehicles and for the evacuation of residents. Two or more routes of access should be provided, preferably on different sides of the development. These access points shall be reviewed and approved by the City Police and County Fire Protection District prior to the development's approval.
- 2) The City shall prepare for alternative sources of water in the event that existing supplies are cut off. Alternative sources may include the trucking in of water to affected areas.
- 3) The City shall encourage the citizens of Ojai to include bottled water as part of their earthquake preparedness kits.
- 4) The City has developed, and will be distributing, an earthquake emergency brochure as part of its public education program.

## Safety Element

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- 5) The City shall request the Ventura County Office of Emergency Services to conduct regular simulated disaster training sessions for the Ojai Valley.
- 6) The City's Disaster Plan shall be periodically updated to incorporate the use of the most advanced technology available to assist the population in disaster preparedness and relief efforts. The updates shall include coordination with the gas, telephone, and electric utilities and other appropriate agencies to provide for the use of portable telephones and other communication equipment during emergency situations.
- 7) The City shall coordinate with local school districts to allow for the use of school facilities in the event of an emergency.
- 8) The City shall encourage homeowners in high risk fire zones to obtain swimming pool water pumps, and if possible, to provide for additional sources of water.
- 9) All future roadways shall be constructed consistent with City standards and shall allow for two-way traffic with room for parking on at least one side.
- 10) The City Public Works Department shall continue cooperative efforts with the County Fire Protection District's to enforce the weed abatement program.
- 11) The City shall update its Disaster Plan to address issues raised in this Element. The City shall invite participation from the County of Ventura to address the Ojai Valley in a coordinated fashion.

# Safety Element



## INFORMATION SOURCES

### DOCUMENTS

Federal Emergency Management Agency	Flood Insurance Rate Map City of Ojai Community Panel Number 060416 0005C, April 19, 1983
California State Division of Mines and Geology	Elementary Seismology
State of California Office of Planning and Research	1990 General Plan Guidelines
Ventura County	General Plan: Seismic Safety Element
	Multi-Hazard Functional Plan
City of Ojai	Master Environmental Assessment

### PERSONS AND ORGANIZATIONS CONTACTED

#### City of Ojai

Planning Department	William Prince Marilyn Grauel
City Manager	Andrew Belknap
City Attorney	Monte Widders
City Engineer	Glenn Hawks

# Safety Element



Public Works

W.S. Moore

## Ventura County

Fire Department

Chief Jim Smith  
Fire Marshal  
County Fire Protection

District

Division

Bill Wright  
Vegetation Management  
County Fire Prevention

Division

Rick de Mora  
County Fire Prevention

Drafting Department

Captain Tom Weir  
County Station #21, Ojai

Sandy Wells  
Public Information

Office of Emergency Services

Kay Clarke

Karen Guidi

## State of California

Board of Forestry

Fran Henson

California Highway Patrol

Lieutenant Claude LaMont

Department of Conservation,  
Mines and Geology Division

Roger Martin

Department of Forestry  
and Fire Protection

Jim Bliss

## **Safety Element**

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Department of Transportation  
(Caltrans)

Bruce Dyrar

Department of Water Resources

Marsha Lines

Office of Emergency Services

Nancy Hartacher

# Conservation Element



## **INTRODUCTION**

### ***BACKGROUND AND PURPOSE OF THE ELEMENT***

The Conservation Element of the Ojai General Plan was prepared in conformance with State, law and pursuant to the realization of the City of Ojai General Plan overall goals, objectives and policies. The Element identifies natural resources; defines issues pertaining to the preservation of resources; formulates goals and objectives aimed at conservation of resources; and established policies and programs to implement objectives of long-term preservation and wise utilization of resources.

The purpose of the Conservation element is to define the City's resource conservation goals and to establish tools and mechanisms to obtain the desired goals. The Conservation Element, in combination with the Ojai Open Space Element, is formulated to guide the long-term management of the resources within City boundaries and to establish policy guidelines in its planning area. An inventory of these resources is provided in the Ojai Master Environmental Assessment (MEA). From the MEA's resource inventory, goals, policies and programs were formulated to ensure sound management and proper utilization and conservation of all resources of the City and preserved Ojai's unique living environment.

### ***ASSUMPTIONS/DEFINITIONS***

The Conservation Element of the Ojai General Plan has been prepared pursuant to requirements of State Law. The Element is in conformance with the overall General Plan goals of the City of Ojai and has been formulated in a manner to implement the goals.

As a premise to the establishment of the General Plan Conservation Element and its goals and policies, an outline of definitions and assumptions used to create the Conservation Element is provided below:

- o Conservation involves a recognition and respect of all the earth's resources, in that their management and preservation is the responsibility of our fellow man for use and appreciation by future generations.
- o Conservation assumes that all things are either existing or potential resources. Most resources are finite and if they are to be expended, it should be done in a prudent and judicious manner.
- o Conservation inherently respects the inter-relationship between needs for utilization and resources. It further establishes priorities which will

# Conservation Element

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determine how resources will be conserved or utilized for the long-term benefit of all living things.

## ***LEGAL AUTHORITY***

Under State Law, a City is responsible for preparing a comprehensive General Plan for the long-term physical development of the City. Section 65302, pertaining to required Elements of the General Plan, states the following:

"The General Plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals. The Plan shall include the following elements:

A Conservation Element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. That portion of the Conservation Element including waters shall be developed in coordination with any countywide water agency and with all district and City agencies which have developed, served, controlled, or conserved water for any purpose for the County or city for which the plan is prepared. The Conservation Element may also cover:

- (1) The reclamation of land and water.  

- (2) Flood Control.
- (3) Prevention and control of the pollution of streams and other waters.
- (4) Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.
- (5) Prevention, control, and correction of the erosion of soils, beaches, and shores.
- (6) Protection of watersheds.
- (7) The location, quantity, and quality of the rock, sand, and gravel resources."

The Index Matrix within the Introduction Section of this General Plan provides an index/reference of State General Plan requirements and under which sections of the Ojai General Plan the State requirement is fulfilled.

# **Conservation Element**

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## **ISSUES AND NEEDS**

### ***OVERVIEW***

The Ojai Master Environmental Assessment (MEA) provides an inventory of all resources in the Ojai Sphere of Influence. Resources are defined, located and evaluated in the MEA text and its associated maps. Issues pertaining to these topics are discussed in this section. Goals, Policies and Implementing Programs for preservation of the following resources are established in the Conservation Element, based on the data of the MEA.

- **GEOLOGICAL RESOURCES**
  - **Important Farmland**
  - **Mineral Resources**
- **WATER/WATERSHEDS**
- **BIOLOGICAL RESOURCES**
- **CULTURAL/HISTORIC RESOURCES**
- **AIR QUALITY**
- **SCENIC VIEWS/AESTHETICS {Conservation and Open Space Elements}**
- **RECREATIONAL AMENITIES {Recreation Element}**

General Plan issues that relate to conservation of the above resources are based on the MEA Inventory. Major issues which initiated the Conservation Element's goals and policies are summarized below.

### ***GEOLOGIC RESOURCES***

Geologic resources and associated issues in Ojai include:

- **Important Farmlands** utilized in agriculture which are valued as significant soil resources. Preservation of these designated Important Farmland resources is essential for the continuing land use and environmental balance in Ojai.
- **Mineral and Oil Resources** which are valued as significant soil resources.

# Conservation Element



Preservation of these important resources is essential for the continuing land use and environmental balance in Ojai.

## **GOALS, POLICIES AND IMPLEMENTING PROGRAMS**

### ***INTRODUCTION***

The following conservation goals, objectives, policies and programs are presented in a manner to enable the reader to perceive the underlying intent of each goal, and to further understand the methods (policies and programs) by which the City will realize the General Plan's conservation goals and objectives. Goals have been established for each Issue/Need previously indicated. Goals related to Scenic Values/Aesthetics and Recreational Resources are contained in the Open Space and Recreation Elements.

### ***GENERAL***

**IN PLANNING FOR THE FUTURE OF THE OJAI, IT SHALL BE THE OVERALL GOAL OF THE CITY TO PROVIDE FOR THE PRESERVATION AND PROPER UTILIZATION OF NATURAL AND CULTURAL RESOURCES TO MAINTAIN AND ENHANCE THE QUALITY OF THE NATURAL LIVING ENVIRONMENT AND NATURAL BEAUTY OF THE AREA.**

**Policy:** The City shall implement the State requirements for development of a Conservation Element. The Element will be integrated into a unified General Plan that reflects the complex relationship between resources, conservation and community needs.

**Program:** Continue consideration of State General Plan requirements in formulation of specific conservation and general programs of the General Plan.

**Program:** Provide an index in the Element of State requirements and reference text where requirements are fulfilled.

**Program:** Establish appropriate standards and criteria for the conservation and use of natural and cultural resources.

**Policy:** Identify, locate and evaluate the status of the City's natural and cultural resources as they relate to natural and human needs.

## Conservation Element



**Program:** Maintain an inventory of the City's resources and pursue their conservation.

**Program:** Utilize the City's Master Environmental Assessment an update it when necessary to maintain an up-to-date inventory and valuation of resources.

**Policy:** Identify and evaluate those entities currently responsible for the management of the City's resources as an initial step in the development of a total "conservation system".

