



July 7, 2011

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

RE: Barstow General Plan Annual Report - 2010



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 Progress Report and Annual Housing Element Progress Report for your records. These reports cover the 2010 calendar year. The documents were reviewed by the City Planning Commission on May 9, 2011 and May 23, 2011. On June 6, 2011, the City Council reviewed the reports and recommended they be forwarded on to the State.

Consistent with state law, I have also forwarded a copy of each report 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) 255-5152.

Sincerely,

Michael Massimini
City Planner

HOUSING POLICY
DEVELOPMENT, HCD

JUL 15 2011

BARSTOW GENERAL PLAN ANNUAL PROGRESS REPORT

2010



**PREPARED BY THE CITY OF BARSTOW COMMUNITY DEVELOPMENT
DEPARTMENT**

**REVIEWED 05/09/11 AND 05/23/11 BY THE BARSTOW PLANNING
COMMISSION AND RECOMMENDED FOR APPROVAL BY THE BARSTOW
CITY COUNCIL**

**REVIEWED AND APPROVED ON 06/06/11 BY THE BARSTOW CITY COUNCIL,
TO BE FORWARDED TO THE GOVERNOR'S OFFICE OF PLANNING AND
RESEARCH AND TO THE DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT**

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.

The last General Plan Annual Progress Report was presented to the Planning Commission on March 22, 2010, and the City Council on June 7 and June 21, 2010.

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BARSTOW GENERAL PLAN

The last comprehensive amendment to the General Plan was adopted in 1997. The Housing Element was recently updated in 2010 to cover 2006-2014. The Planning Department anticipates a comprehensive update to the General Plan to be initiated within the next year. However, this is dependent upon available funding that may include availability of grants.

The Planning Commission recommended the last General Plan Annual Progress Report on March 22, 2010. The City Council reviewed the information on June 7 and June 21, 2010, after which it was forwarded to the State to cover the 2009 calendar year.

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 requires cities to process island annexations when the properties in total include 150 acres or less. The City processed a General Plan Amendment (file #PGPA-10-0001) and Zone Change (file #PZCA-10-0001) in 2010 to begin the annexation process. In December 2010, the City made application for the annexation of the West Lenwood Area as it is considered an island.

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. A Design Element may be added to the next Comprehensive General Plan update, based on the interest of the City to develop more specific design guidelines. In addition, the next Comprehensive General Plan update will include Greenhouse Gas Emissions as well.

The existing eight elements, with a brief discussion of each, 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 two times in 2005, four times in 2006, and four times in 2007.

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 the future, as part of the Comprehensive General Plan Amendment to incorporate components of a Hazard Mitigation and Emergency Operations Plan (completed in 2005 and updated in 2008 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, 2004. The next General Plan update will incorporate all changes made from this consolidation.

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. The next General Plan update will incorporate planning considerations for infrastructural changes, based on current and future growth in the community. This could include a more in-depth analysis of the circulation as we look towards the direction of new growth and that in-fill development areas become "filled-in."

The city has recently absorbed the Barstow Fire Protection District (BFPD) as a subsidiary district of the City, on December 6, 2010, with additional transfers occurring on January 1, 2011. Prior to this, the BFPD was a special district with the County.

VII. Housing Element:

The Housing Element meets State mandated requirements for a Housing Element and contains provisions for housing development. 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 2010, and was certified by the State Department of Housing and Community Development as being in compliance with housing law.

VIII. Air Quality Element:

This is an optional element that contains discussion on state and regional air quality management agencies' criteria to improve and meet the ambient air quality standards within the region. Additionally, the State has implemented laws that will need to be incorporated into the General Plan upon its next comprehensive revision. This includes Greenhouse Gas Emissions that could be incorporated into the Air Quality element of the General Plan, or may be as stand-alone element of the General Plan.

ACTIONS COMPLETED OR INITIATED IN 2010

The following activities have been completed, initiated, implemented or processed by the City of Barstow in 2009-2010 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 are now approximately 41 square miles in area, and the designated Sphere of Influence is approximately 198 square miles. In 2009, City staff began processing one Annexation (West Lenwood Annexation (LAFCO 3165)). This addition will add approximately 0.23 square mile (145 acres) to the City area. There are other annexation applications and requests for consideration that will require ongoing processing in 2010 and beyond. In 2008, the Sphere of Influence was increased by 13.5 square miles (adding the balance of Hinkley to our sphere), bringing it to nearly 198 square miles. As a result of this sphere change, and in good planning practices, the City has commented on the potential issues with an open-air waste sludge project and its adverse impacts on Barstow residents and the surrounding communities.

The Planning Commission reviewed and recommended adoption of the Measure I CIP Plan on November 9, 2009. The City Council approved the Plan on December 7, 2009.

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

ACTIONS TO BE INITIATED IN 2010 – 2011

Housing Element:

The Housing Element is a plan that was required to be updated approximately every five years. The last prior plan was updated in 2000. The California Department of Housing and Community Development (HCD) amended the due dates to align with the release of the Regional Housing Needs Assessment (RHNA) numbers. Staff has worked with a consultant (Willdan) to complete the Housing Element update throughout 2008 and 2009. The update was finalized in 2010, and covers the period 2006-2014. As a result of the adoption of the Housing Element, the City has adopted, or is currently working on, ordinance amendments for Second Dwelling Units, Reasonable Accommodations, Special Housing Needs (including emergency shelter, transitional and supportive housing), and Density Bonus.

General Plan:

The last comprehensive General Plan update was in 1997. The General Plan is basically a 20 year plan, with a comprehensive update usually every 10 years, although this is only a guideline based on interests or specific needs. Based on the interests of the City Council, the plan may be partially or completely updated in the next few years. There has been particular interest shown in adding a Design Element and updating the Circulation (i.e., Infrastructure) Element. In addition, two bills were passed, AB 32 (the Global Warming Solutions Act) and SB 375 (an anti-sprawl bill), that will need to be incorporated into the General Plan to discuss measures to reduce the greenhouse gas emissions in the city. This will probably be included in the City's optional Air Quality Element. State law requires that all elements of the General Plan be internally consistent. As indicated earlier, the Planning Department anticipates a comprehensive update to the General Plan to be initiated within the next year. However, this is dependent upon available funding that may include availability of grants.

California Environmental Quality Act (CEQA) Guidelines:

The City initiated the updating the Local CEQA Guidelines to redefine the thresholds of significance, as well as to identify the current requirements of CEQA, in late 2010. The last update to the Guidelines was in 2000. Although the City has continued to stay current on the Initial Study, the update will identify these changes as well as establish thresholds that are applicable to current situations. The City anticipates completing the update by end of 2011.

ACTIONS IMPLEMENTING THE GENERAL PLAN

COMMUNITY DEVELOPMENT ELEMENT:

GENERALIZED LAND USE:

- Policy I.1.1 – Through strict adherence of landscaping guidelines, building and site design standards, sign guidelines, code enforcement and related guidelines, standards and programs, the City seeks to ensure an aesthetically pleasing appearance to the community which will maintain or increase property values in the Planning Area.

In February 2010, the City approved and began implementing two ordinances; the "Abandoned and Vacant Property Registration and Maintenance" ordinance and the

“Public Nuisances” ordinance. Both ordinances will help to maintain an aesthetically pleasing appearance through code enforcement actions. The Abandoned and Vacant Property Registration and Maintenance ordinance requires that all owners of vacant buildings register, including the name of the mortgage company. This allows the City the ability to contact the mortgage institutions involved to clean-up the property should the owner walk-away from, or loses, the building. In addition, the Public Nuisances ordinance allows the City to take action on property in need of maintenance or clean-up. It also removes the hearing process unless it is requested by the property owner, thereby shortening the time frame to seek resolution.

- Policy I.1.2 - In connection with current policies, continue development of circulation studies, capital improvement programming and implementation, as well as landscape/streetscape improvement plans and actions.
The City has been actively pursuing completion of many street projects as part of the current capital improvement program. During the calendar year 2010, the City completed or started eight street improvement projects as well as 7.25 miles of Slurry Sealing and 9.87 miles of Fog Sealing of streets.
- Policy I.1.3 – Encourage the use of integrated specific or master planned communities which include a range of land use types. All such plans must contain clear descriptions and quantification of phasing, utilities, circulation and transportation, public facilities and services, as well as detailed site and design guidelines. Planned communities must also be supported by economic and demographic projections.
No specific or master planned communities have been proposed during the 2010 calendar year. This policy will be removed from the report.
- Policy I.1.4 – The City shall actively seek the removal of any structure within the Planning Area determined by the City to be a public nuisance, and shall expedite the reuse of abandoned and underutilized structures.
As noted under Policy I.1.1 above, the City adopted a Nuisance Ordinance in 2010 that will help allow the City to expedite the abatement of such nuisances. In addition, the City continues to pursue some sites that were damaged by fire, water, lack of maintenance, etc. Most recently, the City identified two residential units that were damaged by the December 2010 rains where the foundations were undermined. Others that continue to be tracked include structures that have been damaged by fire, roof failures, lack of utilities, etc. The recent adoption of the Nuisance Ordinance will help to expedite this process for compliance.
- Policy I.1.5 - New development 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 existing public services.
New development is required to provide the necessary infrastructure adjacent to their site. In addition, the City currently has Development Impact Fees (DIF) that are intended to defray some of these costs. The Barstow Fire Protection District also has DIF fees associated with fire services.
- Policy I.1.6 - Encourage development and expansion of recreation opportunities.
Since the dissolution of the Barstow Parks and Recreation District in 2004, the City maintains a Parks, Recreation and Cultural Committee to provide oversight on recreational facilities and activities. In 2010, the City Council approved plans for the

renovation of the Al Vigil Swim Center. Due to the repairs necessary, the swim center will be converted into a community center to include indoor activities and meeting rooms. The pool is proposed to be filled and a multi-purpose court to be installed in its place. The original grant was submitted to the State in 2010 but was not selected. The application will be resubmitted in June 2011.

