

December 20, 2005

Cathy Creswell, Deputy Director
Housing Policy Development
Department of Housing and Community Development
P.O. Box 952050
Sacramento, CA 94252-2050

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DIV. OF HOUSING
POLICY DEVELOPMENT HCD

RE: Barstow General Plan Annual Report - 2005

Dear Ms. Creswell:

Pursuant to California planning law (Government Code Section 65400(b)), please find enclosed a copy of the City's General Plan Annual Report for your records. This report covers the 2005 calendar year, and is provided to you in advance of the October 1, 2006 deadline. This document was reviewed by the City's Planning Commission several times (on November 14, and December 12, 2005), and accepted for transmittal to the State by the City Council on December 19, 2005.

Consistent with state law, I have also forwarded a copy to the Governor's Office of Planning and Research for their records. I trust this satisfies your requirements for another year. Should you have any questions or need additional information, please do not hesitate to contact me at (760) 255-5160.

Very Truly Yours,

Scott Priester, AICP
Community Development Director/City Planner

Enclosure

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BARSTOW GENERAL PLAN ANNUAL REPORT

2005



**PREPARED BY THE BARSTOW PLANNING DEPARTMENT
REVIEWED BY BARSTOW PLANNING COMMISSION: 11/14/05, 12/12/05
REVIEWED BY BARSTOW CITY COUNCIL: 12/19/05**

ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

INTRODUCTION

Government Code Section 65400(b) requires each City and County with an adopted General Plan to provide an annual report to the legislative body on: (1) The status of the plan and progress in its implementation; (2) The progress in meeting its share of regional housing needs . . . and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing. (3) The degree to which the approved general plan complies with specified guidelines for the preparation of the mandatory elements of the general plan; and (4) The date of the last revision to the general plan. This annual report is a working document that provides information on the specific direction of the City of Barstow and it is a tool to alert the City of potential revisions that may be required in the future. This document serves these purposes for the City of Barstow.

As part of the preparation of this Report, the City's Planning Commission conducted two field surveys of the City (on November 14 and December 12, 2005) to review public and private development projects which have implemented the General Plan. Testimony from the public was solicited during the Commission's regular meeting on those days as well, prior to it being forwarded to the City Council for acceptance.

BARSTOW GENERAL PLAN

The last comprehensive amendment to the General Plan was adopted in 1997, eight years ago. Specific elements have been amended since then, some of which within the last year (as noted below). Given the relatively low growth rate during the first five years of the new general plan, staff estimates that the General Plan will not need to be comprehensively amended until 2008-09.

GENERAL PLAN ELEMENTS

State law requires that a general plan contain seven mandatory elements. The Barstow General Plan has eight elements, which individually and collectively meet the general plan content requirements as specified by State law, and the guidelines to implement the general plan. These eight elements, with a brief discussion of each of their relationship to the mandatory elements, are as follows:

I. Community Development Element:

The Community Development Element is the central element of the General Plan and corresponds with the *State mandated Land Use Element*. This element guides the physical development of the City and its appearance, establishing land use designations on all territory within the City limits as well as the City's Sphere of Influence. This element was amended three times in 2005.

II. Natural Factors Element:

The Natural Factors Element corresponds with the State mandated Conservation Element. This element addresses the identification, conservation, development and use of natural resources including water, soils, wildlife and mineral resources.

III. Hazards Element:

The Hazards Element combines the State mandated Safety Element and Noise Element requirements, and examines the risk from these hazards to the community. The Hazards Element establishes standards and plans for protection from a variety of hazards including fire, earthquake hazards, and flooding, and includes discussion of emergency services. This element also examines noise sources and provides information concerning land use policies to encourage noise compatible uses and to aid in the establishment and subsequent enforcement of a local noise ordinance.

It is expected that this element will be amended in 2005-06 to incorporate components of a Hazard Mitigation and Emergency Operations Plan (completed in 2005 to comply with the Disaster mitigation Act of 2000).

IV. Cultural Resources Element:

While this element is not a State mandated element, the City is required to consider cultural resources as part of the development process. The Cultural Resources Element contains provisions addressing historic preservation and factors relative to the cultural enhancement of the community. It also addresses issues which affect the social health of the community. The Cultural Resources Element includes policies for cultural resources including historic buildings, sites and features, archaeological sites and locales, and paleontologic (fossil) locations.

V. Recreation and Open Space Element:

The Recreation and Open Space Element addresses the State mandated Open Space Element and contains provisions which address recreational areas, sites and factors relative to open space. The Recreation and Open Space Element details policies and measures for the preservation of open space, for the management of outdoor recreation, and for recreational facilities and programs within the planning area.

Until June 30, 2004, parks and recreation activities were administered by a separate special district. The district was dissolved with the City becoming the successor agency, effective July 1. The past year has involved a transition period for administration, staffing, programming and parks maintenance. Consequently, this element is scheduled to be amended in 2006 by the City Council to incorporate all changes made from this consolidation, after review by the Parks, Recreation and Cultural Commission.

VI. Infrastructure and Public Services Element:

The Infrastructure and Public Services Element addresses the State mandated Circulation Element and contains information on circulation and transportation, storm drainage, solid waste, sewer and water system, and public services (including police and fire services) that will be necessary to support the development envisioned by the

Community Development Element. This element serves as a guide for public improvements in the City, identifying the general location and the extent of existing and proposed roadways, highways, railroads, and transit routes and considers water supplies, storm drainage, and various utilities, as well as public services such as police and fire protection and solid waste disposal.