**Program:** Establish and maintain correspondence and coordination with governmental agencies and other involved organizations in pursuit of programs to conserve natural and cultural resources.

**Program:** The following agencies and organizations, at a minimum, shall be contacted for their input into the City's Conservation Element. Further, when new programs are considered, applicable agencies shall be contacted for involvement.

- U.S. Forest Service
- California State Department of Conservation
- County of Ventura

**Policy:** Formulate a land use pattern that takes optimum advantage of natural and cultural resources in the Ojai Planning Area.

**Program:** Integrate all General Plan goals and policies to respect and consider goals and policies of the Conservation Element.

**Program:** Verify consistency between Land Use designations (specifically open space and recreation) and policies of the Conservation Element pertaining to preservation of resources.

**Program:** Develop a general plan/zoning matrix chart in the Land Use Element of the General Plan.

**Program:** Provide general plan conformance sections related to all Elements in any major project staff reports.

**Program:** Review the Land Use Element at regular intervals to assure compliance with conservation goals.

# Conservation Element



## **GEOLOGIC RESOURCES: IMPORTANT FARMLAND**

**IN ALL FUTURE DECISIONS, IT SHALL BE THE GOAL OF THE CITY OF OJAI TO PROTECT IMPORTANT AGRICULTURAL LANDS FROM FUTURE URBANIZATION.**

**Policy:** Recognize and incorporate the Ventura County Important Farmlands classification system into City programs pertaining to preservation of agricultural lands.

**Program:** Adopt a farmland classification system of all agricultural land within the City Planning Area, and create an "Agricultural Overlay" designation in the General Plan Land Use Element Map that will provide for the preservation of all important farmlands within the City Sphere of Influence. Relevant factors shall be soil type, crop importance and value, location and longevity of agricultural worth.

**Policy:** Preserve "Prime", "Statewide" and "Local" agriculturally significant land in agricultural use in large parcels and contiguous geographic areas.

**Program:** To the maximum extent feasible, maintain Prime, Statewide and Local farmland parcels to a size of 40 acres or more, and respect recommendations of the MEA pertaining to agricultural preservation.

**Program:** Incorporate criteria established in the General Plan Land Use Element pertaining to Agricultural Use into a formal Agricultural Conservation Program for preservation and proper utilization of farmland in Ojai.

**Program:** Promote the preservation of "Unique" Farmland currently in avocado and/or citrus production.

**Policy:** Encourage actions such as agricultural zoning and use or the Williamson Act.

**Program:** Preserve existing agriculture in isolated areas (i.e. on cultivated hillsides surrounding the community), on flood plains and unique areas capable of average or better than average crop yields.

**Program:** Make information available at City Hall to all land holders related to the Williamson Act.

## **Conservation Element**

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**Program:** Identify all properties within the City where farm activities take place.

**Policy:** Encourage conservation or agricultural land in the adjacent and nearby surrounding areas to the City.

**Program:** The City shall maintain existing programs and pursue cooperative programs with the County of Ventura (i.e. greenbelt agreements) regarding farmland preservation.

**Program:** The City shall promote cooperation with public and private entities for agricultural preservation.

**Policy:** The City shall encourage the following activities in agricultural areas:

- o Planting of suitable vegetation for soil stability and to maximize absorption capabilities;
- o Utilization of broad, gentle sloping waterways in agriculture;
- o Prevention of overgrazing;
- o Soils testing on proposed development sites prior to project approval to determine soil type and degree of erosion hazard;
- o Utilization of proper grading techniques in areas in or near agriculture where slopes could be conducive to erosion.

**Program:** The City shall Support the ongoing programs of the U.S. Soil Conservation Service, California State Department of Conservation, and local Farm Bureau.

**Policy:** Separate agricultural and urban uses so that efficient agricultural practice (crop dusting, fertilization, mechanical harvesting) can be accomplished without danger or nuisance to residential areas and without adverse effects on sensitive crops.

**Program:** The City will review its Land Use Element for appropriateness of land designations.

**Program:** The City will adopt resolutions requesting that the County zone

# Conservation Element



all important farmland within the Area of Interest for agricultural use with a minimum lot size of 40 acres.

## ***GEOLOGICAL RESOURCES: MINERAL***

### **PRESERVE MINERAL AND OIL RESOURCES WITHIN THE CITY AND ITS AREA OF INTEREST.**

**Policy:** The City shall identify and locate important mineral and oil resources in the area and discourage urbanization of those areas.

**Program:** A "Mineral Resources Overlay" shall be incorporated into the General Plan for long-term conservation of land that has mineral and oil resources. The location, type and importance of the resource as identified and evaluated in the Ojai MEA shall be used as the basis of the Overlay.

**Policy:** The City of Ojai shall discourage any use or excavation of mineral and oil resources within the City and its Area of Interest.

**Program:** The City shall not approve or encourage any development of mineral and oil extraction activity within the City and its Area of Interest.

**Program:** The "Mineral Resources Overlay" shall be the identification basis of preservation areas discussed above. No development will be allowed in areas identified with a mineral resource value.

**Program:** The City shall adopt a resolution requesting that the County prohibit mineral and oil resource recovery within the Ojai Area of Interest.

## ***WATER/WATERSHEDS***

### **THE CITY OF OJAI SHALL STRIVE TO PRESERVE THE QUANTITY AND ENHANCE THE QUALITY OF WATER RESOURCES THAT MAY AFFECT THE OJAI VALLEY.**

**Policy:** The City shall ensure that adequate supplies of water be available to all City residents and uses requiring water.

**Program:** Coordination between the City and all water agencies and companies shall be maintained and the City shall work together with any involved entities to enhance the quality and quantity of water in the Ojai Valley.

## **Conservation Element**

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**Policy:** The City shall identify the sources and availability of water, flood potential, and sources of potential damage to the City's water supply and quality in order to maintain the optimum quality of water In the City and its watershed.

**Program:** The City shall continuously or periodically update its data relating to water supply and quality in the Ojai Valley.

**Program:** The Ojai MEA shall be periodically updated to ensure a current data inventory of:

- o sources and availability of water;
- o flood control hazard areas;
- o erosion areas and erosion control measures;
- o drainage systems;
- o protection of watersheds;
- o affected and interested water agencies in the Valley;

**Policy:** The City shall strive to protect natural watersheds, drainage beds and water recharge areas and rebuild those damaged to achieve recovery of local water and the preservation of water systems.

**Program:** The MEA shall identify these areas and the City shall prohibit development within or adjacent to any areas that may be associated with water resource or distribution values.

**Program:** The Open Space Element shall identify all significant natural watersheds, drainage beds and recharge areas for consideration as permanent open space.

### **BIOLOGICAL RESOURCES**

**THE OVERALL GOAL OF THE CITY OF OJAI SHALL BE TO PROTECT AND ENHANCE ALL SIGNIFICANT BIOLOGICAL RESOURCES.**

**IN PLANNING FOR THE FUTURE OF OJAI IT SHALL BE THE**

# Conservation Element



## OBJECTIVE OF THE COMMUNITY TO:

1. ALLOW NO LOSS OF EXISTING RESOURCE VALUE, WITH THE INTENTION OF PROTECTING RESOURCES THAT ARE UNIQUE AND/OR IRREPLACEABLE IN THE REGION.
2. ALLOW NO NET LOSS OF IN-KIND RESOURCE VALUE (WHILE MINIMIZING LOSS OF EXITING RESOURCE VALUE), INTENDING TO PROTECT RESOURCES WHICH ARE RELATIVELY SCARCE, OR ARE BECOMING SCARCE ON A REGIONAL BASIS.
3. MINIMIZE LOSS OF RESOURCE VALUE, INTENDING TO PROTECT RESOURCES WHICH ARE RELATIVELY ABUNDANT, BUT ARE IMPORTANT OR ARE OF MODERATE VALUE TO REGIONAL ECOSYSTEMS.

**Policy:** Identify and protect biological resources within the City and its Area of Interest.

**Program:** Establish an inventory in the Ojai MEA that identifies important biological resources in the region, categorizes biological resources as associated habitat areas and ranks areas within the City Planning Area according to biological sensitivity (i.e. high, moderate, or low biological significance).

**Program:** Disallow development and urbanization in areas having biological resources (identified in the Ojai MEA with high or moderate significance) or in areas nearby these identified areas.

**Program:** Coordinate with local and regional agencies, organizations and citizens to preserve to the maximum extent feasible, the Ojai Valley's biological diversity and natural health.

**Program:** Pursue correspondence with local and regional agencies organizations and citizens to obtain biological information and educate the public on matters pertaining to biological resources, values and the importance of natural diversity and its overall long-term benefits.

**Program:** The City shall have available to the public all information contained in the MEA pertaining to biological resources in the area, and shall encourage the use of the information for use in public education.

## Conservation Element



**Program:** The City will consult the Department of Fish and Game and the current Habitat Conservation Plan in order to formulate appropriate mitigation strategies prior to the approval of development in any area designated with high or moderate significance in the MEA.

**Policy:** The City will require a biological investigation prior to development within any habitat areas identified in the Ojai MEA. The study will focus on the condition of the habitat, the abundance and diversity of wildlife and relative biological significance of the area.

**Policy:** The City shall preserve to the extent feasible all Oak and Sycamore trees within and adjacent to the community.