- Policy I.1.7 – Pursue the establishment of additional cultural facilities such as:
 - A cultural center for the visual and performing arts. Barstow College broke ground in 2010 for a community performing arts center.
 - A transportation museum associated with the Harvey House, including a rail link to Calico.

The City has been working with the Desert Discoveries Center to develop a trail system on public lands between Helen Runyon Drive (formerly Lookout Drive) and Barstow Road adjacent to the existing Desert Discovery Center building. This will include a walking trail identifying various periods of the desert history and culture as well as include an amphitheater. Many of the improvements were installed in 2010 but the project will not be completed until 2011. Another project that the City has been involved in since 2007 is a link between the Historic Harvey House and the Historic Kelso Depot. For some time, tourists have been transported via bus between the two locations. In October, the first demonstration train carried close to two hundred passengers round-trip between the Harvey House and the Kelso Depot. The City, Barstow Kelso Heritage Railroad Committee (Barstow Area Chamber of Commerce) and National Park Service continue efforts to promote additional train trips.

DOWNTOWN (OLD-TOWN) AREA:

- Policy I.2.3 - Provide necessary support facilities such as street improvements, sewer, water, drainage and electrical improvements (etc.).

A significant number of projects involving the improvement of streets and other infrastructure within the Barstow area have been completed. These were part of the City Council's Street Improvement Work Plan that was adopted in June 2003. Additional projects are covered in the CIP, some of which were completed in 2009, and still more projects from this plan are either in the design stage or considered for construction in subsequent years. Although few streets were completed in 2009, the end of the year included the design of several streets and the Council established an aggressive list of streets to be completed in 2010 and 2011. This plan includes the video taping of some of the sewer lines to coordinate street and sewer line repairs. The City held several coordination meetings with the local utility providers to perform necessary repairs/updates and upgrades in the streets listed for repair to avoid such work after newly reconstructing the streets.

To comply with the Statewide General Waste Discharge Requirements for Sanitary Sewer Systems (WQO No. 2006-0003-DWQ), the City prepared a Sewer System Management Plan for the City's collection system and Sewer Master Plan for the next 20 years.

- Policy I.2.5 - Continuously revisit the “downtown redevelopment guidelines” to make the associated area pedestrian friendly.

The City realizes that the guidelines are dated and need to be revisited. The City budgeted monies in the 2010-2011 fiscal year for a comprehensive update of the Downtown Guidelines, Redevelopment Guidelines and the design guidelines in the City-Initiated Lenwood Specific Plan. Although the RFP is still being developed, the City is seeking a consultant to perform the necessary updates. One consideration for the Downtown Redevelopment Guidelines is to implement the Historical Route 66 theme since Main Street is also Route 66. Because of the potential loss of Redevelopment monies (budgeted for this process), the City has put this on hold and is seeking alternative funding sources to update the design guidelines.

- Projects under construction or completed in 2010 which implement the Land Use Policy designations are as follows:
 1. Single family residential development (scattered lots and in subdivisions) – permits issued (11), Certificate of Occupancies issued in 2010 (41).
 2. Subway, Construction permit issued October 2010.

It should be noted that during the current economic times, new construction has been limited. Most permits issued have been for the reuse or remodel of existing structures.

In total, 31 development-related planning applications were processed or filed in 2010. This includes 24 conditional use permits, 2 development permits, 1 tentative tract map, 2 tentative parcel maps, 1 street vacation, and 1 lot line adjustment. In addition, 6 administrative permits (home occupancy permits and massage practitioner permits) were processed. The number of planning applications is an indicator of the amount of development occurring or planned in the next several years, and is a 27% decrease from 2009 application numbers. The slump in the housing market and uncertain economic times has contributed to the decline in residential and commercial business ventures.

In addition, all Community and Economic Development staff worked on a geographic information System (GIS) needs assessment, the implementation of a permit tracking system (EDEN), and held several pre-application meetings to discuss interest in various current development projects (commercial, industrial, residential, etc.). Changes in state law also has required staff to begin work on updating several Ordinances including: accessory dwelling unit housing (completed in 2009), reasonable accommodations requirements (began late 2009/adopted 2011), emergency shelter (began 2010) and residential density bonus (began 2010).

INTERAGENCY COOPERATION:

- Policy I.3.1 – Agencies of the County, State/Federal Government, and special purpose districts (e.g., Mojave Desert Air Quality Management District (MDAQMD), County Fire Marshall (Hazardous Materials Division and Emergency Management Section)) shall be notified by the City of matters over which they have purview.

In 2009, planning staff also worked on the 2010 US Census information request and filed California Tax Credit Allocation Committee (CTCAC) applications. The City continues to notify any County, State and Federal Agencies of projects which may fall under their regulations.

RESIDENTIAL USES:

- Policy I.4.1 – The City shall actively support, and seek to maintain, stringent code enforcement programs targeted to building/site maintenance, and health and safety concerns. Specific areas subject to ongoing review include, but are not limited to:
 - Regulation of outdoor storage (including recreational vehicles).
 - Encouragement of property maintenance.
 - Provision of incentives for rehabilitating and/or remodeling of existing residential units.
 - Abatement of residential units unsuitable for habitation because of health and safety problems.
 - Provision for coordination and support by public safety agencies, especially as related to police and fire protection.
 - Awards for maintenance.

Code Compliance Officers continue 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 Administrator continues to coordinate 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. The City continues to sponsor a “Make a Difference Day”, along with two citywide sponsored free dump days at the landfill, 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- and moderate-income home owners with financial opportunities to make exterior improvements to existing residential units within the city limits of Barstow. The City continues to sponsor its Adopt-a Block Program through which businesses, citizens or organizations commit to a 2-year adoption of a street, in order to abate nuisances caused by unkempt property conditions. Most recently, the City gained approval of two ordinances that will help to keep vacant buildings safe (vacant building registration) and to help eliminate the blight of nuisance properties through a new nuisance ordinance. The two ordinances will help to allow the City to take a proactive approach to gaining compliance with nuisance properties or vacant buildings. In addition, the City offers the Project Facelift to assist those on limited incomes in order to make the necessary repairs to their residences.

- Policy I.4.3 – Encourage the development of energy efficient homes and the use of renewable resources in construction, as well as including features such as solar heating and the use of gray water.

The City recently established a policy (via a determination of use) that allows the installation of solar collectors on residential, commercial and industrial structures without benefit of a discretionary permit. State laws address energy efficiency measures necessary for the new construction of homes (such as insulation, energy efficient appliances, low-flow water fixtures, dual pane windows, etc.).

- 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 have homes under construction). In addition, the City implemented a Development Impact Fee (DIF) that applies to all new construction or additions to help defray the costs of new infrastructure and services. The City is also amending the Deferred Improvement Agreement ordinance to allow single-family (non-tract homes) or custom-built homes to defer the public improvement costs until such time that the infrastructure reaches their property.

INDUSTRIAL DEVELOPMENT:

- Policy I.7.3 – When possible, industrial uses shall be grouped into large centers rather than dispersed throughout the Planning Area. These centers shall have a landscaped, unified design quality.

The City has been working with two large projects along Lenwood Road, north of the BNSF rail lines and south of Agate Street. The Wal-Mart Distribution Center was delayed due to a legal challenge (the project succeeded the challenge), and now the economic downturn as well as lawsuits against other Super Centers has delayed the distribution center until 2013 (estimated completion date). This is in the same location as the Barstow Industrial Park, which the City has been involved with for a number of years. This project is located adjacent to the BNSF track and adjacent to the Wal-Mart Distribution Center. The total area involved in both projects is approximately 1,360 acres and will ultimately include approximately 11,000,000 square feet of floor area at full build out. Although the current economic downturn has impacted this project, the City is still working to make this a viable project.

- Policy I.7.4 – To assure a stable economic base and a variety of economic opportunities (industrial centers) and allow for a diverse number and size of facilities ranging from small enterprises to large corporations.

The City's Business Park property (30 acres) on West Main Street is rough graded for future development and is being marketed, and is suitable for smaller enterprises. In addition, the City was successful in its application for an Enterprise Zone (EZ) designation within Census Tract 94.00, which overlay the Business Park and Industrial Park (1,200 acres) as well as the Wal-Mart Distribution Center (160 acres). This designation began on February 1, 2006. The EZ provides tax incentives to those businesses located within its boundaries. The EZ is expected to accelerate job creation potential in the two parks.

- Policy I.7.5 - Wherever possible, industrial land uses shall be confined to areas where they will be physically separated from residential areas by buffer zones, major thoroughfares, or natural or man-made barriers. Industrial areas that are located adjacent to residential areas shall be adequately screened by visual barriers and any impacts must be mitigated to a less-than-significant level at the property line.

Anytime the City has a project that has the potential of impacting adjacent residential neighborhoods, the City seeks mitigation measures that will reduce the levels of impact to less than significance. In 2001, the City required a concrete pole manufacturing plant to locate the concrete spinner in a pit below grade so the noise and vibration from an adjacent residential neighborhood located within the County. This, coupled with the distance separation, reduced the impact to less than significant.