VII. Housing Element:

The Housing Element meets *State mandated requirements for a Housing Element* and contains provisions for housing development to all economic segments of the community. The Housing Element identifies the existing and projected housing needs of the community and establishes goals, policies, objectives, and programs for the preservation, improvement, and development of housing to meet the needs of all economic segments of the community. Of the seven mandatory elements, the Housing Element is the only one that requires review by the State for confirming compliance with State housing law. This element was adopted in 2000, and was certified by the State Department of Housing and Community Development as being in compliance with housing law. Since 2000, it has been amended to include annexations of territory which contain residentially-designated land, thus supplementing the City's available lands for housing and housing stock. It is expected to be considered for update in 2007-08 as part of the state Housing and Community Development/Southern California Association of Governments Regional Housing Needs Assessment process.

VIII. Air Quality Element:

The second *optional element* in the General Plan, the Air Quality Element contains discussion on state and regional air quality management agencies' criteria to improve and meet the ambient air quality standards within the region.

ACTIONS COMPLETED OR INITIATED IN 2005

The following activities have been completed, initiated, implemented or processed by the City of Barstow in 2004 that relate to General Plan policies and/or mitigation measures. These activities are categorized by the General Plan element they relate to and assist in implementation. Many policies and mitigation measures contained within the General Plan are on-going in nature and are not listed below.

The City's corporate limits continue to be approximately 40 square miles in area, and the designated Sphere of Influence is an additional 145± square miles. No annexations of territory were completed in 2005. However, several annexation requests were made by property owners for the purpose of urban-level development. Processing of these requests is ongoing, and expected to conclude by December 2006.

The City concluded work on a comprehensive sign ordinance amendment to replace the current outdated ordinance by adopting the amendment in April 2005.

In addition, public input was received during the City's adoption process of the annual Capital Improvement Program (CIP) and Measure I 5-year Plan. The 2005-2010 CIP/Measure I Plans were adopted on November 8, 2005.

Other specific actions pertinent to certain General Plan elements, goals and/or policies are noted below:

COMMUNITY DEVELOPMENT ELEMENT:

LAND USE:

- Policy I.1.6 - Encourage development and expansion of recreation opportunities – With the dissolution of the Barstow Parks and Recreation District, the City as successor agency established a Parks, Recreation and Cultural Commission to provide certain oversight, and give recommendations to the City Council on such activities. In addition, the City continues a program to expend \$440,000 in Robert Z'Berg Harris Proposition 40 grant monies, with half being spent on capital improvements at the Robert A. Sessions Sportsark and the other half at other city parks.
- Policy I.2.3 - Provide necessary support facilities such as street improvements, sewer, water, drainage and electrical improvements... - A significant number of projects involving the improvement of streets and other infrastructure within the Barstow area have been completed. These are part of the City Council's Street Improvement Work Plan that was adopted in June 2003, and will be completed in 2005. More projects in the CIP will be carried out by 2006, and still more projects from this plan are either in the design stage or under construction. These are discussed under the Infrastructure and Public Services Element.
- Policy I.2.7 – Reconsider the Sign Code (Title 17, Barstow Municipal Code). As was noted in last year's Report, hearings and workshops leading to adoption of this amendment began in November 2004 and were concluded in April, 2005 with the adoption of a comprehensive sign ordinance update.
- Construction projects under construction or completed in 2005 which implement the Land Use Policy designations are as follows:
 1. Single family residential development (scattered lots and in subdivisions) – 54
 2. Multiple family residential development – 81-unit affordable housing apartment complex – (Riverview, on North Yucca Street).
 3. Starbucks drive-thru – East Main Street at I-15.
 4. Multi-tenant commercial building (6,000 sq.ft.) – 993-999 Armory Road.
 5. Multi-tenant commercial building – East Williams Avenue, east of Muriel Drive.
 6. Commercial garage – 831 West Main Street.
 7. Home Improvement Center (Home Depot) (120,000 sq. ft.) – Avenue L at I-15.
 8. Industrial produce distribution facility-Phase I (85,000 sq.ft.) – 2951 Lenwood Road.

In total, 83 development-related planning applications were processed in 2005. This includes 36 conditional use permits, 12 development permits, 9 tentative tracts, 11 tentative parcel maps, 6 street vacations, 6 zone changes, and 3 general plan amendments. Several more lot line adjustment/lot merger administrative applications were processed as well. This level of planning applications is an indicator of the amount of development occurring or planned in the next several years, and is a 66% increase from 2004 application activity.

RESIDENTIAL USES:

- Policy I.4.1 – Regulation of outdoor storage
The Code Enforcement Officer continues to be active in contacting residences to clean up debris and other items within residential districts becoming a nuisance to adjacent property owners. Additionally, the Solid Waste Coordinator coordinates with local youth groups and other volunteers throughout the year to assist in area clean-up programs for locations that have a significant negative impact on a neighborhood or to assist the handicapped or elderly. The City continues to sponsor a “Make a Difference Day” allowing the citizens of Barstow to eliminate debris and other items which cannot be placed for curbside pickup. Additionally, the Housing Program Coordinator assists qualified low-income home owners with financial opportunities to repair, rehabilitate or remodel existing residential units in qualifying areas. Finally, the City continues to sponsor its Adopt-a Block Program through which business, citizen or organizations commit to a 2-year adoption of a street, in order to abate nuisances caused by unkempt property conditions.
- Policy I.4.4 – Encourage the development of “upscale executive housing” and Policy I.4.5 – New residential development which is located outside areas served by existing infrastructure will be required to provide innovative approaches and mechanisms to defray public service costs and to pay its own way without creating a burden on the existing system. The City is striving to meet these policies with several tract housing projects (Rimrock Ranch and the Highlands). Both projects are planned housing development of a variety of levels of residential development. The Highlands project consists of 77 single family residential units, began construction in 2004 and phases 1 and 2 of the four-phase project are under construction or completed. In addition, building permits were issued for numerous “custom” homes, principally in “West Section 7.”
- Policy VII.1.1 (Housing Element): Provide a variety of residential development opportunities in the City, ranging from very low density/Desert Living to higher density/Urban Living, as designated in the Land Use Policy Map. In late 2004, the City issued permits for a second 81-unit moderate income, large family apartment complex on North Yucca Avenue, across from the 81-unit Suncrest apartment complex that developed in 2003. This new project, Riverview, began construction in Summer 2005 and should be completed in early 2006. Further, 54 permits were issued in 2005 for single-family residences (discussed in Policy I.4.4 above).