**Program:** The City will continue to enforce the Tree Removal Permitting process.

**Program:** The City will develop circulation standards respective of all biological resources.

**Program:** The City will prohibit modification of significant water sources.

**Policy:** It shall be the policy of the City of Ojai to allow no loss of existing resource value for rare, endangered and unique species habitat, except to provide for the maintenance of flood control facilities.

**Program:** Identify /delineate the extent of existing habitat area and preserve as permanent open space.

**Program:** The City will consult the State Department of Fish and Game (DFG), U.S. Fish and Wildlife Service (USFWS), in accordance with the intended goals of the Federal Endangered Species Act of 1973 and California Endangered Species Act of 1970, and other qualified biologists to determine the need for additional species-specific actions. Such actions may include:

- o Screening and setbacks from habitat areas, as in the case of highly sensitive wildlife species, to allow continued use of entire habitat available;
- o Upon reviewing development applications the City should consider the use of fencing or other means of controlling access to habitat areas, as in the case of fragile flora or wildlife habitat.

## **Conservation Element**

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**Program:** The City will review the Open Space and Land Use Elements and designate these rare, endangered and unique species habitat areas for open space uses only.

**Policy:** **It shall be the policy of the City of Ojai to allow no loss of existing resource value for regionally significant Oak Woodland/Savannah.**

**Program:** The City will prepare an oak and sycamore tree preservation and management plan to identify/delineate the extent of existing habitat and to provide specific guidelines for their preservation as permanent open space. Preparation of the plan should include consultation with DFG through required notification process (Sections 1601-1606, California Fish and Game Code) and the U.S. Army Corps of Engineers (COE) permit process (Section 404, Clean Water Act), if applicable, to determine additional protective actions, such as:

- o The use of fencing and other means of controlling access and disturbance to maintain values of the habitat;
- o Diversions or control of increased flood runoff from adjacent and upstream urban developments to prevent the scouring of bottom and bank vegetation;
- o Maintenance of existing water supply for the continued support of habitats.

Note: In some cases, these measures may not be adequate or feasible due to the presence of irreplaceable flora or physical habitat features.

**Program:** The City will review the Recreation, Open Space and Land Use Elements of the General Plan and designate those regionally significant Oak Woodland/Savannah areas for Open Space, Recreation and/or low density residential uses.

**Policy:** **The City shall allow no loss or the existing resource value or regionally significant riparian habitat.**

**Program:** The City will prepare a riparian preservation and management plan to identify/delineate the extent of existing habitat and provide specific guidelines to preserve as permanent open space. Preparation of the plan should include consultation with DFG through required notification process (Sections 1601-1606, California Fish and Game Code) and the U.S.

# Conservation Element



Fish and Wildlife Service pursuant to the U.S. Army Corps of Engineers (COE) permit process (Section 404, Clean Water Act), if applicable, to determine additional protective actions, such as:

- o Setbacks and edge screening of adjacent development to allow continued use of entire habitat available by wildlife;
- o The use of fencing and other means of controlling access and disturbance to maintain habitat values;
- o Diversions or control of increased flood runoff from adjacent and upstream urban developments to prevent the scouring of bottom and bank vegetation;
- o Maintenance of existing water supply for the continued support of habitats.

**Program:** The City will review the Recreation, Open Space and Land Use Elements and designate these riparian habitat areas for Open Space and/or Recreational uses.

**Policy:** It will be the policy of the City of Ojai to allow in Woodland/Brushland Ecotone areas no loss or existing resource value within "core" oak woodland and sycamore tree areas while minimizing/limiting loss or remaining existing resource value.

**Program:** The City will preserve 60 percent of its brushland habitats, according to the following guidelines:

- o Retain brushland habitats in large (40 acres minimum), contiguous habitat configurations.
- o Retain corridors/links of native vegetation between habitat enclaves.
- o Include oak/riparian buffer zones as a portion of the area preserved.
- o Place lowest intensities of use, greenbelts or recreation open space adjacent to preservation areas.

**Program:** The City will review the Open Space, Recreation and Land Use Elements and designate these Woodland/Brushland Ecotone areas for Open Space, Recreation and/or Low Density Residential uses.

# Conservation Element

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**Policy:** It will be the policy of the City of Ojai to minimize loss of resource value of locally significant stands of oak and sycamore trees.

**Program:** The City will retain for aesthetic and cultural value significant stands of oak and sycamore trees. Following are guidelines for developing in and around such trees.

- The area within the dripline of oak trees should not be disturbed.
- No impervious surfaces should be placed beneath these trees that will prevent soil aeration and root respiration.
- To avoid root-rot and disease, no landscape ground covers requiring year round irrigation shall be planted on new development parcels.
- Grading around oak and sycamore trees should not change the ground grade and drainage patterns in order to avoid the impoundment of water and subsequent root rot.
- Heavy equipment should not be operated beneath oaks and sycamores in order to avoid soil compaction and root suffocation.
- Trenching for the installation of utilities should avoid the root zone of oak and sycamore trees.

**Program:** The City will review the Recreation, Land Use and Open Space Elements and designate these oak and sycamore tree habitat areas for open space recreation and/or low density residential uses.

**Policy:** It shall be the policy of the City of Ojai to minimize the loss of resource values of locally significant stands of native brush land consistent with the best practiced methods for fire protection.

**Program:** The City will retain 20 percent of brushland areas as natural open space in the form of a network of contiguous corridors, preferably around and along drainage Courses. Individual corridors to be retained in natural condition must be no less than 100 feet wide in order to be effective.

**Program:** The City will review the Recreation, Open Space and Land Use Elements to allow only open space, recreation and low density residential land uses in these native brushland areas.

# Conservation Element



## **CULTURAL RESOURCES**

**IT SHALL BE THE OVERALL GOAL OF THE CITY TO PROVIDE THE LONG-TERM PRESERVATION OR PROPER SCIENTIFIC INVESTIGATION OF ALL KNOWN AND POTENTIAL CULTURAL RESOURCES WITHIN THE OJAI AREA OF INTEREST.**

**Policy:** The City shall develop programs to identify and analyze known cultural resources, attempt to discover potential resources and plan for their appropriate examination and disposition.

**Program:** An updated record/literature search and an on-foot archaeological survey (where warranted) will be conducted in conjunction with the preparation of any development proposal provided that an adequate survey has not been conducted previously.

**Program:** A limited test-level investigation will be conducted for all cultural resource sites that have not previously undergone adequate testing prior to the approval of any development proposals with the immediate area.

**Program:** Within any development proposal area, a mitigation program for cultural resource will be formulated and implemented prior to the issuance of any grading or demolition permit.

**Program:** Archaeological monitoring during grading will be required in areas where significant cultural resources have been identified or are expected to occur .

**Policy:** The City shall attempt to preserve all Historical buildings/resources designated by the City Council and shall strive to identify and preserve potential historical resources.

**Program:** The City shall prepare and maintain a historical resources inventory that identifies and evaluates historical resources in the City.

**Program:** No demolition or alteration of designated historical buildings or properties shall occur in the City unless they are declared unsafe by the City or unless notice has been given consistent with City Ordinances. This program shall be adhered to by verification prior to the issuance of a demolition permit. Historical resources shall be registered and preserved, according to appropriate Federal, State and/or Local guidelines, for the long-term benefit of City residents.

# Conservation Element



## **AIR QUALITY**

**IT SHALL BE THE OVERALL GOAL OF THE CITY TO ELIMINATE ALL AIR POLLUTANTS IN OJAI VALLEY.**

**Policy:** Respect the Ventura County Air Quality Management Program (AQMP) by incorporating the procedures, requirements and standards of the AQMP into City policy.

**Program:** The City of Ojai shall respect the County of Ventura AQMP and require compliance as a minimum of any development project with the AQMP prior to approval.

**Program:** The City Housing and Land Use Elements shall be reviewed for consistency in accordance with State Law. Said review shall always respect Conservation Element goals.

**Program:** The City of Ojai will respect and adopt provisions of the Federal Clean Air Act, associated State Air Resources Board requirements and pursuant County of Ventura Air Quality Management Program.

**Policy:** The City will monitor and control growth and development that can inhibit air quality goals.

**Program:** The City shall review all development applicants in the community via the Growth Management Ordinance.

**Program:** The City shall continue cooperative programs with Ventura County to the extent feasible in the review of development applications.

**Program:** Provisions of the City Growth Management Plan (Ordinance No. 571) and other applicable ordinances in the City of Ojai shall supersede the County AQMP in limiting growth and development in Ojai where said ordinances apply more stringent standards to the preservation of air quality.

**Policy:** The City shall support any regional effort to improve air quality throughout Ventura County and State of California.

**Program:** The City shall cooperate with, and provide assistance to, regional agencies, when necessary, during efforts to obtain data in regional activities for quality improvement programs.

# Conservation Element



## **SCENIC VIEWS/ AESTHETICS**

(Also refer to the Open Space Element of the Ojai General Plan).

**IT SHALL BE THE OVERALL GOAL OF THE CITY TO PRESERVE THE AESTHETICALLY PLEASING ENVIRONMENT AND NATURAL SCENIC BEAUTY THROUGHOUT THE OJAI VALLEY.**

**Policy:** The City shall not support any activity associated with the degradation or the natural scenic character of the Ojai Valley and shall actively pursue the preservation of vistas and natural beauty of the Ojai whenever possible.