- 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.

Staff continues to implement the City’s adopted economic strategic plan. The City has contracted with the Barstow Area Chamber of Commerce to assist with the economic strategic plan. However, budget constraints and the economic downturn have affected the City’s ability to market to the level desired.

- 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.

The Lenwood Road/BNSF grade separation project is in the early planning stages and could be completed by 2013. In addition, the City hired a consultant to convert sewer line data to a GIS system so analysis on sewer line capacity can be verified. This has identified some potential deficiencies and allows the City to plan for system upgrades to help support various properties such as the Industrial Park as they develop.

- Policy I.7.8 – Encourage the expansion of freight transportation industries.

The Barstow Industrial Park is adjacent to rail access and is also located near a transportation corridor (Lenwood Road, with access to Highway 58 and Interstates 15/40). The City has been working with the developer to accommodate rail and road access to the site including the Lenwood Road/BNSF grade separation.

“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. The Public Works Department has budgeted monies for weed abatement, clean-up of red curbs (visual nuisance) and clean-up for East Main Street and Third Avenue (Downtown Area). Additionally, the Solid Waste Contract Administrator organizes 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 remains in compliance with the California Integrated Waste Management Act and SB 1016 in managing over 42 programs contained in our contract with the State in our Source Reduction and Recycling Element and our Household Hazardous Waste Element (these are not elements of the General Plan, rather these programs are approved plans for compliance with AB 939 and are contracts with the state).

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.

Approximately 71 illegal disposal sites in the City of Barstow were addressed with a \$498,000 allocation of State cleanup funds acquired in 2005. This was accomplished in 2006 with a grant from the “California Integrated Waste Management Branch” for the cleanup of the sites, and installing fencing to block access. These funds were managed by the City Solid Waste Division in 2007 to demolish a blighted structure and remove over 8,000 tons of illegal dumping from the Mojave River Bed.

In 2007 the Solid Waste Division kicked off a new Brand, “Barstow, Your City. Your Choices...Everything You Do Can Make A Difference” campaign. The campaign is used on all forms of media to instill and inspire the citizens to take action, no matter how small, it all matters. The City supports the local School District and United Way by providing pencils and rulers for each child at the start of each school year. The pencils and rulers carry the new logo to inspire and remind the students that they can have a positive impact in our community.

Finally, in early 2010 the City passed two ordinances (Vacant Building Registration Ordinance and Nuisance Ordinance). These two ordinances will help allow the City to take a more proactive approach to property maintenance and cleanup.

Policy I.8.4 – Support both public and private recycling efforts.

The City has operated the Household Hazardous Waste Permanent Collection 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 personal use. In 2010 the City was able to provide over 87,000 pounds of paint, oil, cleaners and herbicides to area residents at no cost, and it has kept 756,000 pounds of waste material out of the landfill and improper disposal from over 8,231 participants.

In 2007, the city partnered with the County to bring a “Sharps Collection Program” to the surrounding community. This program brings the City into compliance with SB 1305 and is operated by the City at the Household Hazardous Waste bin where a storage container is provided to collect approved sharps containers from the public as part of personal home use injection therapy. This has proved to prevent illegal disposal of syringes, etc., in public places. This program has proven to be very popular with the citizens and is providing a much needed service in our area. Over 521 participants are currently utilizing the collection point.

- **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. The City recently purchased a new graffiti truck to enhance the City's effort in abating graffiti.

REDEVELOPMENT:

- Policy I.9.1 - The RDA project area shall promote architectural and sign standards to provide cohesive, attractive business areas.

The City has adopted guidelines that apply to the Downtown Redevelopment Area as well as the Redevelopment Area. These guidelines address architectural components including color, finish and materials, and the integration of signs. The City budgeted during the 2010-2011 fiscal year to update these guidelines to meet current needs and to possibly take the theme of the Downtown Redevelopment Area back to its Route 66 roots.

- Policy I.9.2 The RDA shall “invest” available funds in projects which will encourage private investment and development, as well as create a monetary return to the RDA through increased property values.

In the 2005-2010 Implementation Plan, the Agency funded the Business FACELIFT at \$100,000 per fiscal year. The programs' concept is to provide an 80/20 percent match to local business owners in the downtown project area to invest in exterior improvements. The Agency believes that the renewal of downtown will help to remove physical blight, which in turn should help to reduce economic blight in the area. Guidelines were established and approved by the Agency for the Business FACELIFT in fiscal year 2009/2010. Eight businesses have taken advantage of the Business FACELIFT program in fiscal year 2009/2010 for a total amount of \$153,387 (\$117,073 City participation and \$36,314 private investment).

Another program supported by the Agency, however, funded through Federal Funds, is the Main Street Mural project. Main Street Murals (MSM) has contracted with the City of Barstow to contract with local artists to paint historical murals on buildings in the downtown area. Over the last several years, MSM has contracted and completed fifteen (15) murals, creating a walking tour of the murals and have organized various tours and education forums, including a youth art program. Main Street Murals also held a youth competition for four (4) murals to be displayed at the Skatepark.

MEDICAL AND HEALTH CARE:

- Policy I.10.1 - The City shall actively encourage alternatives to convalescent homes and hospitals, such as outpatient facilities, mobile medical services and adult daycare.

The City has been working with the Barstow Community Hospital for the construction of a new hospital facility. A groundbreaking ceremony was held September 8, 2010 for the new hospital. The City is considering alternative uses to the existing hospital once the new facility is completed. The alternative uses considered includes complimentary uses such as outpatient care.

- Policy I.10.2 - In conjunction with Barstow Community Hospital, Barstow Community College, local health care service providers and organizations, pursue development of a

comprehensive plan for providing expanded medical facilities and services to the greater Barstow area. This plan shall include, but are not limited to, the following:

- A detailed inventory of existing facilities and services and an analysis of any present deficiencies.
- The identification of viable alternatives to improve the quality of existing facilities and services.
- A program for the expansion of certain types of medical services, (e.g. substance abuse, psychiatric needs, and rehabilitation programs).
- Focus on the needs of youth and the elderly.

As indicated above, the City is working to gain a new hospital facility. The potential reuse of the existing hospital facility with complimentary uses will expand the services offered. In addition, the Barstow Community College has reinstated its nursing program, offering many courses under Allied Health.

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. The Barstow Community College has become very active in providing training in the areas of electrical, plumbing, welding and logistics. 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 with an emphasis to conserve, preserve and display natural and cultural resources where available. The City maintains a display at the Center, and utilizes the space to bring in students throughout the year to teach them about recycling, hazardous waste and composting, and wastewater collection systems operations.

- 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 major subdivision applications to the Barstow Unified School District (BUSD) for review and comment. The City follows the guidelines required by the state allowing a sufficient time for the BUSD to comment.

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.12.2 - The City shall coordinate vocational/technical training programs to an economic development strategy.

The Barstow Community College is offering certificates in Accounting, Administration of Justice, Automotive Technology, Blueprint Reading, Business Information Systems, Computer Information Systems, Cosmetology, Diesel Technology, Electronics Technology, Family Day Care, Information Systems Management, Manicuring, Medical Assistant, Network Administrator, Photography, Residential Carpentry, Webmaster and Welding.

- Policy I.12.3 – Focus economic development activities on business attraction, expansion, and retention, and implementing strategies to “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’s Community and Economic Department Director is programming its implementation.

The City obtained a \$175,000 Office of Economic Adjustment (OEA) grant that was used to help the City find ways in which to reduce its heavy reliance (approximately 40% of the local economy) on military spending. This led to identifying retail leakage. The city is now planning to retain retail sales by working to attract retail that is missing in the City.

- Policy I.12.4 - Economic development shall build on Barstow’s identity as an important stop on Route 66, and as a rail center, as well as recognizing the City’s desert resources (e.g. unique plants and animals, and important architectural features such as the Harvey House and stone houses).

As indicated earlier, the City budgeted for Fiscal Year 2010-2011 to update the Redevelopment Guidelines, including the Downtown Redevelopment Guidelines. Staff is steering the direction of the Downtown Redevelopment Guidelines to take advantage of the Route 66 roots of the Main Street area. Route 66 has a significant tourist draw, especially towards the foreign travelers. The anticipation is that this will help revitalize the Downtown area and also bring a higher amount of tourists into the City by making it a tourist stop rather than a “pit-stop” between Los Angeles and Las Vegas.

- Policy I.12.5 - The City shall undertake a program to establish a “theme” for Barstow.

As indicated above, the City has budgeted during the 2010-2011 Fiscal Year to update the Downtown Redevelopment Guidelines and Redevelopment Guidelines. This also includes the City initiated Lenwood Specific Plan Guidelines. There is a theme proposed for Downtown as a Route 66 attraction. This may be extended along the Main Street (Route 66) corridor. In addition, there is a theme established in the Lenwood

area, and it is also being considered for revision. This will establish a precedence when the City amends the General Plan as the Council has indicated a desire to have a Design Element. The City also identified in 2010 a need to amend its Development Standard ordinance, which will also have an impact on the potential design of the City.

- Policy I.12.6 - The City shall ensure that there is a coordinated effort to publicize community events and activities, and promote a positive image of Barstow, both within and outside the community.

The City promotes its events and activities through the Solid Waste Divisions activities that include promoting the self-image of Barstow. The City also utilizes the Chamber of Commerce, radio, newspaper and signs on public transit vehicles in promoting local/community events and activities.