INDUSTRIAL DEVELOPMENT:

- Policy I.7.4 – To assure a stable economic base and a variety of economic opportunities (industrial centers). The City’s business park property on West Main Street is rough graded for future development and is being marketed. In addition, the City applied for an Enterprise Zone (EZ) designation within Census Tract 94.00, which overlay both the Business and Industrial Parks. This designation was approved by the State in November 2005, and is scheduled to officially commence in January 2006. The EZ will provide tax incentives to those businesses located within its boundaries. The EZ is expected to accelerate job creation potential in the two Park(s).

- Policy I.7.6 – The City shall assist in the development of a marketing program in conjunction with the business community to attract new industry and thus expand the communities’ job base. The City continues to implement the City’s adopted economic strategic plan.
- Policy I.7.7 – Basic infrastructure to serve new industry shall be planned and coordinated in conjunction with the City’s Capital Improvement Program. Private development of infrastructure to serve industry is encouraged to the greatest extent possible. Two examples are: 1) the joint City-County project to install sewer lines in the unincorporated community of Lenwood (adjacent to the Industrial Park). Funded in part by U.S. Department of Agriculture (USDA) and Environmental Protection Agency (EPA) grants, the \$7 million project was completed this past summer, and 2) the extension of phone and electrical utility service to the Barstow Business Park as part of the construction of the City’s CNG/LCNG fueling facility will serve other uses in the 33-acre site.

“CLEAN UP” AND MAINTENANCE:

- Policies I.8.1, I.8.2 – Develop “clean-up” and maintenance plans and procedures which emphasize the Arterial highways; the West Main Street corridor; and all major entryways into Barstow and support an on-going Citywide community clean-up/adopt-a-block program. The City continues to implement a graffiti clean-up program, not just in the areas indicated within this Policy, but Citywide. Additionally, The Solid Waste Coordinator organized programs with local youth groups to go to problem sites and assist in the clean up of debris. The adopt-a-block program was implemented in 2001. The City maintains a 54 percent waste diversion rate from the landfill, exceeding the then-2000 State-mandated 50 percent diversion.

In 2004, the City initiated the “Don’t Trash Barstow” campaign which uses various media to promote anti-littering. These have included a City transit bus “moving billboard”, theater ads, radio announcements, trash bags, seed packets and temporary tattoos, to advertise City programs to clean the community and further promote recycling. In addition, in late 2005 the City’s contract waste hauler implemented a shopping cart collection program from the city streets. During the first two months of the program, approximately 500 carts were removed from the City streets.

Finally, approximately 71 illegal disposal sites in the City of Barstow will be addressed with a \$498,000 allocation of State cleanup funds acquired in 2005. Over the past decade, many residential, park and commercially zoned properties have become popular garbage receptacles for burned and dilapidated buildings, cans, bottles, used appliances, furniture, scrap metal, wood debris, televisions, computers and monitors, bottles, tires, abandoned vehicles, and construction and demolition discards. Much of the dumping resulted from landowners who trashed their properties and adjacent public lands after the city adopted a mandatory garbage collection law in 1983.

- Policy I.8.4 – Support both public and private recycling efforts - The City has operated the Household Hazardous Waste Permanent Facility since late 2000 at the City’s Corporation Yard (900 South Avenue “H”) that is open one day a week (Saturdays from

9 to 2). The facility is permitted under the San Bernardino County Hazardous Materials Department with which the City contracts to manage the waste. Employees of the City's contract waste hauler operate the facility and are trained through a joint agreement with the County. This facility also promotes the Material Exchange Program where residents are able to take the qualifying materials turned in, home for use. The City has been able to provide over 62,000 pounds of paint, oil, cleaners and herbicides to area residents at no cost. In the last report of 2003, the City has kept 117,000 pounds of waste material out of the landfill and improper disposal from over 450 participants. The Household Hazardous Waste Bin has also provided 300 gallons of recycled paint at no cost to area businesses to paint their facilities. This has helped greatly in beautifying Barstow.

- Policy I.8.5 – Continue to actively pursue graffiti abatement within the Planning Area. The City prides itself with an approximate 48 hour clean-up on graffiti removal. In addition, the City continues to work with Caltrans to abate the graffiti located on overpasses and sound walls in a timely manner.