**Program:** View corridors, prominent visual amenities in the Valley (including Topa Topa Ledge and Chief Peak) and other aesthetic amenities shall be identified as natural resources in the Ojai MEA. These resources and surrounding or affected areas shall be preserved as natural open space whenever possible.

**Policy:** Preserve the natural features of the Valley and general environmental characteristics of the hillside areas with minimum disturbance to native habitat.

**Program:** Promote the identification of buffer areas between any identified natural or aesthetic resources and urban development.

**Program:** A "Scenic Overlay" shall be incorporated into the General Plan. The Overlay shall be used as reference material and resources data base in the preparation and evaluation of environmental documents pertaining to development proposals in Ojai.

**Policy:** The City shall recognize local and regional efforts and programs regarding preservation of natural and scenic resources and shall utilize all available techniques to preserve these resources in the Ojai Valley.

**Program:** The City shall explore methods in the State of California Constitution and Codes to pursue public easements and other manners in which to preserve scenic resources.

**Program:** Article 13b, Section 8 of the State Constitution aimed to preserve open space for its use and enjoyment of natural resources and scenic beauty and recreation shall be implemented in the City of Ojai.

## Conservation Element



Further, open space easements as allowed under State Code shall be pursued (see also Ojai Open Space Element).

### ***RECREATIONAL AMENITIES***

**(Refer to the Recreation Element of the Ojai General Plan)**

# **Recreation Element**

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## **INTRODUCTION**

### ***BACKGROUND AND PURPOSE OF THE ELEMENT***

The recreational amenities of Ojai Valley have been long valued by local residents and visitors alike. The natural composition of the Ojai Valley facilitates a wide variety of outdoor recreational activities and contributes to the overall beauty of the City and its quality of life. Numerous recreational facilities are available. They range from hiking and horseback riding to tennis and golf.

The amount, distribution, and accessibility of recreational land within a community are important in the development of an adequate park and recreation system. An overall recreation system must be developed with facilities that will meet the diverse needs of all residents. By providing regional and community parks, trails, and other recreational amenities, open recreational spaces contribute to the health and well being of local residents.

The Recreation Element of the Ojai General Plan is a planning tool prepared to meet the recreational needs of the community. These needs have been identified by City staff, the Ojai Parks and Recreation Commission and active community leaders and citizens. The Ojai Parks and Recreation Commission serves the community by voicing the recreational needs of the community and formulating plans, programs and other methods by which to improve the recreational opportunities available to residents. The commission's participation in formulation of this Element reflects future recreational needs and plans of Ojai. The Element is composed of the following planning components:

- o Definitions and categories of recreational requirements and opportunities;
- o Inventory of existing facilities (included in the Ojai MEA);
- o Identification of recreational issues and needs;
- o Goals and Policies to guide recreational activities and development;
- o Implementing Programs to attain defined Goals and Policies;

### ***ASSUMPTIONS/DEFINITIONS***

Base data for the Recreation Element was derived from the Master Environmental Assessment (MEA) Recreation Section. The MEA section provides a complete recreation facilities inventory based on research of existing and proposed recreation

# Recreation Element



facilities in the Ojai Sphere of Influence (see MEA "Recreational Facilities Matrix"). The MEA Recreation section was utilized to identify recreational issues and needs of the Ojai community. The Goals, Policies, and Programs of this Element were then created in response to the identified issues.

Definitions and examples are provided below as a reference to categorization of, and standards, for recreational facilities in this General Plan Element.

## **Recreation**

Recreation may be defined as the refreshment of one's mind or body through activity that amuses or stimulates.

## **Park**

An area of land set aside for public recreational use is the common understanding of "Park". Two categories of parks discussed in this General Plan include:

### **Regional/County Parks**

These parks include regional facilities operated by the County of Ventura. They attract people from a wide range of age and interest. Examples of County parks in Ojai's Planning Area include Soule Park and Camp Comfort. These widely utilized facilities provide recreational opportunities to Ojai Valley and Ventura County residents.

### **Local/Community Parks**

Local/community parks generally provide facilities to serve the daily needs of a defined neighborhood or community. Facilities may include: open areas for passive recreation; active sport areas, e.g., baseball and court games; and neighborhood activity centers. A local park may be a small neighborhood park (less than 5 acres) such as Daly Park or a larger city park such as Sarzotti Park or Libbey Park and it may have specialized facilities used for community recreation needs.

## **Trails**

Trails are defined in this Element as paths designed to accommodate hiking, horseback riding and bicycling through an area and they may or may not be removed from vehicular traffic.

Trails are categorized in this Element according to function. Types of trails discussed in this General Plan include:

# Recreation Element

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- o Hiking
- o Equestrian
- o Bicycling

In some cases one trail will serve two functions as in the case of a hiking/equestrian trail. These trails may also be used by off-road (mountain) bicycles. Bicycle routes and some equestrian trails may exist on or adjacent to streets; hiking trails occur primarily in the nearby hills of Ojai or the back country of Los Padres National Forest to the north.

Existing and proposed trails, as identified on the Master Plan of Trails of the Recreation Element, are also classified according to purpose. "Primary Trails" are those routes that area portion of a regional system. They are used mostly for recreation but may be used for commuting purposes to locations outside the city. "Secondary Trails" are those located within the city that primarily serve local needs.

## Specialized Facilities

These facilities provide specific recreational opportunities for local or regional use. They usually have an individual element of attraction. The facility may exist alone or be within a park, school, or other larger facility, and may be privately or publicly owned and operated. Examples include:

- o Arts, Museums, and Cultural Centers
- o Auditoriums/Amphitheaters
- o Botanical Gardens/Nature Center
- o Campgrounds
- o Equestrian Centers
- o Festival Grounds
- o Golf Courses
- o School Playing Fields
- o Vista Points/Scenic Areas

# Recreation Element

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- o Water Activity Areas (e.g. fishing, swimming, boating)

## Preserves

An area of land that is highly valued for its natural condition, unique scenic/aesthetic resources, biological resources, geologic phenomena or cultural significance may be classified or considered for designation as a Preserve. It is generally protected in its natural state from extensive urban development in order to maintain or enhance the aesthetic, natural quality of an area. An example of an existing Preserve is the Los Padres National Forest located to the north of Ojai.

## **LEGAL AUTHORITY**

This Element of the General Plan is not mandated by State planning legislation. Instead, the subject of parks and recreation is included as an integral component of two other Elements, namely, Land Use and Open Space. Section 65302(a) of the Government Code of the State of California stipulates that the General Plan shall include:

"A land use element which designates the proposed general distribution and general location and extent of the land for housing, business, industry, open space, including agriculture, natural resources recreation, and enjoyment of scenic beauty, education,..."

and Section 65560 states that all cities and counties in California must adopt...

"A local open space plan for the comprehensive and long range presentation and conservation of open space land within its jurisdiction...including, but to, areas of outstanding, scenic, historical and cultural value, areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams, trails, and scenic highway corridors."

Recognizing the important functions served by parks and recreation facilities in the Ojai community, the City of Ojai has chosen to expand this subject into a separate General Plan Element. This approach is permitted by Section 65303 of the California Government Code which states the following:

"...general plans may include the following element or any part or phase thereof:

- (a) A recreation element showing a comprehensive system of areas and public sites for recreation, including the following, and, when practicable, their location and proposed development:

## Recreation Element

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- (1) natural reservations
- (2) parks
- (3) parkways
- (4) beaches
- (5) playgrounds
- (6) other recreation areas."

Although this Element of the General Plan is not mandated, community certification for all federal and most State open space and conservation funding programs requires the preparation of a Parks and Recreation Element.

The Index Matrix within the Introduction Section of this General Plan provides an index/reference of State General Plan requirements and under which sections of the Ojai General Plan the State requirement is fulfilled.

# Recreation Element

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## ISSUES AND NEEDS

### OVERVIEW

Recreational opportunities in Ojai are numerous. The area is known for its scenic beauty, natural resources and recreational amenities. Types of facilities and activities are defined and categorized in the above paragraphs for reference. An inventory of existing recreational facilities is provided on Exhibit REC-1 of the City of Ojai MEA. The Recreation Element Map further illustrates types and locations of existing and proposed facilities; the Master Plan of Trails depicts existing and proposed bicycle, equestrian and hiking trails.

The General Plan inventory, analysis, and Goals, Policies, and Programs of recreation facilities is divided into four issue areas. General recreation issues and the four areas are discussed in following pages.

### GENERAL

Issues regarding the overall recreation services and facilities in Ojai were raised based upon research and analysis of existing conditions. The primary recreation issues in the community are briefly listed below:

- Continuation and enhancement of coordination between the City, County and other involved recreational agencies and organizations and their facilities
- Recreation's role related to tourism in Ojai
- Optimum utilization by the City of the proceeds of the Parkland Recreation Tax in improving Ojai's recreation system
- Funding of the maintenance of all existing and future recreational facilities

### PARKS

Numerous parks exist in the Ojai area. These parks consist of public and private facilities that serve local residents and visitors. The parks are generally sufficient to serve existing demands in the Valley.

Park land in the City of Ojai is considered sufficient by standard per capita requirements. However, parks in Ojai are utilized by many non-city residents and by visitors, thus the parks serve more than local residents.