TOURISM:

- Policy I.13.1 The City shall actively seek ways to attract and maintain tourist oriented commercial and recreational developments.

The City continuously seeks ways of attracting the tourist oriented traveler. This is one of the reasons the City is seeking to amend the Downtown Redevelopment Guidelines to the Historic Route 66 theme. In addition, the City reviews all freeway oriented developments in the realization that not only stop, but a destination. The City has been active in supporting the Casino project for the Lenwood Road area. This, if it gains approval from the State and Federal Governments, will revitalize the commercial and recreational industry in the Barstow area.

- 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 and Visitor's Bureau (Chamber), where necessary, to meet with Downtown property owners and business owners in scheduling activities to bring in tourists. The City of Barstow has contracted with the Chamber for tourism related services. In 2007 the Chamber located to a section of the historic Harvey House. The Chamber offers tourism maps and also offers tours of the Historic Harvey House.

- Policy I.13.5 - A program shall be developed to accent the Barstow area's historical heritage.

As previously indicated, the City is taking measures to its historic element in the Downtown Area (Route 66). Additionally, the City leases a portion of the Harvey House to the Route 66 Museum and the Western American Railroad Museum (WARM). While these are not "programs," they are measures taken to preserve the historical heritage of Barstow.

- Policy I.13.6 – As part of the effort to promote tourism, the City shall encourage activities including but not limited to a train/transportation museum associated with the Harvey House, tourist train to Calico.

The City has continued the effort to promote tourism by assisting with the continued operation of several museums, including the Western America Railroad Museum (WARM), Route 66 Museum, and the Mojave River Valley Museum.

In 2005 and 2006, 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. The National Park Service is now pursuing the establishment of a heritage railroad between the Harvey House and Kelso Depot to promote the Mojave National Preserve. This railroad would be operated independently from the Park Service.

- Policy I.13.7 – The City shall encourage an aggressive marketing program to promote the Barstow area as a tourist destination.

In 2007, as previously mentioned above, the City's Redevelopment Agency leased a portion of the Harvey House to the Barstow Area Chamber of Commerce and Visitor's Bureau (Chamber). This enhances tourism activities in and around the City.

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). Independent of Caltrans, the City acquired a \$417,000 Transportation Enhancement Activities (TEA) in December 1999 for landscaping the Lenwood Interchange. The landscaping was deferred due to the Caltrans-sponsored freeway widening project which affected the interchange and has now been completed. The landscaping project at Lenwood Road and Interstate 15 was completed in 2008. However, new freeway landscaping by Caltrans has been deferred because of the current economy. Regardless, City staff shall continue to work with Caltrans to landscape freeway right of way.

- 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. One sign was installed in October 2006 at the Centennial Park on Barstow Road (Route 247) north of Interstate 15. Implementation of the Gateway signage is an ongoing process.

- Policy I.14.3 Improve the exterior of City Hall.

Steps began in 2010 to improve the exterior of City Hall by a comprehensive repainting and elimination of old vegetation. Preliminary plans have been prepared for the landscaping (utilizing water efficient plant material and irrigation) in order to enhance what has already been completed. A contract has been awarded and improvements to the exterior of City Hall will be continued (including the installation of the landscape) into the 2011 calendar year.

- Policy I.14.5 – Aggressively continue and develop programs aimed at graffiti removal and prevention, especially joint 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 typically removed within 48 hours of the report. This service has been enhanced with the recent purchase of a truck specifically established and configured for graffiti removal. 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. Additionally, most of the freeway construction within the City limits has been completed. In addition, Public Works keeps in contact with both the County and Caltrans to ensure that graffiti is removed in a timely manner.

In addition to graffiti, the City has always had, and will maintain, open communication with the County, railroad and Caltrans for any programs that may benefit the community.

- 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.1.1 - Crops which utilize large quantities of water (e.g. alfalfa, barley, etc.) shall be discouraged, unless reclaimed water can be utilized as the water source.

The City actually has little to no farmland within the City limits. One such crop is alfalfa, utilizing reclaimed water. The crop is located on City land adjacent to the Water Reclamation Facility.

- Policy II.1.2 The City shall encourage all special districts, as well as County, State and Federal agencies to protect the remaining natural watershed (including but not limited to, drainage beds and water recharge areas) by ensuring maximum recovery of natural groundwater supplies and plant and animal communities by recharging the Mojave River by whatever means available.

The City has been incorporating the requirement of on-site retention for projects that generate sufficient amounts of runoff instead of allowing the waters to runoff into the local drainage facilities. This helps to recapture the water and allows it to permeate back into the groundwater.

- 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. Its 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.

The City engaged an Engineering & Design consultant to reassess the City’s Sewer Master Plan in 2007. The assessment found that upgrading and expanding the wastewater treatment plant (WTP) from secondary to tertiary treatment and increasing its capacity from 4.5 mgd to 6.0 mgd were not supportable due to financial concerns and an economic slowdown. The City then redirected its efforts to focus on the WTP’s immediate needs, termed as Phase 1A and 1B Improvements. Phase 1A improvements provided modifications to the aeration tanks and associated equipment. This enabled the existing activated sludge process to operate more efficiently. These modifications were required to be accomplished by July 30, 2009 in order for the City to meet nitrate effluent standards set by the California Regional Water Quality Control Board. Phase 1B improvements will consist of adding two primary fine screens to improve primary treatment and reducing organic and solids loading to the activated sludge process. These improvements will ensure that the existing plant capacity of 4.5 mgd will not be reduced due to the Phase 1A modifications. The City had received federal appropriations of \$500,000 that will be used, along with matching funds from the City, to construct Phase 1B improvements by the end of 2010. However, the Phase 1B is being put on hold until improvements upstream can be completed prior to installing the screens. The City contracted in 2009 to determine the Maximum Headworks Loading at the Wastewater Treatment Plant. This information will be used to determine the Local loadings and thresholds for the plant which are generated from the users of the entire sewer collection system. FCS was contracted to perform a sewer rate audit and provide data to establish protocols and policies for setting future rates for the plant and system for the City. This study was completed December 31, 2010, and a Prop 218 Hearing was held December 9, 2010 with the introduction and adoption of an ordinance in February and March to move the rates forward for the next 5 years. In addition to the hearing, a Town Hall meeting was also held (February 15, 2011) to help explain to the ratepayers the need for the rate increase.
- Policy II.1.8 Encourage the use of xeriscape landscaping and plantings throughout the City and as an integral part of all landscape related guidelines, policies, procedures, plans and programs within the City’s control. This shall include development reviews and encouragement to local businesses, especially nurseries.

The City has a Water Efficient Landscape Ordinance. The ordinance identifies water efficient plant material and irrigation equipment for all new construction, additions, major modifications, etc. for residential, commercial and industrial development.

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.

Robertson's Ready Mix (formerly 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. Additional expansions may be proposed in the future and an update to the reclamation plan may be required.

ENERGY RESOURCES:

- Policy II.3.1 – To reduce emissions and increase fuel economy by utilizing alternative fuels for fleet vehicles.

The City has taken the following actions:

- 1) The City's fleet vehicles included the addition of two compressed natural gas (CNG) pool vehicles in 2005 (Honda's). The City's public transportation system (Barstow Area Transit) fleet currently totals 22 vehicles – 6 are CNG and 16 are gas-powered. Eight gasoline transit vehicles were acquired in 2007, which still complies with California Air Resources Board (CARB) regulations due to their size. The City's goal was to implement 100% CNG vehicles by 2006. However, only larger transit vehicles (27 passenger or more) are available with alternate fuel options. The current Transit Operating and Capital Plan (TOCP) have programmed the purchase of 3 CNG vehicles. Smaller vehicles (15-22 passenger) will be gas-powered. This, nevertheless, complies with the 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 completed and the facility opened in December 2005.*
 - 3) The City's contracted solid waste hauler converted two trucks in their fleet to Compressed Natural Gas (CNG) in 2008 and in 2009 converted the remaining fleet of 8 trucks to CNG.*
 - 4) The City recently purchased a street sweeper that runs on CNG, and all new diesel powered equipment is Tier 4, and future motor fleet vehicle replacements will be alternative fuel as well.*
- Policy II.3.3 - The City shall encourage the development of new energy sources, as well as new technology which would conserve existing sources.
The City's Planning Commission adopted a Determination of Use allowing the installation of roof-top solar panels (subject to installation criteria) administratively. The Determination of Use is a precursor to a future ordinance amendment. The Determination of Use and the future ordinance amendment will also address other sources such as wind power.

In addition, the City constructed a CNG/LNG fueling facility on West Main Street. Some of the City's fleet vehicles are alternative fuels, as is the City's contract waste hauler's fleet vehicles. The City is proposing the purchase of alternative fueled vehicles as the fleet needs change or vehicles are replaced.

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.

- Policy II.4.3 – Encourage all measures which help reduce the total number of vehicle trips within the community.

The City of Barstow, in cooperation with the County, contracts for local transit that serves the City and surrounding unincorporated areas. This system serves many people who are employed locally and attending the Barstow Community College.

BIOLOGICAL RESOURCES:

- Policy II.5.1 Perform site-specific studies prior to development activities to determine the precise mitigation necessary to preserve and enhance biological resources, with particular attention given to the preservation of areas identified as having a high biological significance and sensitivity.