EDUCATIONAL OPPORTUNITIES:

- Policy I.11.1 – The City advocates the following: high standards; expanded athletics and youth activities through the school system, vocational and on-the-job internship/apprentice training; and development of a trade school. Although not all the items listed above have been addressed, the City continues to financially assist youth activities. Additionally, the City also hires interns to assist in City functions and operations when available. Although no trade schools have been developed, a number of four-year colleges continue to have satellite facilities within Barstow, the Marine Corps Logistic Base and Fort Irwin. These satellite facilities offer Bachelors and some Masters degree programs.

The City of Barstow continues its role as a Founding Member Partner along with Barstow College, Barstow Unified School District, Bureau of Land Management, and the Mojave River Valley Museum in the Desert Discovery Partnership Incorporated. Since 2001, the Mission of this group is to operate as an educational program that focuses on the natural and cultural resources associated with the California desert and helps to develop knowledge and appreciation of the same. We have a facility, formerly known as the Desert Discovery Center that is used to hold regular meetings, conserve, preserve and display natural and cultural resources where available.

- Policy I.11.2 – Notify school officials of subdivision projects and development applications early in the review process to allow time for adequate responses by concerned parties. It continues to be the City's policy to route all subdivision applications to the School District for review and comment. The City follows the guidelines required by the state allowing a sufficient time for the district to comment. Additionally, City staff advises project proponents of the State-mandated impact fees that must be paid to the School District prior to issuance of permits.

ECONOMIC DEVELOPMENT:

- Policy I.12.1 - All development proposals and redevelopment activities shall be reviewed by the City in light of their potential for economic gain as measured by job creation, revenue generation, and tourist attraction. Although difficult to measure tourist

attraction, a Fiscal Impact Analysis model is part of the General Plan, and it is a tool that indicates whether or not a project generates revenue to the City. It has been used to evaluate fiscal impacts of proposed annexations of territory into the City.

- Policy I.12.3 – Focus economic development activities on “capturing” people who pass through Barstow on the Interstate Highway. The City is currently implementing its economic strategic plan. Since the City has the core components of a strategic economic development plan in place, the City Economic and Redevelopment Manager is programming its implementation.

The City obtained a \$175,000 Office of Economic Adjustment (OEA) grant, that will be used to help the City find ways in which to reduce its heavy reliance (approximately 40% of the local economy) on military spending.

TOURISM:

- Policy I.13.2 – The City shall actively promote the development of public facilities oriented to the tourist trade. The City recognizes the importance of revenues generated by the traveler. The City assists the Chamber of Commerce (where necessary) to meet with Downtown property owners and business owners in scheduling activities to bring in tourists. The latest activities were the Main Street USA Run in September 2005 and the Mardi Gras Parade in October 2005. Other activities in 2005 included a model railroad show and quilt makers show, sand castle-making contest, all of which were located within or near the Harvey House.

- Policy I.13.6 – As part of the effort to promoting tourism, the City shall encourage activities. The City has continued the effort to promote tourism by assisting with the continued operation of several museums (the Western America Railroad Museum (WARM), Route 66 Museum, and the Mojave River Valley Museum). Three Municipal Services Agreements (MSAs) have either been entered into, or are pending between the City and Indian tribes for the establishment of a destination resort and off-reservation casino. The Los Coyotes Band of Cahuilla and Cupeno Indians are party to one MSA, and together with the Big Lagoon Rancheria tribe (with which a second MSA is under preparation, received approval of gaming compacts from the Governor in late-2005. These are now subject to ratification by the state Legislature in early 2006. The third MSA pending execution with the City is with the Chemehuevi tribe, from which it has been reported that negotiations with representatives of the Governor has commenced for a gaming compact as well. It is expected that this will continue in 2006.

In November 2005, the City entered into a professional services agreement with the Barstow Kelso Heritage Railroad Committee and provided financial assistance to the Committee to pursue the establishment of a passenger railroad service from the Historic Harvey House in Barstow to the recently restored Kelso Depot in the Mojave National Preserve.

- Policy I.13.7 – The City shall encourage an aggressive marketing program to promote the Barstow area as a tourist destination. In 2004, the City negotiated a Contract for Services with the Chamber of Commerce, which is designed to enhance tourism activities in and around the City. In addition, the City’s Redevelopment Agency negotiated a lease of the Harvey House (State and Federally-designated Historic Building) with the Chamber to encourage additional visitation of the facility. The ultimate goal of the Chamber is to create a Tourism and Visitor’s Bureau.

COMMUNITY APPEARANCE AND LANDSCAPING:

- Policy I.14.1 – Ensure landscape treatment at entries to the City and at freeway interchanges – The City has worked with Caltrans to provide landscaping at the freeway interchanges and off/on-ramps (an example of this is the eastbound off-ramp at Interstate 40 and Montara Road). However, new freeway landscaping by Caltrans has been deferred because of the construction along Interstate 15, 40 and Highway 58. Upon completion of the construction, City staff shall continue to work with Caltrans to landscape freeway right of way. Independent of Caltrans, the City acquired a \$417,000 Transportation Enhancement Activities (TEA) in December 1999 for landscaping the Lenwood Interchange. Design work has been completed, but construction was deferred due to the Caltrans-sponsored freeway widening project which affected the interchange. The widening project has been completed, and the landscaping project is pending bid submittals. It is expected that this project will begin construction in 2006.
- Policy I.14.2 – Establish Gateway Signage on major highways and crossroads signage at the juncture of I-15 and I-40.
In 2000, the City was successful in gaining approval from the County of San Bernardino and the Southern California Water Company to install a sign on the Agarita water storage tank on the south side of Interstate 15, west of Barstow Road. Feedback on this sign has been positive and the sign continues to be maintained. In addition, in 2005, the City's Planning Commission and City Council approved a proposed Gateway sign design for implementation. Appropriation for installing the signs is to be considered as part of the 2006-07 Budget process.
- Policy I.14.5 – Aggressively continue and adopt programs involving the City, County, railroad, and Caltrans – The City has been very aggressive in graffiti abatement. As indicated in Policy I.8.5, the graffiti is removed within 48 hours of the report. At this time, City crews do not venture into the County areas or into the railroad. Caltrans does not typically allow crews to go into construction zones. However, the freeway contractors have cooperated with the City in removing graffiti in construction zones.
- Policy I.14.6 – Incorporate decorative and appropriate welcome signs near major entryways to the community. Gateway signs are discussed in Policy I.14.2, above.