# Recreation Element

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City parks facilities in Ojai are generally considered less than adequate in size and scope to serve near future demands due to their wide usage by local and non-local people. A need has been identified by the community to expand the City's local/community park system. There have been no scheduled major additions to existing city parks facilities in the recent past.

Major issues related to parks in Ojai include:

- o Optimum utilization and park development of existing park areas
- o Funding the maintenance, enhancement, and expansion of existing and future city park areas
- o Identification of potential new park sites and the retainment of that land for future potential park and recreational uses

## ***TRAILS***

The three types of trails in Ojai (bicycle, equestrian, hiking) are separate in purpose but often overlap in use (i.e., a hiking/equestrian trail in Los Padres National Forest). As such many interrelated issues have been raised. Trails issues identified below pertain generally to all trails in the Ojai Planning Area. Issues relating to specific bicycle, equestrian, or hiking trails are indicated by that specific trail in parenthesis.

- o Formal General Plan designations of all trail systems
- o Proper directional signing and marking of established trails
- o Connection of all "Primary" Trails to regional trail systems
- o Safety in design and use of trails
- o Establishment of trail heads and/or staging areas and parking areas (hiking and equestrian)
- o Education program to inform the public of opportunities, existence and location of trails
- o Establishment of a cross-town connector (equestrian)

# Recreation Element

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## **SPECIALIZED FACILITIES**

Numerous recreational and cultural opportunities exist in Ojai. Specific programs within the City Recreation Department are based in a variety of facilities. Activities are provided from various locations in parks and facilities. The MEA Recreation Facilities Matrix provides an index of all recreation activities in Ojai and lists the activity facilities available in each park or recreation area (see MEA Recreation section).

Many participants in City recreation programs are non-City residents (25% of participants are Ojai City residents). The City Recreation Department programs are popular and are often full or over capacity. Cultural programs are also popular and in need of additional facilities in which to be conducted. The Recreation Department uses schools and other facilities to conduct programs when parkland is not available or appropriate. The City has identified a need to expand the variety of recreational and cultural facilities and programs to satisfy these demands.

County parks are appropriate for use in City programs but often are underutilized. Joint use of facilities could be coordinated with City recreation systems to enable optimum use of facilities. For example a reservation system could be established for use of county parks or schools by City recreation programs. In this way, an equitable system could be established, balancing the provision and use of the area's recreation facilities between the County, City, and other involved parties as appropriate.

The major issues and needs relating to specialized facilities include:

- o Additional lighted ball fields
- o More efficient/extensive use of school facilities for recreational and cultural arts programs
- o Additional recreation classes and organized programs
- o Additional fine arts and other cultural programs and activities
- o Utilization of all existing facilities within the community to the optimum extent feasible and desirable
- o Vista Points and designation of Scenic Areas
- o Child-care integration with Recreation Department Program (i.e., babysitting service for children whose parents participate in recreation programs)

## **Recreation Element**

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- o Additional water sports facility (long-term, e.g., pool)
- o A new equestrian center (long-term)
- o Performing Arts Center with Civic Auditorium, Gallery (long-term)

### ***PRESERVES***

Los Padres National Forest provides protected, recreational open space for the area. Recreation issues of concern to the Forest Service and other needs regarding preserves include:

- o Coordination between City and Forest Service personnel in planning and operation efforts
- o Access from urban areas (northern city boundary) to National Forest land and facilities (including acquisition of rights-of-way through private property to National Forest land)
- o Directional and informational signing, parking, and formal establishment of "trail heads" at National Forest trails entrances
- o Establishment of new trails in National Forest
- o Establishment of new preserves and related facilities in other areas (such as to the south of the City) where potential biological, aesthetic or other recreational or open space values have been identified
- o Acquisition of land for new preserves outside established parkland or preserve area
- o Public education and awareness of the long-term importance of "Preserves"

# Recreation Element

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## GOALS, POLICIES AND IMPLEMENTING PROGRAMS

### **INTRODUCTION**

This section of the Recreation Element sets forth Goals, Policies, and Programs. These were formulated from analysis of the Element's Issues and Needs section. Policies and Programs were created to implement each Goal. The goals, Policies, and Programs are presented in a format to enable the reader to clearly understand how each Goal is to be realized. Overall Recreation Goals are stated first, followed by Goals for each recreation category.

### **GENERAL**

**IT SHALL BE THE OVERALL GOAL OF THE CITY OF OJAI TO ADEQUATELY PROVIDE FOR THE RECREATIONAL NEEDS OF OJAI VALLEY RESIDENTS AND VISITORS.**

**Policy:** The City shall facilitate communication and coordination between recreation agencies and organizations to optimize the area's recreational opportunities.

**Program:** The City shall establish a staff level recreation committee. Representatives of Federal, State and County agencies will be invited to attend.

**Program:** The City shall require non-City residents to pay a proportional share of administrative and park maintenance costs. This will allow them the use of City facilities and programs until a Special District is created.

**Policy:** The City shall support and accommodate, where appropriate, the recreation related tourist industry in Ojai as consistent with environmental and quality of life standards in Ojai to the extent that tourism does not compromise other General Plan goals.

**Program:** A comprehensive signage program to orient the visitor to all recreational areas and facilities shall be implemented. These signs will be an extension of existing directional signs.

**Program:** The Ojai visitors information center which is located at the Chamber of Commerce Office shall continue to be used to assist visitor's use in discovering recreation opportunities in the area by providing literature and direction/information assistance.

## Recreation Element



**Policy:** The City shall actively pursue methods to improve and expand existing recreational facilities in Ojai and the Ojai Valley.

**Program:** Park and Recreation Tax proceeds shall be utilized to the maximum extent feasible to improve and expand upon parks and recreational facilities.

**Program:** The City shall encourage Ventura County, school districts and other public agencies and private interests to combine efforts for recreation facilities' improvements to adequately serve the recreational needs of all residents of the Ojai Valley.

**Program:** The City shall request that the County improve and maintain regional park facilities in the Ojai Valley. Further, the City shall request that the County recognize that regional recreational facilities in the Ojai Valley contribute to the overall economic vitality for the community. In making this contribution they need not be fiscally self-sufficient.

### **PARKS**

#### **THE CITY OF OJAI SHALL SUPPORT METHODS TO OBTAIN AN EXCEPTIONAL PARKS SYSTEM IN OJAI TO SERVE RESIDENTS AND VISITORS OF THE OJAI VALLEY.**

**Policy:** The City shall work in coordination with the County of Ventura and other agencies and interests to optimize the use of all County parks and to balance the use of County and City parks.

**Program:** The City shall encourage the County and other public agencies to formulate a Park-Sharing Agreement regarding the proportionate provision and use of parks and their services. The Agreement will address park maintenance responsibilities in Ojai and its vicinity.

**Policy:** The City shall maximize uses within all existing parks in the area to their fullest, and then improve and expand upon existing City parkland to meet the growing recreational demands of the City.

**Program:** The City shall explore and pursue the utilization of park in-lieu-fees to enhance and expand upon existing City park facilities.

**Program:** Park Master Plans for Libbey Park and Sarzotti Park shall be prepared and/or updated to reflect ultimate development.

## **Recreation Element**

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**Program:** An overall Parks Maintenance Plan shall be formulated to provide funding for the maintenance of all existing and future City parks areas.

**Program:** The following improvements to Libbey Park shall be pursued, incorporated into the Master Plan, and implemented when appropriate and feasible:

- o Pro-shop at lower courts (to sell sporting goods and schedule court use and supervision)
- o Stairs from upper parking lot to lower courts (currently a potential danger area)
- o Additional tennis courts next to lower courts



**Program:** The following improvements to Sarzotti Park shall be incorporated into the Master Plan, pursued and implemented when appropriate and feasible:

- o Sidewalk lighting
- o Combination maintenance/store/restroom building
- o Redevelopment of ballfield #3 into multi-use social area with small stage, additional trees, benches, etc.

**Policy:** In the long-term planning of City parkland, the City shall identify and retain open space for potential future parkland.

**Program:** In future General Plan Amendments the City shall identify and procure land for park use.

**Program:** The City shall encourage donations and dedications to the City of suitable park land within, and adjacent to, the community. Such dedication shall include maintenance responsibility agreements.

### ***TRAILS***

**THE CITY OF OJAI SHALL SUPPORT THE ESTABLISHMENT OF COMPREHENSIVE, SAFE AND ACCESSIBLE TRAIL SYSTEMS FOR USE BY LOCAL RESIDENTS AND VISITORS TO THE OJAI VALLEY.**

**Policy:** The City shall formally identify trails systems and bike routes in the

## Recreation Element



### **City's Sphere of Influence.**

**Program:** The General Plan shall officially designate on the Master Plan of Trails all Primary and Secondary trails and Bicycle Routes within the City Sphere of Influence.

**Program:** All established trails shall be identified via directional signage and/or bike lanes and trails signs. Upon implementation of future proposed trails, each trail/route shall be given appropriate signage for identification and access.

**Policy:** **The City shall continually work towards connecting all Primary Trails within the City Sphere of Influence to County Regional and National Forest trail systems.**

**Program:** Regarding implementation of the Master Plan of Trails, priority shall be given to Primary Trails and Bicycle Route that connect to Regional Trails.