Any project is reviewed with the biological impacts in mind. However, many sites within the City are already disturbed, partially developed, or completely surrounded by development. Those sites that are not as described above, even though may be exempt from CEQA (categorically or statutorily) and have the potential of impacting a biological resource are required to have a biological survey prior to disturbance of any soil. The City is also in the process of updating its CEQA Guidelines to identify thresholds of significance, which could trigger the need for an Initial Study (to determine impacts and potential mitigation measures, or to identify that an EIR is required) where our current Guidelines may allow for an exemption.

- Policy II.5.2 – Whenever possible, conserve suitable habitat for threatened and endangered species found in the region.

The Bureau of Land Management (BLM) adopted the West Mojave Coordinated Management Plan (Plan). The Plan was challenged by the Center for Biological Diversity. The City continues to support the 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. In 2008, the City, by way of support of the SunCal Corporation (SunCal), began to be involved in the development of a Habitat Conservation Plan to provide for the relocation of endangered and threatened species that may be impacted by future development. This plan is not being developed at this time do to SunCal developing financial problems. Although this plan is no longer in development, this

plan may be implemented, or a similar plan developed, in association with the Military bases should they have a need to expand their operations.

HAZARDS ELEMENT:

MAN-MADE AND NATURAL HAZARDS:

- Policy III.1.2 – The City shall limit the extent and intensity of development upon steep terrain, in unstable soil areas, and areas subject to seismic hazards or flooding.
The City's policy is that any development on any property that may have steep terrain or unstable soil will need to have the appropriate soils analysis and engineering to support the viability of construction on such soil. The City further requires appropriate soils analysis and engineering for any construction within a potential seismic hazard area (areas within the Alquist-Priolo Special Studies Zone, or Earthquake Fault Zones) cannot build within 500 feet of that zone. Anytime that development is proposed in an area with potential flooding must be reviewed consistent with the Flood Insurance Rate Maps (FIRM) produced by the Federal Emergency Management Agency (FEMA). Any construction must account for the anticipated flood depth identified.
- Policy III.1.3 – In particular, the City shall restrict any emergency or critical use facilities (hospitals, schools, etc.) from potentially high-risk areas.
The City does not have control of the location of schools as they are a State agency. However, Staff would advise the school of any known risks to the School District for their consideration. The City has discretionary approval of the locations of hospitals (requires a conditional use permit). As part of the discretionary approval, any areas of known risks would be identified prior to the hearing. The City inspects all on- and off-site improvements of the hospital except for the hospital building. The hospital building is required to be inspected by the Office of Statewide Health Planning and Development (OSHPD). OSHPD also reviews the soils survey to identify potential risks.
- Policy III.1.4 – The City shall limit the type, intensity and design of development in areas subject to excessive winds, blow-sand, fire and noise. Appropriate measures shall be adopted and implemented.
The City reviews each application with consideration of such environmental conditions. In some areas of the City we have Precise Planned Districts that have established some development constraints to address issues such as wind-blown sand. Additionally, projects are reviewed in consideration of their location and the surrounding neighborhood/properties. Residential near railroad would require sound attenuation measures, commercial automotive repair located adjacent to residential is limited in hours of operation, etc.
- 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 identified approximately 34 buildings citywide suspected of being constructed of unreinforced masonry (URM). The owners are required to post their property of the potential hazard in the event of an earthquake. The posting has not been confirmed on an annual basis. However, the Building Department will be establishing a policy for annual inspections.

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.

- SB 18 requires that the City contact the Native American Heritage Commission (NAHC) for a list of potentially affected Indian tribes for all General Plan Amendments and Specific Plans.

The City not only contacts the primary tribes within this area, but also the San Bernardino County Museum due to their involvement in artifacts. Additionally, the City has standard conditions that are automatically required for any General Plan Amendment and Specific Plan. These conditions address the concerns expressed by the tribes for the most recent projects and will be updated as necessary in order to protect cultural resources.

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 (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 allowed consolidation of previously-operated District activities and facilities with the City-owned recreational facility (Sports park). Additionally, in 2007, the City constructed a skate park at the Dana Park site in order to serve a need that has previously gone unsupported. This skate park continues to be actively used.

In 2010, the following park improvements were made:

1. *Several parking lots were reconstructed including Henderson Pool, Fogelsong Park and Fogelsong Ballfield.*
2. *The dirt parking area at the Avenue H Soccer fields was graded and expanded for improved access.*
3. *The Cora Harper Fitness Center air conditioning unit that serves the weight room and kitchen area was upgraded.*
4. *Two tankless water heaters were installed at the Cora Harper Fitness Center.*
5. *The City received a Community Development Block Grant to replace wooden basketball court flooring at the Cora Harper Fitness Center.*

6. *Exercise rooms at the Cora Harper Fitness Center were improved with new flooring and equipment including treadmills, elliptical trainers, stationary bikes, weight machines, etc.*
7. *The medians on Barstow Road were landscaped using rocks and desert adaptive plants.*

The City continues to partner with local recreation organizations such as Youth Football, Youth Soccer, Little League and Girl's Softball to provide activities for local youth.

INFRASTRUCTURE AND PUBLIC SERVICES ELEMENT:

CIRCULATION AND TRANSPORTATION/SEWER/SOLID WASTE/PUBLIC SAFETY:

- Policy VI.1.1 – All existing and proposed land uses shall, whenever possible, combine driveways and provide reciprocal access between parcels.
The City typically requires adjacent commercial developments to record irrevocable access agreements between the parcels, especially when multiple parcels begin to develop as a center, regardless of property ownership.
- Policy VI.1.2 – Capital Improvement Program and Measure I programs shall be utilized whenever possible to fully improve arterial and collector streets identified in the Circulation Element.
The City has been actively pursuing street improvements utilizing CIP and Measure I programs to perform street improvements on streets such as Lenwood Road, Mercantile Way, Muriel Drive, Avenue H, Mountain View, Yucca Drive and many others.
- Policy VI.1.3 – Continual maintenance of City streets shall be effected through the use of temporary patching.
The Public Works Division has been actively placing temporary and permanent patching. In April, 2009, Public Works acquired crack sealing equipment and in late September received an asphalt patch truck. Since the acquisition of the equipment, Public Works has been actively maintaining the roadways.
- Policy VI.1.4 – New street segments shall be rejuvenated with reclamite or equivalent oil base mixture semi-annually until the roadway surface requires more extensive repair such as chip seal or asphalt overlay.
The Public Works Division has been placing fog seal and slurry seal on some of the recently paved roads, as well as other roadways. Although it may not be on a semi-annually basis, the Division is working diligently to improve the quality of the roadways. As part of the maintenance, the Division placed slurry on 7.25 miles of roadway and 9.87 miles of fog seal.

Infrastructure and Public Service improvements under construction, or completed in 2009, and improvements planned:

1. The County completed and filed the Final EIR in September 2009 for the Barstow Sanitary Landfill Expansion Project, which includes the expansion of the landfill on 325 acres of land with four (4) cut and five (5) fill phases. Each phase will be broken down into a number of stages where containment systems (liners) will be constructed. Various landfill facilities and monitoring and/or control systems will be developed and expanded, including: (1) an upgraded landfill gas migration

monitoring system; (2) an expanded groundwater/vadose zone and surface water monitoring system; (3) an expanded drainage and erosion control system; and (4) a gas collection and control system. The site is located on the east side of State Route 247, approximately 3 miles south of the City of Barstow.

2. Measure I Five Year Capital Improvement Plan – This Plan was updated in December 2009 as a Six-Year CIP that covers the final one (1) year of Measure I (1989-2009) and the first five (5) years of Measure I 2010-2040 as an \$14.6 million expenditure plan for 25 capital road and channel projects. The plan was reviewed by the Planning Commission on November 9, 2009, and approved by the City Council on December 7, 2009. Principal projects constructed in 2009 were the reconstruction of Buena Vista Street from Ave "A" to Ave "G", and Barstow Road from Virginia Way to East Grace Street and Citrine Road from Main Street to Jasper Road.

Projects in the process of design or under construction include: Main Street: Second Ave to Barstow Rd., Lenwood Road from Serrano Drive to Mercantile Way, Mercantile Way from Lenwood Road to Cul De Sac, Serrano Drive from West of Lenwood Road, Avenue H. from West Main St. to I-15, W. Main St. Reconstruction from Avenue A –H, Muriel Dr. from Armory Rd to Rimrock Rd., Traffic Signal at the intersection of Rimrock Rd. and Muriel Dr., Main Street from Ave. A to Second Avenue, Armory Rd from Barstow Rd. to Muriel Dr., E. Mountain View St. from Barstow Rd. to S. First Ave., Armory Rd. Channel reconstruction (1400 lineal feet), E. Mountain View St from Lillian Dr. to E. Main St., Yucca Ave. from E Main St. to E. Mountain View St., Country Club Dr from W. Main St. to Capella Dr., Virginia Way from Barstow Rd to Mt. Vernon, Mt. Vernon from Mt. View St. to Grace St., Arville Ave from Desert St to Virginia Way, Arville Avenue from Grandview St to Mountain View St., Grandview Silver Lane to S. Second Avenue, Desert View St from Mt. Vernon to Second Avenue, Scenic from Mt. Vernon to Arville, Fairview St. from S. First Ave to Caliente, First Ave from Mt; View St to Virginia Way, Second Ave from Mt. View to Grace St., Park Way from First Avenue to Second Avenue, Cozy Lane, Second Ave from Main St to Hutchison.

3. The City's latest Capital Improvement Program (CIP) for 2009-2010 programs additional road improvement projects involving maintenance for a total of \$300,000 over the next year.