Natural Factors Element:

WATER RESOURCES:

- Policy II.1.4 – Strive to ensure that adequate water remains available to the community in order to maintain continued growth – the City continues to cooperate with the MWA on water issues. The City participated in the creation of the 2020 Regional Water Quality Management Plan, which combines the State's water planning mandates in one document, and which purpose is to provide a blueprint for the region and state to ensure a cleaner, safer, healthier and more reliable water supply.
- Policy II.1.7 – Implement development standards to require tertiary treated or polished water for treatment plants located along the Mojave River. - As part of the Sewer Master Plan, the City previously analyzed the possibility of upgrading the existing water reclamation plant to tertiary or enhanced secondary treatment with the possibility of selling the treated water to certain local facilities. The treated water would be used

instead of potable ground water, providing a net increase in available water supply. In 2005, the City engaged an Engineering and Design consultant to begin implementation of sewer master plan elements, including expanding the current wastewater reclamation facility from secondary-level treatment to tertiary, and consideration of sub-regional facility(ies). Physical development is scheduled to begin in late 2006 and conclude by 2009.

MINERAL RESOURCES:

- Policies II.2.2, II.2.3, and II.2.4 - Coordinate with sand and gravel industries to utilize areas identified by the state for concrete aggregate resources; ensure that adequate controls which address impacts related to air, noise, water, visual and any other “nuisance” factors are in place for the life of any mineral extraction operation, and; ensure that as mineral operations are phased out, that rehabilitation of the site to its natural state is completed. - Service Rock Products is subject to the City’s Surface Mining and Reclamation Act (SMARA) ordinance adopted in 1998 (the State Department of Conservation delegated its authority to Barstow in November 1999). The City continues to conduct annual inspections and has approved two minor expansions in the past five years.

ENERGY RESOURCES:

- Policy II.3.1 – To reduce emissions and increase fuel economy by utilizing alternative fuels for fleet vehicles – 1) The City’s fleet vehicles included the addition of two compressed natural gas (CNG) pool vehicles in 2005. The City’s public transportation system (Barstow Area Transit) fleet currently total 19 vehicles – 14 are CNG, three are diesel and two are gas-powered. Five additional vehicles (1 gas and 4 diesel) are put in operation in emergencies only. The City’s goal was to implement 100% CNG vehicles by 2006. However, only larger vehicles (27 passenger or more) are available with alternate fuel options. This represents approximately one-half of the new vehicles to be purchased, so the current Transit Operating and Capital Plan (TOCP) has programmed the purchase of 8 CNG vehicles. Smaller vehicles (17-22 passenger) will be gas-powered. This nevertheless complies with the California Air Resources Board (CARB) regulations; 2) In 1998, the City received an initial \$142,750 grant from the Mojave Desert Air Quality Management District (MDAQMD) for funding an alternative/clean fuel facility to be located on one acre in the City’s Business Park (northwest corner of Sandstone Court and West Main Street). This grant was augmented in 2000 by a \$978,000 CMAQ grant received from SANBAG, an additional \$450,000 from the MDAQMD in 2002, \$125,000 in California Energy Commission funds in 2003, and finally \$609,000 in additional CMAQ funds in 2003-04. This project provides a guaranteed fueling source for alternative-fuel vehicles. Construction was awarded to a contractor in late 2004, and the facility opened in November 2005.

AIR QUALITY:

- Policy II.4.1 – Enforce site-watering and other dust control methods to reduce dust from construction activities – Emission of airborne particulates is strictly regulated by the Mojave Desert Air Quality Management District (MDAQMD). New construction is subject to the City’s grading regulations which include minimizing dust.

BIOLOGICAL RESOURCES:

- Policy II.5.2 – Whenever possible, conserve suitable habitat for threatened and endangered species found in the region. – The City continues to be an active member of the Bureau of Land Management (BLM)-created West Mojave Coordinated Management Plan, which is an attempt to create a comprehensive multi-species plan to address conservation and protection strategies of flora and fauna found in the Mojave Desert. The City was a co-Lead Agency for the preparation and processing of the Environmental Impact Statement/Environmental Impact Report. This plan has been in formulation for the past nine years with potential adoption in 2005.

HAZARDS ELEMENT:

MAN-MADE AND NATURAL HAZARDS:

- Policy III.1.6 – The Building Department shall, in the course of its code enforcement and permit processing activities, identify and keep a list of all inhabited structures considered seismically unsafe, especially those of unreinforced masonry, stone or adobe. – In response to AB 2533 (known as “Jenna’s Law”) the Building Department has notified owners of approximately 80 buildings citywide suspected of being constructed of unreinforced masonry (URM) notice to post their property of the potential hazard in the event of an earthquake. Follow-up to this law is expected to continue in 2006.
- Policy III.1.8 – The Planning Department will regularly contact State, Federal, and local governmental agencies to obtain updates on recent research on flood inundation and seismic safety hazards. – The 1999 Hector Mine seismic event has created new data that will continue to be collected by staff for inclusion in the Hazards Element, likely in 2005-06.