**Program:** Trail heads and/or equestrian staging areas shall be established as depicted on the Master Plan of Trails. Priority shall be given to significant regional trail connections. Adequate parking should exist at all established trail heads and staging areas.

**Policy:** **Safety shall be a major consideration in location, access, design and use of trail systems throughout the community.**

**Program:** Safety standards shall be incorporated into all ultimate trail and bicycle route design.

**Program:** Safe street crossing provisions shall be incorporated into any trails/routes crossing Ojai Avenue and Highways 33 and 150. Formal "crossings" shall be established as depicted on the Master Plan of trails.

**Program:** The City shall explore alternate east-west routes for bicycle and equestrian trails in the downtown area of Ojai (i.e. alternate route from Ojai Avenue near the Arbolada).

**Program:** Trails/routes adjacent to or leading to schools and recreational facilities shall be located on streets considered the safest for children and shall be marked for safety.

**Program:** Proposed trails, especially bicycle routes, located adjacent to or

## Recreation Element

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leading to schools and recreation facilities shall be given high priority in implementation.

**Policy:** **The City shall strive to inform the public of recreational trail systems in the Ojai Valley.**

**Program:** Maps of existing trail systems and bicycle routes shall be printed, published and made available to the public.

**Program:** Information pertaining to the location, access, use and safety of trails shall be made available through the public school system, Recreation Department, Chamber of Commerce and regional agencies such as Ventura County General Services Agency/Parks Department and the National Forest Service.

**Policy:** **Trail systems for cross-town connections shall be given priority in implementation.**

**Program:** In establishing new trails and improving existing routes, priority shall be given to the funding and construction of a safe north-south route through the Ojai community.



### SPECIALIZED FACILITIES

**IT IS THE GOAL OF THE CITY OF OJAI TO PROVIDE AN ARRAY OF RECREATIONAL ACTIVITY OPPORTUNITIES IN THE OJAI COMMUNITY.**

**Policy:** **The City shall work with the County of Ventura and other involved agencies and interested parties to provide a balance of recreational services programs and facilities in the community.**

**Program:** The Ojai Parks and Recreation Commission shall review and update its long range plan of recreation services and facilities. This effort should be conducted in cooperation with Ventura County and other interests.

**Program:** The City shall develop an equitable Recreation Fee System for non-City residents participating in City Recreation programs. Funds shall be utilized by the City Recreation department for the provision and improvement of recreation services.

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**Program:** Staff levels for the Recreation Department shall be periodically reviewed by the City Staff and City Council in order to facilitate the organization, conduct, and supervision of Recreation Programs. Funding shall be encouraged to be included in the Ojai Recreation long-range plan and the City should pursue support of other involved agencies.

**Policy:** **The City shall attempt to utilize all existing facilities within the community to the maximum extent feasible and desirable.**

**Program:** The City shall propose a coordinated work effort with the County to formulate an agreement pertaining to shared use of all facilities, incorporating an equitable fee system to allocate financial obligations for maintenance of facilities, and supervision of programs.

**Policy:** **The City shall attempt to supplement existing recreation and cultural facilities by developing new facilities at the time they are considered needed and desired by the community.**

**Program:** Pursuant to the Policy above, the following are identified as future short-term needs for additional recreational facilities:

- o Additional lighted ballfields
- o Additional recreation classes and organized programs
- o Child-care (or babysitting) facility/services integrated with recreational services
- o Vista Points and designation of scenic areas
- o New restrooms/storage building in Sarzotti Park
- o Improve lighting in Sarzotti Park

**Program:** Pursuant to the Policy above, the following are identified as future long-term needs for additional facilities:

- o A new multi-purpose youth facility center
- o New performing arts center/civic auditorium/public art gallery

## **Recreation Element**

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- Additional water sports activities (i.e., swimming, classes)
- A new equestrian center

### ***PRESERVES***

**THE CITY SHALL STRIVE TO ENHANCE AND PROVIDE ACCESS TO EXISTING PRESERVE LAND AND ESTABLISH NEW PRESERVES WHERE APPROPRIATE AND FEASIBLE.**

**Policy:** The City shall coordinate with the National Forest Service in planning access to and operation of the Los Padres National Forest (LPNF).

**Program:** The City shall provide support to the County and Forest Service to establish formal access from urban areas to LPNF. Access shall include directional signing, parking, trail heads and mechanisms to inform the public of recreational opportunities in the LPNF.

**Program:** The City shall encourage the Forest Service and Ventura County to combine efforts in the establishment of new trails and related facilities in the LPNF.

**Policy:** The City shall, on a long-term basis, strive to establish new preserves in areas with biological, aesthetic, recreation or other open space values.

**Program:** The General Plan Conservation and Open Space Elements shall be the basis for the identification of potential future preserves. Identified valuable areas shall be retained as open space for potential future preserve designation.

**Program:** Upon identification and conservation of preserve areas, the City shall work towards acquisition of the land by appropriate agencies and other entities.

**Program:** The City shall incorporate public awareness education into school and recreational programs in order to inform the public of the long-term importance and value of preserve lands and open space.

# Open Space Element



## **INTRODUCTION**

### ***BACKGROUND AND PURPOSE OF THE ELEMENT***

The Open Space Element of the City of Ojai General Plan was prepared in conformance with State law and pursuant to overall City goals, objectives and policies. It is consistent with other Elements of the Ojai General Plan.

**The purpose of the Open Space Element is to incorporate resource, conservation, recreational, aesthetic and safety goals, policies, and programs into a comprehensive Open Space Plan for the City.**

This Element was created in conjunction with the formation of the Conservation and Recreation Elements of the Ojai General Plan (1986). The Conservation and Open Space Element may be adopted as one Element or separately under General Plan Law. The Ojai Open Space Element has been developed separately from the Ojai Conservation Element. This has occurred because of the unique character of the Ojai area and the importance of open space to the community.

The Open Space Element is a product of research conducted for the Ojai General Plan Master Environmental Assessment (MEA) and the Conservation and Recreation Elements and field work in the Ojai community. The Element is based in part on data contained in the Ojai MEA. From the MEA inventory of important resources of the City, various goals, policies and programs were set forth in the Conservation Element. These were formulated to ensure the sound management and proper conservation and utilization of all resources of the City and to preserve Ojai's unique living environment.

Recreational resources and opportunities are also identified in the MEA. The Recreation Element identifies existing and potential future Parks, Trails, Specialized Facilities and Preserves. The Recreation Element also establishes goals, policies and programs to meet the long-term recreational needs of the community. These needs include recreational open space. The Recreation Element's concepts have therefore been incorporated into the General Plan Open Space Element.

In summary, resource conservation goals from the Conservation Element were incorporated into the Open Space Plan and long-term recreational goals were derived from the Recreation Element. Other relevant open space issues pertaining to aesthetics and public safety were considered and evaluated. A series of open space geographical overlays were then created, incorporating the identification of natural, cultural and aesthetic resources, recreational opportunities and safety hazards. This work effort resulted in the product of the City's Open Space Element Plan. The combined purpose of these Elements is to guide the long-term

# Open Space Element



management of the City's resources and establish City policy guidelines in the Ojai Planning Area to reserve natural, recreational and scenic resources and amenities.

## ***ASSUMPTIONS/DEFINITIONS***

The Ojai Open Space Element is a product of the conservation, recreational, safety and aesthetic concerns of the Ojai community. Definitions, explanations and inventories of data pertaining to open space issues are provided in various section of the General Plan and MEA. Within the Introduction section of the General Plan and Index Matrix references sections within General Plan documents (i.e., MEA, various General Plan Elements) where specific information regarding open space may be obtained. Definitions and categorization unique to the Open Space Element are provided below and on the following pages under "Legal Authority".

California State General Plan law generally defines Open Space as any parcel or area of land or water that is essentially unimproved and devoted to an open space use, and that is designated on a local, regional or state open space plan.

The categories of Open Space in Ojai that are referenced throughout this Element and illustrated on the Open Space Element Plan are listed below.

### **Agricultural Open Space**

Land currently used as, or available for, farmland production is classified and given various value by the California Department of Conservation. These lands are categorized and considered for agricultural preservation in the Department's "Important Farmland Inventory". The Ojai MEA (Geology and Soils sections) and Conservation Element identify these "Important Farmlands" in Ojai that are utilized for agriculture and which possess prime or important soils for agricultural production. Important Farmlands are defined in detail in the MEA Soils section and in the Conservation Element under "Important Farmland". They are depicted as Conservation Open Space on the Open Space Element Plan.

Another type of open space related to agricultural land use is rangeland. Rangeland is land used for grazing by ranch animals, usually cattle. Policies and conservation of open space set forth in this Element are reflective of community desires to preserve important rangeland.

### **Biological Open Space**

As discussed in the Ojai MEA and Conservation Element, certain biological habitats are identified with "high" or "moderate" biological significance. These biologically "significant" areas are precisely defined in the MEA and Conservation

# Open Space Element



Element under "Biological Resources" and are shown on the Open Space Element Plan as Conservation Open Space. Open space and conservation policies reflect the preservation of these important habitats.

## Cultural Open Space

Archaeological and historical resources are also defined and identified in the MEA and Conservation Elements. (See "Cultural Resources" sections.) They pertain to properties that were, are, or may be significant in local and American history, regional architecture, archaeology, and/or culture. Policies for their preservation are set forth in the Conservation Element. Historical resources are designated on the Open Space Element Plan.