FREEWAY CORRIDORS:

- Policy VI.3.5 – The City shall continue to work towards implementation of a consistent sign program for the freeway corridors which shall include logo signs and signs for public services.

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. Many of these signs are already in place. Additionally, the City has established a Gateway Sign design concept for the seven "gateways" of the City and has begun Gateway Sign installation. An example of the gateway sign design is located at the

intersection of Lenwood Road and Mercantile Way, and Barstow Road and Virginia Way. The City has also approved freeway signs with the City's logo or identity at the top of the sign. The City has also adopted a determination of use for electronic billboards with the caveat that the City can advertise on the board to promote City activities or emergencies, as well as the posting of Amber Alerts, etc.

- Policy VI.3.8 – Freeway interchanges and corridors shall be landscaped and continuously maintained through the use of drought tolerant plants, boulders, etc. Major emphasis should be placed on evergreen plant materials.
As previously mention, the City has established landscaping at the Interstate 15/Lenwood Road interchange. However, plant material is regulated by Caltrans.

ENCOURAGE THE USE OF ALTERNATIVE (NON-VEHICULAR) TRAVEL METHODS WHENEVER POSSIBLE:

- Policy VI.4.2 – Provide separate, or distinctly mark, pedestrian, skating, bicycling and equestrian trails from auto transportation routes.
Pedestrian routes are limited to the sidewalks, which are repaired, placed or replaced with construction (i.e., along property frontages of new building construction), repairs as necessary from expansion (from heat) or street reconstruction. As part of a recent project (Muriel Drive), bicycle paths were incorporated into the striping plan.

HOUSING ELEMENT:

In 2010, the City completed the amendment to the Housing Element for the 2006-2014 years, taking into account the Regional Housing Needs Assessment (RHNA) figures. Typically a document amended every 5 years, this timeline has been adjusted to accommodate the RHNA figures. Therefore, there were delays in preparing the Housing Element update as we were awaiting the RHNA figures, as well as other factors. As part of the update, several ordinances are required to be adopted by the City. The Second Dwelling Unit Ordinance was adopted in 2010, meeting one component of the criteria. The Reasonable Accommodations Ordinance is ready for Council review and staff is working on the Special Needs Housing Ordinance (including Emergency Shelters, Transitional and Supportive Housing), and the Density Bonus Ordinance is being researched.

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:

GOAL 1: PROVIDE A RANGE OF HOUSING BY LOCATION, TYPE AND PRICE TO MEET THE GROWTH NEEDS OF THE CITY

- Policy VII.1.1 – Provide a variety of residential development opportunities in the City, ranging from large lot rural living, to single-family neighborhoods, to moderate density apartments as designated in the Land Use Policy Map.

Two 81-unit apartment projects for large-family, affordable income housing were completed (2003 and 2006). In 2007 and 2008 two additional apartment complexes gained approval for California Tax Credit Allocation Committee (CTCAC) funding as well as land use approval but have yet to begin construction. In 2010, no permits were issued for multifamily housing, and 11 permits were issued for single-family residences. The City sees development based upon demand. The single-family houses were for first-time buyers, move-up and custom houses. However, the apartment project approved in 2007 (Calico Apartments/73 units) is still seeking CTCAC funding and may see construction in late 2011. Additionally, a conformity finding was made for an existing apartment building under new ownership that will be utilized as affordable housing. This apartment includes 29 units.

- Policy VII.1.3 – Promote the use of favorable home purchasing techniques, including the City’s Mortgage Assistance Program and preferential financing available through private lending institutions.

The City has been promoting the Mortgage Assistance Program (MAP) when funds are available. In 2010, 57 home purchases were made possible with the assistance of the MAP program.

- Policy VII.1.5 – Encourage the development of rental housing units with three or more bedrooms to accommodate large families and address unit overcrowding in Barstow, particularly in the northern area of the City.

The City has approved four large-family, affordable housing developments. Two 81-unit facilities were built (2003, 2006) providing 160 available units (each has one manager’s unit). A third project of 73 units is still considered for CTCAC funding and may realize construction either 2011 or 2012. Also, in late 2010, application was made to convert an existing market-rate apartment complex to an affordable complex.

- Policy VII.1.6 – Encourage the development of housing for the elderly by offering incentives such as land write-downs on City-owned property and flexible development standards.

The City has encouraged every affordable housing project to consider senior housing. However, funding is easier to obtain for large-family projects. The City does not have any suitable land available at this time for such projects but continues to encourage new multiple-unit developments to consider seniors.

- Policy VII.1.7 – Promote the development of residential units which are accessible to disabled persons or are adaptable for conversion to residential use by disabled persons through the enforcement of current State housing accessibility requirements under California Code of Regulations, Title 24, Part 2, Chapter 11A.

The City is currently working on an ordinance for Reasonable Accommodations, allowing a simple, free application, reviewed administratively, to allow any necessary modifications to make a residence handicap accessible.

- Policy VII.1.8 – Provide funding assistance through the Residential Rehabilitation Program for accessibility improvements for disabled owners of single-family housing.

The City has Project Facelift which allows some improvements to the exterior of the residences. This could include the installation of necessary ramps, widening the front door, etc. to allow the free access of disabled residential property owners.

- Policy VII.1.9 – Allow for the Development of second units in single-family zones subject to the availability of adequate infrastructure.

The demand for second dwelling units has been low. The City approved a second dwelling unit in 2000 and another in 2002. In addition, as required by state law, staff has completed a Code update that permits seconds units administratively.

- Policy VII.1.10 – Permit the development of manufactured housing in all residential zones, pursuant to the City’s special provisions ordinance identifying architectural requirements.

The City abides by State requirements that indicate all local jurisdictions shall permit manufactured housing in all residentially zoned properties. In 2005 the City permitted four manufactured single-family residential units and were prepared to issue additional permits for manufactured housing. However, the market changed the demand for all residential housing development. The developer of the four manufactured homes defaulted and three of the four homes were completed by the bank. One remains incomplete.

- Policy VII.1.11 – Encourage the construction of planned residential developments in the City.

Any residential development of a large scale is encouraged to develop a Specific Plan through the Zone Change process to allow the development to proceed based upon the needs of the project and market. This would include the addition of open space areas, establishing specific design standards, etc. suitable for the development.

- Policy VII.1.14 – Continue to provide density bonuses, in accordance with provisions of the California Government Code, for multi-family projects providing affordable housing units.

The City is currently working on an ordinance amendment to address the State required Density Bonus criteria. It is anticipated that this ordinance will be adopted towards the third or fourth quarter of 2011.

- Policy VII.1.15 – The City will review and amend its zoning code as required by State Law to ensure adequate provisions relating to housing opportunities. This will clarify the City’s requirement to principally permit emergency shelters in at least one zoning district and to allow transitional and supportive housing in all residential zones subject only to those restrictions that apply to other residential dwellings of the same type in the same zone, in accordance with Section 65583 of the California Government Code.

The City is currently working on an ordinance amendment to allow emergency shelters, transitional and supportive housing in certain zones without any discretionary approval required. Additionally, the ordinance will also address congregate housing and Single-Room Occupancy (SRO) units. This ordinance is anticipated to be approved towards the middle of 2011.

GOAL 2: CONSERVE AND IMPROVE THE CONDITION OF THE CITY’S EXISTING HOUSING STOCK.

- Policy VII.2.1 – Utilize the City’s code compliance program as the primary tool for bringing substandard units into compliance with City codes and for improving overall housing conditions in Barstow.

The City adopted two ordinances in early 2010 to help address substandard buildings. One ordinance requires that all vacant buildings (residential, commercial and industrial) register with the City, providing contact information so the property owner(s) can be contacted for any necessary upkeep. The second ordinance is the Nuisance

Ordinance that allows the City to initiate the corrections necessary to remove the nuisances from the property.

- Policy VII.2.2 – Pursue the removal of abandoned substandard housing units in the City’s flood prone areas.

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. Most of the homes in this area have been removed.

- Policy VII.2.3 – Encourage vigorous enforcement of the City’s nuisance ordinance, along with other applicable codes, to promote property maintenance.

As discussed earlier, the Code Compliance Division has applied the Nuisance Ordinance to many non-conforming residences. Also discussed earlier is the Citywide Free Dump Days at the land fill, twice a year, where the tipping fees are waived. The City promotes through multi-media outreach and education the City regulations regarding the cleanup of the neighborhood. The City also 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 programs dedicated to improving the quality of life and revitalizing the economy through nuisance abatement activities and events that bring Barstow neighborhoods together. These functions are facilitated by the City who provides, free to the residents, gloves, trash bags, dumpsters and other incentives as available to the City through the use of grants. This City is also a Proud Community Member of Keep California Beautiful. With this program, signage identifying the “Adoptee” is also provided to be posted on the Block or area adopted. The City has “Free” Dump Passes/Coupons available while funding lasts for all residents to use throughout the year. These coupons waive the tipping fee for qualifying trash hauled to the landfill. Code Compliance distributes the coupons to residents to encourage them to remove the trash and blight for free. These coupons have helped eliminate illegal dumping within the City limits. The City has also established a new rate code, which requires the franchise hauler to remove bulky items, which if not hauled away, often end up dumped in the desert.

- Policy VII.2.4 – Actively market single-family rehabilitation programs available through the City and County which provide financial assistance to lower income property owners.