CULTURAL RESOURCES ELEMENT:

HISTORY, ARCHEOLOGY AND PALEONTOLOGY ELEMENT:

- Policy IV.2.2 – The City shall encourage efforts to collect and preserve available local resources. – Since June 2000, the City has maintained an Inventory and Photo Documentary of Historic Route 66 in Downtown Barstow. This document contains photographic and historic information on buildings, uses and signs associated with Route 66, which is Main Street through the City. In 2001 the Inventory and Photo Documentary of Historic Route 66 in Downtown Barstow has had its first revision. This document will continue to be updated as new information is acquired.

RECREATION AND OPEN SPACE ELEMENT:

RECREATION:

- Policy V.2.5 – The City shall identify, evaluate, prioritize and actively pursue specialty recreation facilities to locate in the community – In 2004, the Barstow Park and Recreation District, a special district with the primary responsibility of providing recreational opportunities/programs was dissolved by the Local Agency Formation Commission (LAFCO) at the request of the City. The City became the successor agency as of July 1, 2004. This would allow consolidation of previously-operated District activities and facilities with City-owned recreational facility (SportsPark). Other parks information to note:

1. The City continues to maintain the Robert A. Sessions Memorial Sports Park for recreational purposes. Future activities contemplated have included a walking/jogging trail, off-road bike trail and small water facilities (i.e., fountains, etc.). The Redevelopment Agency's agreement with the BMX Association for use of the facility in 2003 was terminated, and in mid-2005 discussions began with organizers to establish a mini-motocross (MMX) at the BMX site.
2. The City reserved Community Development Block Grant (CDBG) funds for establishment of a skateboard facility within Dana Park. Design work with community representatives continued in 2005, and is expected to be constructed in 2006.
3. The Police Activities League (PAL) continues to operate their facility in the Barstow Mall, as does the Boys and Girls Club of Barstow's facility on Nancy Street at Avenue G. Both have been operating since summer/fall 1999.

INFRASTRUCTURE AND PUBLIC SERVICES ELEMENT:

CIRCULATION AND TRANSPORTATION/SEWER/PUBLIC SAFETY:

- Infrastructure and Public Service improvements under construction, or completed in 2005, and improvements planned:
 - 1) Street Improvements Work Plan – This Plan was established in July 2003 as an \$8.6 million expenditure plan for 15 capital road projects. At the time of preparation of this report, the plan has increased to over \$12 million, of which \$6.85 million has been expended and 12 projects completed or under construction. Principal projects constructed in 2005 were: East Main Street reconstruction and traffic signal enhancements (Yucca Avenue to Coolwater Lane); Granada Hills subdivision street reconstruction, and; Williams, Frances and Bigger streets reconstruction. The final three are in final design and are expected to be under construction and/or completed in 2006. The City's latest Capital Improvement Program (CIP) for 2005-2010 was adopted in November 2005, and consolidates the remaining Street Improvements Work Plan projects into the CIP, and programs additional road improvement projects over the next five years.
 - 2) Joint City-County sewer installation/replacement project in Lenwood (involves Environmental Protection Agency and Department of Agriculture grants) – This \$7 million project began construction in 2004. Phase I ("High Desert Estates") was completed by last year's report, and Phase II was completed in summer 2005. Due to contractual issues, final close-out is not expected until 2006.

FREEWAY CORRIDORS:

- Policy VI.3.5 – The City shall continue to work towards implementation of a consistent sign program for the freeway corridors – The City has been working with Caltrans to establish appropriate freeway signage to inform the traveler about certain sites such as the Veteran's Home, Downtown (Old Town/Route 66), Business Loop signage, West Main Street access via Avenue L, etc. Additionally, the City has established a Gateway Sign design concept for the seven "gateways" of the City and will be considered for installation after July 2006.
- Policy VI.3.8 – Freeway interchanges and corridors shall be landscaped and continuously maintained through the use of drought tolerant plants, boulders, etc. –

Landscaping at the Barstow Road on/off-ramp at Interstate 15 has been installed. As noted in Community Appearance/Landscaping, above, grant monies have been secured for landscaping the Interstate 15/Lenwood Road interchange.

HOUSING ELEMENT:

The City has been focusing on implementing additional programs through City and/or Redevelopment Agency monies to provide incentives to encourage first-time homebuyers, and to improve the exterior appearance of residential units. In addition, the City has continued its efforts through code enforcement to maintain the existing housing stock. These activities affect the following policies:

- Policy VII.1.1 – Provide a variety of residential development opportunities in the City, ranging from very low density/Desert Living to higher density/Urban Living, as designated in the Land Use Policy Map. As mentioned earlier, the City approved a second 81-unit moderate income, large-family apartment complex on North Yucca Avenue. This project received State tax-credit funding from the Tax Credit Allocation Committee (TCAC). Permits for construction were issued in November 2004. In addition, in 2005, the City issued permits for 55 single-family residences, and new owners of the 560-acre Rimrock Ranch Specific Plan which includes 1,450 housing units of various types and densities located at Rimrock Road and Avenue H are processing tentative maps to begin its implementation in 2006.
- Policy VII.1.4 – Allow for the development of second units for senior citizens in single-family zones subject to the availability of adequate infrastructure. The City has a provision in the code to allow for second units for seniors and approved one in 2000 and another in 2002. However, no project has been built in this needed housing type.
- Policy VII.1.8 – Encourage the development of upper-end housing to provide opportunities for Moderate and Upper Income employees in the City to reside in Barstow. As indicated under Policy VII.1.1, the City is working with a developer on a 1450 unit housing project (Rimrock Ranch) that will include upper-end housing on larger lots. The Highlands 77-unit residential project is under construction near Barstow College which has yielded positive results in testing the upper-end/move-up buyer housing market.
- Policy VII.2.1 – Utilize the City’s code enforcement program as the primary tool for bringing substandard units into compliance with City codes and for improving overall housing conditions in Barstow – Because of the number of existing cases, it generally requires a complaint to involve the City with substandard housing unless it is a health or safety hazard. However, the Code Enforcement Department, working with the Building Department, has been working on such cases.
- Policy VII.2.2 – Pursue the removal of abandoned substandard housing units in the City’s flood prone area – The Redevelopment Agency has been purchasing homes within flood plain areas as they have become available and based on available funding. The primary location within the City is the Crooks and Pierce Streets area. Many of these homes are substandard or in a deteriorated state.
- Policy VII.2.3 – Encourage vigorous enforcement of the City’s nuisance ordinance, along with other applicable codes, to promote property maintenance – 1) As discussed earlier, the Code Enforcement Department has applied the Nuisance Abatement Code to

many non-conforming residences. Also discussed earlier is the Make a Difference (free dump) Day offered twice a year by the City. The City has also implemented the Neighborhood Enhancement Partnership Program that promotes the education of City regulations regarding the cleanup of the neighborhood; 2) The City implemented the "Adopt - A - Block Program in early 2001. This program provides residents, businesses, and organizations the opportunity to adopt a block, or more, of the City and requires them to provide four functions to promote economic viability within the neighborhood. These functions are facilitated by the City who provides, free to the residents, gloves, trash bags, dumpsters and other incentives as provided to the City by Keep California Beautiful. This City is also a Proud Community Member of Keep California Beautiful. To date, the Adopt - A - Block Program has removed 67,120 pounds of debris and trash from the streets. With this program, signage identifying the "Adoptee" is also provided to be posted on the Block or area adopted. In addition the City has "Free" Dump Coupons. These coupons waive the tipping fee for qualifying trash hauled to the landfill by city residents. These coupons have helped eliminate illegal dumping within the City limits.

- Policy VII.2.4 – Actively promote rehabilitation programs providing financial and technical assistance to lower income property owners – 1) The City’s Housing Program Coordinator has been successful in promoting financial assistance through “Project Facelift” (funded with redevelopment set-aside funds) for many lower income property owners. The program was established to provide eligible homeowners with a one-time loan, in the form of labor and material, to correct code and/or health and safety violations, as well as other problems in order to enhance the aesthetics of Barstow’s neighborhoods, decrease blight and deter crime. Examples of exterior improvements eligible for funding include but are not limited to: adding or improving landscaping; paint or stucco work (exterior only); installation of retaining walls; repairing/replacing the roof and replacement of windows and/or garage doors. The loans become grants if the applicant remains in the income level for five years, and the property is not sold within the same five-year period. In the 2004-05 fiscal year, 58 facelift projects were completed.
2) The First Time Home Buyer (“Mortgage Assistance”) Program was approved by the Redevelopment Agency in May 1999. This program assists buyers who are at or below the County median income and have not owned a home for at least three years. Program guidelines were revised in July 2005 due to housing market price increases, Homes purchased cannot exceed \$180,000 (this was increased from \$100,000 in 2003 and \$140,000 in 2004). All of the infrastructure and the procedures to administer the program were set by August 1999. In 2004-05, 23 homes closed escrow, for a total of approximately 225 home purchases assisted through this program since its inception.
- Policy VII.3.2 – Regularly examine new residential construction methods and materials – The City considers use of alternative building materials as it is reviewed for building an energy compliance by the Building Official and approved in design by the Planning Commission. Materials such as EIFS (Energy Insulated Foam Structure) has been reviewed and approved for use in the past 3 years.

The Regional Housing Needs Assessment (RHNA) adopted in 2000 established a total construction need of 491 units during the 1998-2005 Planning period. This included 124