## Recreational Open Space

Recreational Open Space is defined as an open parcel of natural or landscaped land that is intended for outdoor recreation and the enjoyment of nature. Parks, Trails, Specialized Recreation Facilities and Preserves defined in the Recreation Element are applied in this Element and shown on the Open Space Element Plan as Recreational Open Space.



## Scenic Open Space

Scenic Open Space is defined as those areas that establish the aesthetic and visual character of the community. It relates to every aspect of the City of Ojai and its associated views of natural scenery. This type of open space is difficult to specifically identify and is considerably subjective. Within this Element, Scenic Open Space pertains to views of and from the Ojai, the aesthetic quality of the Valley's ridgelines illustrated in Exhibit OS-1 of the City of Ojai MEA, and areas valued to protect and enhance the scenic character of the Ojai. Open space values may relate to community identity, "entrance" themes or the appearance at City perimeters or any portion of land which may otherwise portray "**The Ojai**". Scenic Open Space is illustrated on the Open Space Element Plan.

## Public Safety Open Space

Open space retention is necessary for certain land that has characteristics hazardous to public health and safety. Such public safety risks primarily consist of geologic hazards (e.g., seismic faults, landslides, etc.), hydrological hazards (e.g., flooding) and fire hazards. Public safety definitions and evaluations are provided in the Ojai MEA under the specific topical sections: Traffic/Circulation; Geology; Hydrology/Flooding; and Public Services.

# Open Space Element



Element under "Biological Resources" and are shown on the Open Space Element Plan as Conservation Open Space. Open space and conservation policies reflect the preservation of these important habitats.

## Cultural Open Space

Archaeological and historical resources are also defined and identified in the MEA and Conservation Elements. (See "Cultural Resources" sections.) They pertain to properties that were, are, or may be significant in local and American history, regional architecture, archaeology, and/or culture. Policies for their preservation are set forth in the Conservation Element. Historical resources are designated on the Open Space Element Plan.

## Recreational Open Space

Recreational Open Space is defined as an open parcel of natural or landscaped land that is intended for outdoor recreation and the enjoyment of nature. Parks, Trails, Specialized Recreation Facilities and Preserves defined in the Recreation Element are applied in this Element and shown on the Open Space Element Plan as Recreational Open Space.



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# Open Space Element



## ***LEGAL AUTHORITY***

Under State Law (Section 65302) a City is required to adopt an open space plan for the “comprehensive and long-range preservation and conservation of open space within its jurisdiction”.

As established under State Law, open space may be designated on an Open Space Plan as any of the following:

1. Open space for the preservation of natural resources, including but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays, and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.
2. Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands, and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers, and streams that are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.
3. Open space for outdoor recreation, including but not limited to, areas that have outstanding scenic, historic, and cultural value; areas particularly suited for park and recreation purpose, including access to lake shore, beaches, rivers and streams; and areas which serve as links between major recreation and open space reservations, including utility easements, banks of rivers and streams, trails and scenic highway corridors.
4. Open space for public health and safety, including but not limited to, areas that require special management or regulation because of hazardous or special conditions such as earthquake fault zones unstable soils areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

The Index Matrix within the Introduction of this General Plan provides an index/reference of State General Plan requirements and under which sections of the Ojai General Plan each State requirement is fulfilled.

# Open Space Element



## **ISSUES AND NEEDS**

### ***OVERVIEW***

Open Space issues in Ojai are numerous, complex and overlapping with other General Plan issues. Categories of Open Space have been established within the Element to clarify and simplify complex issues. In this manner the reader may easily find and reference a specific concern whether it relates to preservation of agricultural farmland, seismic safety open space, biological habitat, or parkland issues among others.

The Ojai Master Environmental Assessment (MEA) provides a data base for this Element. The Conservation and Recreation Elements further explain reasoning and substantiation behind policies, programs and geographical open space overlays of the Open Space Element Plan. The Introduction Index Matrix of the General Plan provides a section reference within the General Plan where various open space-related terms and issues are explained.

Major issues pertaining to each Open Space category of this Element are briefly discussed below.

### ***AGRICULTURAL OPEN SPACE***

"Important Farmlands" identified in the Ojai MEA and Conservation Element are utilized in agriculture and have "Prime" or "Important" soils for agricultural production. Rangeland utilized in grazing is also considered valuable under this open space category. Retention of these areas for open space and agricultural production is a significant issue in Ojai City Policy.

### ***BIOLOGICAL OPEN SPACE***

Biologically significant areas identified in the MEA and Conservation Element are also shown on the Open Space Element Plan. Biological open space/conservation and associated preservation policies for these important biological habitats are of major concern in the Ojai community.

### ***CULTURAL OPEN SPACE***

Issues pertaining to cultural open space primarily relate to areas with known or potential existence of archaeological and historical resources. Goals, Policies, and Programs of the Conservation Element are established to preserve these resources. These policies have been applied to the Open Space Element to herein reflect conservation goals.

# Open Space Element



## ***RECREATIONAL OPEN SPACE***

Recreation is an important aspect of Ojai's living environment. The Recreation Element establishes Goals, Policies and Programs to ensure the longevity of Ojai's recreational opportunities. Components of the Recreation Element (Parks, Trails, Specialized Recreation Facilities and Preserves) are identified in this Element as Recreational Open Space.

## ***SCENIC OPEN SPACE***

Scenic Open Space in Ojai is highly valued to protect and enhance the scenic character of Ojai. Major community issues include the protection of major surrounding ridgelines, establishment of buffer zones between other open space and urban areas, coordination of Scenic Corridors with Scenic Highways adopted with the Circulation Element, and most importantly, the preservation of views to and from the Ojai Valley.

Scenic Open Space is the most difficult open space in Ojai to define and address objectively. Areas within or surrounding the City that are characterized with a feeling of "community identity" or are associated with the aesthetic, natural character of Ojai are highly valued in the community. Policies within this Element reflect the desires of the community to retain these special places as open space.

## ***PUBLIC SAFETY OPEN SPACE***

State General Plan law requires cities to adopt a Public Safety Element. The City of Ojai has adopted the County of Ventura Public Safety Element. This Open Space Element's Public Safety Open Space is reflective of the Ventura County Public Safety Element and public safety/hazard issues addressed in the Ojai MEA. The need to create an Ojai Public Safety Element or updated County Element should be considered in the near future. The Element would establish specific Ojai City and County of Ventura combined Policy, define acceptable levels of public safety risks and would adopt mitigation methods to reduce these hazards to the established, acceptable levels.

# Open Space Element



## **GOALS, POLICIES AND IMPLEMENTING PROGRAMS**

### ***INTRODUCTION***

This section of the Open Space Element sets forth City Goals, Policies, and Implementing Programs for the long-term retention of open space in Ojai. As previously mentioned, open space issues in Ojai are numerous and complex and involve other Elements of the Ojai General Plan. The Open Space Element has been organized in a format providing easy reference to other General Plan sections.

Where necessary and appropriate, all or a portion of an open space category's Goals, Policies and Programs are cross referenced to another General Plan Element (i.e., Conservation, Recreation Elements). In such cases the referenced Element's Goals, Policies, and Programs are incorporated in the Open Space Element by reference and by their application to the Open Space Plan.

The first category ("GENERAL") provides overall open space Goals, City Policies and Implementing Programs. The GENERAL section is then followed by specific open space issue sections.

### ***GENERAL***

**IT SHALL BE THE INTENTION OF THE CITY OF OJAI TO PROVIDE FOR THE LONG-TERM RETENTION OF IDENTIFIED AND POTENTIALLY SIGNIFICANT OPEN SPACE IN OJAI SO AS TO MAINTAIN AND ENHANCE THE QUALITY OF THE ENVIRONMENT. SUCH OPEN SPACE INCLUDES BUT IS NOT LIMITED TO THOSE AREAS IDENTIFIED AS SIGNIFICANT OR POTENTIALLY SIGNIFICANT IN THE OJAI GENERAL PLAN CONSERVATION AND RECREATION ELEMENTS.**

**Policy:** The City shall formally recognize open space areas in Ojai and shall establish measures to preserve the identified open space.

**Program:** Data contained in the Ojai Master Environmental Assessment (MEA) shall be utilized to the maximum extent feasible in formulation of an Open Space Plan for the Ojai General Plan. As the MEA data is periodically updated and refined, any changes in the MEA will be considered for possible implications to the Open Space Element.

**Program:** Any data that is not within the MEA but is considered relevant by the City in open space planning shall be considered and utilized in

# Open Space Element



preparation of the Open Space Plan and associated policies.

**Program:** Appropriate standards and criteria will be established by the City for the preservation and use of open space lands. Specifically, pursuant to State law the following provisions for consistency with the Ojai Open Space Plan are hereby adopted by the City of Ojai.

“65566. Any action by a county or city by which open space land or any interest therein acquired or disposed of or its use restricted or regulated, whether or not pursuant to this part, must be consistent with the local open-space plan.”

“65567. No building permit may be issued, no subdivision map approved, and no open-space zoning ordinance adopted, unless the proposed construction, subdivision or ordinance is consistent with the local open space plan”.

**Program:** Community/neighborhood open space systems will be included in specific plans, planned residential districts and any other planned development where appropriate.