The following activities have been continued:

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 loan becomes a grant if the applicant does not sell or refinance the property within the first five years of the*

improvements. In Fiscal year 2010, the Barstow Redevelopment Agency completed 58 facelift projects with a value of \$582,190. Since inception, a total of 574 home improvements have been assisted through this program.

2. *The First Time Home Buyer (MAP) 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 March 2006 due to housing market price increases. The guidelines required that homes purchased could not exceed \$225,000 and this was again revised to \$250,000, in July of 2006. In Fiscal Year 2010, a total of 57 homes were serviced by the First Time Home Buyer Program (MAP, with a value of \$524,034). Since inception, a total of 384 home purchases have been assisted through this program.*

GOAL 3: PRESERVE AND ENHANCE THE QUALITY OF RESIDENTIAL NEIGHBORHOODS IN BARSTOW AND ENSURE THAT NEW HOUSING IS SENSITIVE TO THE EXISTING NATURAL AND BUILT ENVIRONMENT.

- Policy VII.3.2 – Regularly examine new residential construction methods and materials and upgrade the City’s residential building standards as appropriate.
The City considers the use of alternative building materials for building and 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 5 years. Alternative materials are considered on a case-by-case basis. To date, EIFS has been used but in limited applications (i.e., trim), or metal studs (typically commercial applications).
- Policy VII.3.5 – Require that housing constructed expressly for low and moderate-income households not be constructed in any single area of Barstow.
The City is considering an Inclusionary Housing Ordinance that will require developments to set-aside a percentage of dwelling units for very low-, low- and moderate income families. Additionally, projects are reviewed on a case-by-case basis. The City has reviewed five projects in total since 2003. Two were built across the street from each other (North Yucca Street), two more were approved in another location (Montara Road) and the fifth is proposed at an existing apartment complex totally removed from the other four projects (South First Avenue).
- Policy VII.3.7 – Prohibit housing development in areas subject to significant geologic, flooding, blowing sand, noise and fire hazards.
The City requires additional surveys (such as a soils survey and/or geotechnical report) for any development that may be in a known or suspected area that may have geologic concerns or blowing sand. Housing projects near noise producers are required to provide noise attenuation measures and tenant notification of the potential noise impacts. Fire hazards are typically handled by the Fire Department and typically mitigated by hydrants and/or sprinklers. Other actions may involve the use of fire retardant landscaping. Code Compliance also reviews sites for dead vegetation and other fire hazards.

GOAL 4: PROMOTE EQUAL OPPORTUNITY FOR ALL RESIDENTS TO RESIDE IN THE HOUSING OF THEIR CHOICE.

- Policy VII.4.1 – Make efforts to assure that unrestricted access to housing choice is available to the community.

The City is currently working on an ordinance for Reasonable Accommodations, allowing a simple, free application, reviewed administratively, to allow any necessary modifications to make a residence handicap accessible.

- Policy VII.4.2 – Prohibit practices which restrict housing choice by arbitrarily directing prospective buyers and renters to certain neighborhoods or types of housing.

The City makes no recommendations to prospective buyers and renters. The City only makes recommendations based upon zoning and available infrastructure.

The Regional Housing Needs Assessment (RHNA) was revised for 2007. The Figures indicate a total construction need of 4,478 units during the 2006-2014 Planning period. This includes 1,018 Very Low Income, 728 Low Income, 842 Moderate Income, and 1,890 Above Moderate Income units. Additional affordable housing will be necessary to meet the new figures proposed. The City is also short in providing “high income” level housing. Unfortunately, there are no assistance tools to encourage this level of housing, 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. The current economic times have created barriers for residential developments, such as the inability to obtain development bonds. The City is looking at alternative forms of financial assurances in order to allow the developers to begin construction while ensuring that the off-site improvements and infrastructure will be constructed, including amending the Deferred Improvement Agreement Ordinance. With the past projects approved, the state’s extension of the expiration of maps (SB 1185 and AB 333), and projects still in the pending stage, there is sufficient housing stock in the pipeline to meet the 2006-2014 RHNA requirements, although it is not known if and when the approved projects will develop. As indicated, the economic downturn has stalled much of the anticipated housing and it is not expected to fully recover until approximately 2015. As a result of the downturn, many of the subdivisions have not yet recorded and the developers that have continued to build homes are building between 2 and 5 homes at a time instead of 20 to 50 or more as originally anticipated (i.e., Rimrock Ranch).

As indicated, staff worked with Willdan to update the City’s Housing Element. The Housing Element addresses Energy Conservation that should help meet the criteria for Greenhouse Gas Emissions. This section discusses energy conservation through the International Building Code and Title 24, purchasing alternative fuel pool vehicles and alternative fuel transit vehicles. Also, the City began design considerations for a transit center. Additionally, the Housing Element discusses methods of energy efficiency such as glazing, landscaping, building design, cooling/heating systems, weatherization techniques, efficient appliances and lighting, load management (time of day demands), and various

programs through the utility companies (such as So. Cal. Edison and Southwest Gas) and San Bernardino County.

The City began working with potential consultants (Johnson Controls Incorporated and Siemens) during the 2009 calendar year to conduct an energy audit for the City facilities to identify specific energy conservation measures to reduce energy consumption. After much analysis, the City will continue to work with Johnson Controls Incorporated (JCI) to complete a plan to reduce the energy used at City facilities by changing the type of lighting, air conditioning, etc.

The City has an MU (Mixed Land Use) zoning district that allows for commercial, office and residential uses as part of the same development, thereby encouraging people to live in close proximity to employment opportunities to potentially reduce vehicle trips. A major railroad transit center (AMTRAK) provides for regional and inter-regional commuter rail service. This railroad transit center is located in close proximity to Barstow's downtown area, where the City has an overlay zone for increased density of up to 25 dwelling units to the acre, encouraging in-fill development and transit-oriented development.

Other Energy Conservation Actions during 2010:

In 2009, the Planning Department processed a Determination of Use to support the use of solar as an alternative energy source for residential, commercial and industrial uses. In 2010, the City considered allowing roof-top wind generators. However, due to the potential for vibration, safety (unprotected rotors), etc., it was decided that roof-top wind generators shall not be permitted at this time. The City allows pole mounted wind generators, subject to certain criteria, under a conditional use permit. The Planning Department will be pursuing other policies or ordinances addressing energy conservation and/or alternative energy sources in the following years.

The City provided Community Development Block Grant (CDBG) funding for a Single Family Rehabilitation Loan Program and a Senior Repair Program to provide for energy conservation for the existing housing stock through eligible improvements (including weatherization) to increase the efficient use of energy.

The City adopted a resolution recognizing the Green Valley Initiative (GVI) and endorsed participation as a Green Valley jurisdiction. This helps to promote investment in the Riverside and San Bernardino Counties to establish the region as a leader in green and clean technologies such as solar energy projects, transportation projects, clean and renewable fuels, electric, biodiesel, etc.

It should also be noted that the City is required to prepare an Annual Progress Report on the Housing Element, separate from the General Plan Annual Progress Report. A specific format is provided by the Department of Housing and Community Development (HCD). Staff will file both documents to the State, including HCD upon the Council's acceptance.

AIR QUALITY ELEMENT:

- Policy VIII.1.11 – Support the investment in cost-effective modeling and geographic information system (GIS)

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.

In 2010, the City completed, through consultant services, a sewer service study identifying in GIS the sewer system, complete with the video of approximately 10% of the sewer mains to determine condition. This is enhanced by a recent requirement that all street construction projects require a video of the sewer line prior to construction to determine if any sewer line repairs are necessary.

- 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 provides a guaranteed fueling source for alternative-fueled vehicles. The project was constructed in 2005. The City continues to replace the older public transportation vehicles with alternative fuel vehicles. In addition, the City has replaced some of the fleet (pool) vehicles with alternative fuel vehicles, and has encouraged the City's waste hauler to convert 8 of its vehicles to Compressed Natural Gas (CNG). As stated under Policy II.3.1, Public Works recently purchased a CNG powered street sweeper, and all new diesel powered equipment are Tier 4 rated. Additionally, replacement vehicles for the motor fleet will be alternative fuel as well.

- Policy VIII.2.9 – Requires park and ride lots at appropriate locations to serve long distance commuters.

Caltrans continues to maintain a park and ride lot adjacent to I-15 at Avenue L. This facility is marginally used, compared to its capacity. Additionally, a second park and ride lot (unimproved) is located on Irwin Road serving Fort Irwin. Other unofficial sites have also been used such as the old K-Mart parking lot (south side of Virginia Way, east of Barstow Road), the City's Downtown Parking Lot (west of Barstow Road and north of Williams Street) and a fueling station (in the County) by Fort Irwin Road (Outer Highway 15), north of Interstate 15. However, the use of the City's Downtown Parking Lot, as well as other unauthorized lots has adversely, or has the potential to adversely impact the businesses and the City will need to take steps to relocate the park and ride to an appropriate facility.

- Policy VIII.2.16 – Require developers to design project sites to increase the convenience, safety, and comfort of transit users, pedestrians and bicyclists.

The City is taking the initiative to construct a transit station adjacent to City Hall to serve as the primary transit stop. At the present time the buses stop in the street in front of City Hall. This poses a safety issue not just with pedestrians, but also those vehicles

entering or exiting City Hall (sight visibility issues at the driveway) in an area that already has a vertical and horizontal curve in the street. The transit station will be located on the vacant property west of City Hall. The City pursued funds in 2009 and the design of the station was initiated in 2010. Final design review is anticipated within the second or third quarter of 2011.