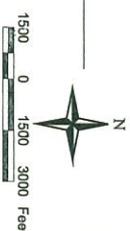
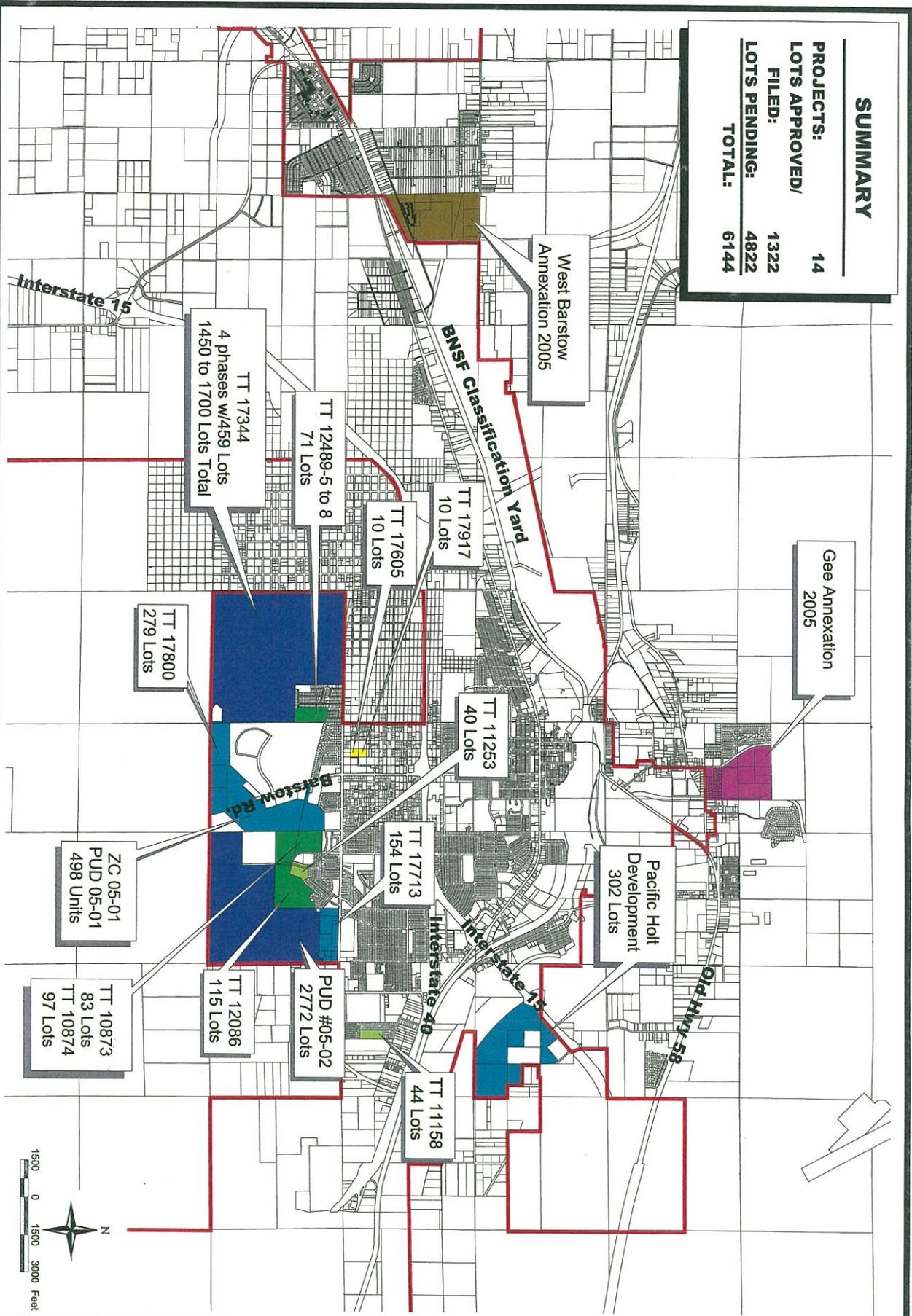
Very Low Income, 87 Low Income, 113 Moderate Income, and 167 Above Moderate Income units. During the Planning period, 210 were built. Barstow is meeting the affordable/moderate income levels (the Suncrest and Riverview Apartment projects provided 160 new Very Low Income units in the City), but the City is short in providing “high income” level housing. Unfortunately, there are no assistance tools to encourage this level, and the state office of Housing and Community Development reported in 2005 that the “real” issue they are concerned about is whether cities are preventing housing from being developed. Clearly the City has shown by past actions (permits issued, development projects approved, financial assistance given) that housing is promoted. Discretionary permits (tentative tracts and parcel maps) have been approved for an additional 400 single family dwelling units, but have not been constructed. If all approved projects were constructed, the City’s new housing stock would be 104% of the RHNA. Further, as of November 2005, five tentative tracts totaling an additional 734 dwelling units are pending discretionary permit approvals

AIR QUALITY ELEMENT:

- Policy VIII.1.11 – Interagency information exchange and technical support and effective modeling through the use of a Geographic Information System – The City has a Geographic Information System networked within City Hall, the Police Department and the Corporation Yard. Additionally, the network allows for an Intranet, as well as Internet access, making information available to other departments, and, the public, through the click of a button. The City has continued to coordinate with the Mojave Desert Air Quality Management District and San Bernardino Associated Governments to share computer resources in construction, and traffic accident modeling.
- Policy VIII.1.13 – Replace or convert City conventional fuel vehicles with clean fuel vehicles as feasible: The City initially received grants from the Mojave Desert Air Quality Management District (MDAQMD) in 1998 and SANBAG in 2000 for funding of an alternative/clean fuel facility to be located in the Business Park on West Main Street. Supplemental funding was received in 2002, 2003 and 2004 to complete the financial need to carry out the project. This project will provide a guaranteed fueling source for alternative-fueled vehicles. The project was constructed in 2005.
- Policy VIII.2.9 – Require park and ride lots at appropriate locations to serve long distance commuters – Caltrans continues to maintain a park and ride lot on I-15 at Avenue L. This facility is marginally used, compared to its capacity. Additionally, a second park and ride lot is located on Irwin Road serving Fort Irwin.

SUMMARY

PROJECTS:	14
LOTS APPROVED/FILED:	1322
LOTS PENDING:	4822
TOTAL:	6144



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Potential Residential Development Including Tract Maps, Annexations, Specific Plans, Planned Unit Developments, etc.

CROSSROADS OF OPPORTUNITY
CITY OF BARSTOW
 THE GREAT PLANNING DEPARTMENT

Legend:

- Parcel Line**
- City Limits**
- West Annex (proposed)**
- North Annex (proposed)**
- Unincorporated Areas**
 - 4.5 - 115 Units
 - 11 - 44 Units
 - 489 - 2772 Units