**Program:** The City shall adopt a resolution formally recognizing Article 13b, Section 8 of the California State Constitution which directs the assessor to consider open space so as to “preserve its use for food and fiber, use and enjoyment of natural resources and scenic beauty and recreation”.

**Program:** Existing and potential new land use and zoning provisions shall be pursued by the City to regulate land use in Ojai as it relates to open space. Such planning tools include but are not limited to:

- o Agricultural zoning;
- o Flood plain zoning;
- o Subdivision for public open space;
- o Development fees for acquisition of land for recreational open space uses;
- o Overlay zones in special open space areas or critical areas of the community;

# Open Space Element

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- o Acquisition of tax deed lands; and
- o Private and public golf course for future security as permanent open space.

**Policy:** **The Open Space Element and its Open Space Plan shall be recognized as an official and adopted policy document in the assessment of future development proposals in the City.**

**Program:** The Open Space Element and Plan shall be used in initial environmental assessments and during subsequent environmental documentation in City planning.

**Program:** The Open Space Element and its base data shall be periodically reviewed to improve the content and effectiveness in guiding sound development policies and programs, and in soliciting maximum public input during community planning procedures.

**Policy:** **The City shall consider cooperative programs with other involved agencies and organizations for the acquisition, improvement, maintenance and/or preservation of open space.**

**Program:** The City shall actively pursue open space programs in cooperation with the Federal, State, Regional, County and special district agencies.

**Program:** The City shall encourage private and quasi-private landowners to provide open space for preservation of natural features, landscaping, recreation, and other appropriate open space uses where feasible. This will include city support for a land bank program.

**Program:** The State Code on Open Space Easements will be complied with and pursued by the City. The Code provides that a city or county having a General Plan may accept grants of open space easements in which the owner relinquishes to the public, in perpetuity or for a term of 20 years or more, the right to construct improvements on it. The easement agreement may also contain a covenant against the extraction of natural resources, cutting trees or growth except for preservation or other unfriendly activities. It must be consistent with the Open Space Element of the General Plan and must be in the best interest of the state/county/city and important to the public for the employment of scenic beauty, use of natural resources, recreation, or production of food and fiber.

# Open Space Element



**Policy:** Open Space designations for preservation of all types of open space identified in this Element and throughout the General Plan shall be coordinated and integrated into a comprehensive, coordinated open space network through the City.

**Program:** Multiple use of open space and connecting open space areas shall be pursued by the City by combining appropriate compatible open space land uses (i.e., hiking and riding trails along flood control channels; picnic sites and view points along scenic highways; multiple use of school playfields).

**Program:** The selection and use of open space shall be coordinated with other public agencies (i.e., park and school sites; flood control storm drains and municipal water treatment facilities) to maximize the efficiency of open space uses.

**Policy:** The City shall establish conformity between the General Plan Open Space/Conservation Elements and zoning.

**Program:** The City will evaluate its zoning criteria for conformity with the Open Space and Conservation Elements. Conflicts in zoning will be resolved as expeditiously as possible, by revisions or additions of new and amended sections to the subdivision and other related ordinances.

**Program:** The City will establish an equitable process for resolving conflicting open space and related property uses by:

1. Reviewing all development proposals with consideration of the environmental review process (CEQA) and the relationship with the Open Space Element and all other General Plan Elements;
2. Public noticing, public discussions and making available text and maps depicting open spaces and open space issues;
3. Providing opportunity for comment on the Open Space Element prior to future revisions.

**Policy:** The City shall support provisions for open space via density transfers, development clustering, and open space dedications where considered appropriate and feasible for the City to conserve open space lands.

# Open Space Element



**Program:** During development review processing, the City shall consider alternative methods to conserve important or significant open space lands. Such alternative actions would or would not be permitted at the City's discretion and may include development clustering, density transfers, open space dedications or easements and other similar actions.

**Policy:** Achieving open space amenities in the R-2 and R-3 zones in the City of Ojai shall be a high priority to the community.

**Program:** The City shall investigate land use element changes to establish small open space opportunities within these areas.

## ***AGRICULTURAL, BIOLOGICAL AND CULTURAL OPEN SPACE***

Goals, Policies, and Implementing Programs relating to agricultural preservation (Important Farmlands), biological resources, and cultural resources are presented in the Conservation Element of the General Plan. The intentions and measures of the Conservation Element are hereby incorporated into the Open Space Element. They are further included in this Element by application to the Open Space Plan (map) as Agricultural Open Space, Biological Open Space and Cultural Open Space.

## ***RECREATIONAL OPEN SPACE***

The Recreation Element of the General Plan sets forth Goals, Policies and Implementing Programs relating to Recreation in Ojai. Recreation issues in that Element are divided into the following topics: Parks, Trails, Specialized Recreation Facilities and Preserves. Each of the topical sections relate to recreational open space in various ways. The provisions of the Recreation Element as they pertain to recreational open space are hereby incorporated into the Ojai Open Space Element. Programs and provisions of the Recreation Element have further been incorporated into this Element by their application to the Open Space Plan (map) as Recreational Open Space.

## ***SCENIC OPEN SPACE***

The City of Ojai shall support the maintenance and enhancement of the scenic, natural quality of Ojai by preserving as open space any parcel of land, ridgeline, or other qualified scenic element of the city or its planning area, to provide for the short-and long-term aesthetic health of Ojai.

The City of Ojai shall support the preservation of any unique or aesthetically valued aspect or character of Ojai by retaining open space that illustrates or

# Open Space Element



protects those unique and natural characteristics that make Ojai a desirable place to live.

**Policy:** The natural features and general environmental characteristics of Ojai's hillsides and ridgelines shall be permanently preserved.

**Program:** No development or alteration to the natural condition of prominent ridgelines or adjacent/nearby areas shall be permitted by the City of Ojai. This program shall apply to the areas identified on the Open Space Plan as "Scenic Open Space" or "Scenic Points of Interest".

**Program:** The City shall work with all appropriate jurisdictions to restrict all development visible from the valley on the south face of the slopes of Los Padres National Forest.

**Program:** The City shall work with all interested parties to prohibit development visible from the valley on the north face of the Black Mountain and Sulphur Mountain. Development not visible would be permitted consistent with the intent of the general plan, its policies and programs.

**Program:** The Open Space Plan shall formally designate open space areas that will maintain and enhance the hillsides and ridgelines and provide a buffer between development and open space or agriculture.

**Program:** The City shall formulate and adopt a Hillside Development Ordinance in keeping with the Goals and Policies of this Element and the Conservation Element. The Ordinance will protect valuable hillside lands from exposure to development. It should also provide for hillside grading, standards and other restrictions.

**Program:** Areas adjacent to open space and agricultural lands will be carefully scrutinized during any development proposal's review for compatibility with the open space. Buffer zones and screening of development are examples of provisions for appropriate blending in transition between land uses.

**Program:** The City shall pursue the creation of a "Greenbelt Agreement" with the County of Ventura, City of Santa Paula and LAFCO to preserve open space and agricultural between Ojai and surrounding communities.

**Policy:** In establishing City policy and in other decision making efforts,

# Open Space Element



the City will consider and highly value any open, natural, or special open space characteristic of a particular area. That characteristic will bear more weight than potential economic or other values which may result from the development or alteration of the land.

**Program:** The City shall incorporate an aesthetic open space provision in its development processing review. The provision shall require formal consideration of the aesthetic qualities of a site or its surroundings during a project's review.

**Program:** The City shall review its zoning code and incorporate appropriate mandatory "findings" related to the preservation of Aesthetic Open Space in the City.

**Program:** The City shall establish specific "finding" requirements related to the future subdivision of all lands under its jurisdiction related to open space within and adjacent to the City.

## **PUBLIC SAFETY OPEN SPACE**

The City of Ojai shall provide for the public health and safety by isolating hazardous or potentially hazardous areas in open space by providing open space buffers between hazardous or potentially hazardous areas and urban or rural neighborhoods.

**Policy:** The City shall identify and limit the extent and intensity of land uses and development in hazardous areas such as, but not limited to: steep slopes, streambeds, flood plains, fault zones and erosive or landslide areas.

**Program:** Data within the Ojai MEA and other sources will be utilized to officially identify areas hazardous to public safety in Ojai and to formulate a Public Safety Element for the Ojai General Plan. The Public Safety Element should be created and adopted as soon as a feasible.

**Program:** Areas such as but not limited to flood plains, flood control channels, fault zones and fire breaks will be identified in the Public Safety Element. These areas will be reserved under the Element for permanent open space or compatible non-risk uses to protect public safety in Ojai.

**Policy:** Areas currently or potentially under uses containing any public health or safety hazard shall be adequately buffered as expeditiously as feasible to protect public safety.

## Open Space Element



**Program:** Industrial and other uses with potential for public health/safety hazards shall be located appropriately and be adequately buffered with open space to absorb noise and other nuisances or dangers. These buffer areas will be assessed and provided on a project-specific basis, as proposed development is reviewed by the City.

**Program:** The City, in preparing its Public Safety Element, will identify land uses that potentially threaten public health and/or safety. The Element will further disallow or restrict the identified uses as is appropriate and will require adequate open buffer areas to protect the public health and safety. These provisions will become policy within the Public Safety Element and applied to the Open Space Plan as Public Safety Open Space.