- Policy VIII.2.19 – Vigorously pursue and use State and Federal funds earmarked for bicycle and transit improvements.

As noted above, the City pursued funding for a transit station in 2009 and is working on designs for a transit station adjacent to City Hall. It is anticipated that the design will be completed during the second or third quarter of 2011.

- Policies VIII.2.21 and VIII.2-22: - Require dedication of land for bus turnouts and shelters at sites deemed appropriate and necessary by the City and the transit providers, and; Design arterial and collector streets to allow the efficient operation of public transit. *Bus turnouts have not been implemented at this time. However, during 2009 the City has been working with a proposed distribution center (Walmart) that would provide numerous jobs. It has been anticipated that a turnout would be beneficial in this development. It is unlikely that additional land would need to be dedicated for this particular development. Additionally, staff has considered other sites for potential bus turn-outs in order to improve the transit system and the safety of the riders, commuters and local residents. Staff will continue to work with developers of larger projects, including residential subdivisions, for the inclusion of bus turnouts.*

- Policy VIII.4.2 – Locate air pollution sensitive uses (e.g., hospitals, convalescent homes, residences, schools) away from existing developed and undeveloped industrial sites in recognition that the potential exists for those sites to contain industrial processes that may emit toxic and hazardous pollutants at some future date.

The City worked with the Barstow Community Hospital to locate the new hospital near the location of the existing hospital. The site is located within a residentially developed neighborhood with some limited professional offices, senior citizens center, and a church. None of these existing uses emit any toxic or hazardous pollutants that may interfere with the operation or safety of the hospital.

- Policy VIII.5.1 – Require measures to reduce particulate emissions from construction, grading, excavation, and demolition to the maximum extent feasible.

When any such construction occurs, permits may be required by the Mojave Desert Air Quality Management District (MDAQMD). The MDAQMD has guidelines that require work to cease upon a wind speed of 25 mph, to cover loads, etc. that must be adhered to.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Barstow
Reporting Period 1/1/2010 - 12/31/2010

**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant
to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income			
(1) Rehabilitation Activity					0	
(2) Preservation of Units At-Risk					0	
(3) Acquisition of Units					0	
(5) Total Units by Income	0	0	0	0	0	

* Note: This field is voluntary

**Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate						0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Barstow
Reporting Period 1/1/2010 - 12/31/2010

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	RHNA Allocation by Income Level	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed	50									50	968
	Restricted Non-deed restricted											
Low	Deed	30									30	698
	Restricted Non-deed restricted											
Moderate	Deed											842
	Restricted Non-deed restricted											
Above Moderate												1,890
Total RHNA by COG. Enter allocation number:		80									80	4,398
Total Units												
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals. * See General Comments Below. The project has a 55-year restriction.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: City of Barstow
 Reporting Period: 1/1/2010 - 12/31/2010

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
The City will continue to implement the Permit-Streamlining Act for affordable residential projects.		Continue to process applications/permits consistent with the Permit Streamlining Act.	Ongoing	The City processes all applications, regardless of the nature, consistent with the Permit Streamlining Act for discretionary permits. Administrative permits are also processed within a reasonable time.
The City recognizes a demand for senior housing, very low- and low-income housing projects.		As with other applications, the City's objective is to process the applications in a timely manner.	Ongoing	As with any project, the City processes all applications within a reasonable time frame to ensure minimal delay for projects.
The City will continue to implement the following incentive programs for the construction of affordable housing: <ul style="list-style-type: none"> ● Allow second residential units with single-family residences 				
<ul style="list-style-type: none"> ● Allow manufactured homes in all residential zoning districts 		The City recently amended its ordinance to allow second dwelling units administratively.	Ongoing	The ordinance for second dwelling units has been adopted. However, no one has submitted any construction applications to-date for a second dwelling unit since the adoption of the ordinance.
<ul style="list-style-type: none"> ● Allow relief from parking standards and other specified development standards on developments for seniors and for low- and very low-income residents 		The City has allowed manufactured homes for several years, consistent with State policy.	Ongoing	Since the City has allowed the use of manufactured homes, the City has had few construction permits for such homes. Four permits were issued in November 2005 for manufactured homes. In 2006, the developer defaulted prior to the completion. In 2010, the bank completed three of the four units. One unit remains incomplete.
		City code currently provides a reduction in parking requirements for senior housing. The City is obligated to adopt a density bonus ordinance that will allow parking relief for very low- and low-income housing.	Ongoing	The City is currently reviewing policies of other City's for an upcoming density bonus ordinance amendment consistent with State Law. It is anticipated that an ordinance will be adopted prior to the end of the year to address the density bonus provisions as required by State Law, that will include relief from parking standards as well as some development standards. To date, the City has approved four affordable apartment projects. Only two have been built at this time. All four requested, and were approved for, relief of parking standards.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction	Reporting Period				
City of Barstow	1/1/2010 - 12/31/2010	The City is in the process of reviewing density bonus ordinances to develop our own to be consistent with State Law. The ordinance will be used to encourage rental housing in the form of primarily multi-family development with more than four units that provide at least 20 percent of the units as rentals affordable to low-income households or 10 percent of the units as rentals affordable to very low-income households. As a condition of approval for the density bonus, the units will need to remain affordable for at least 30 years.	The City is in the process of developing an ordinance. It is anticipated that it will be completed by the end of the year. Until such time that the ordinance is adopted, the City will follow State guidelines for applications for density bonus.	Ongoing	To date, only one project requested an increase in density. We have had two of four approved projects built. The two that have been built did not request a density bonus as sufficient land was available for the projects as proposed.
		Complex processing procedures in permit issuance can be a major obstacle in affordable housing development due to tight time lines imposed by State and Federal funding programs. The City implements permit streamlining whenever feasible.	Reduce processing times for all projects, including affordable housing developments.	Ongoing	The City has made efforts to provide all applicable applications on-line. City staff is available to meet with applicants to discuss the project and applications in order to reduce the amount of time necessary for processing applications.
		The City will adhere to State law requiring tenant notice and landlord relocation assistance in cases of demolition of multi-family housing.	Compliance with State Law.	Ongoing	The City typically does not purchase apartment buildings. However, when it purchases land it is typically at market value. Should the property include tenants, it is and has consistently been City policy to provide notification and require the landlord to provide relocation assistance.
		The City currently provides code compliance that aims to preserve and maintain the livability and quality of homes in Barstow. Code Compliance officers investigate violations of health, safety, and property maintenance standards. Whenever applicable, the officers direct the property owners to the Housing Program Coordinator for any CDGB and RDA assistance that may be available.	Code Compliance officers continue to enforce the Barstow Municipal Code and to provide necessary information to the properties that have violations, including providing a list of contractors that can provide the service.	Ongoing	The City continues to provide various forms of assistance to seniors, very low-, low- and moderate-income families in the form of Project Facelift and MAP available through the Housing Program Coordinator.
		The City will continue to encourage the development of senior housing, including the density bonus ordinance.	The City is currently looking at an ordinance amendment to include density bonus. A special consideration as part of this ordinance will be senior housing.	Expected by year-end 2011	Although the City has been encouraging senior housing, the developers have found it easier to apply for State and/or Federal funding for large-family, multiple-residential, affordable projects.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction	Reporting Period	1/1/2010 - 12/31/2010	City of Barstow
Pursuant to the Fair Housing Amendment Act of 1988 and the requirements of Chapter 671, Statutes of 2001 (Senate Bill 520), the City adopted an ordinance to establish a process for making requests for reasonable accommodations to land use and zoning decisions and procedures regulating the siting, funding, development and use of housing for people with disabilities. The City will promote its reasonable accommodations procedures on its web site and with handouts.	The City Council approved the Ordinance Amendment adopting an ordinance for Reasonable Accommodations on May 2, 2011.	Adopted	The City currently has no constraints for the development/alterations of housing for persons with disabilities. However, State Law requires the City to formalize this in an ordinance format. To date, no person has ever been denied the installation of a handicap access ramp in the setback, or other improvements to the structure to make a residence accessible unless the structure cannot support the alterations.
An emergency shelter is a facility that provides shelter to homeless families and/or individuals on a limited short-term basis. The City currently has one emergency shelter within the City limits. Consistent with State Law, the City is amending its ordinances to permit emergency shelters out-right within certain zoning districts.	The City is currently reviewing the "Special Needs Housing" ordinance, that includes emergency shelters, transitional, congregate and supportive housing, and SRO's.	Expected mid-year 2011	The City is currently reviewing a draft ordinance for the Special Needs Housing ordinance to address the needs of the homeless, those that are in transition or in need of supportive services, as well as the potential of Single-Room Occupancies (SRO's). Although there has not been a large demand (as we currently have one emergency shelter and transitional housing available that serves the current need), State Law requires the City to address these housing needs by ordinance.
Transitional housing is typically defined as temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing (or permanent supportive housing) or for youths that are moving out of the foster care system. Supportive housing is available.	The City is currently reviewing the "Special Needs Housing" ordinance, that includes emergency shelters, transitional, congregate and supportive housing, and SRO's.	Expected mid-year 2011	The City is currently reviewing a draft ordinance for the Special Needs Housing ordinance to address the needs of the homeless, those that are in transition or in need of supportive services, as well as the potential of Single-Room Occupancies (SRO's). Although there has not been a large demand (as we currently have one emergency shelter and transitional housing available that serve our current needs), State Law requires the City to address these housing needs by ordinance. Further, the City has programs that offer some financial assistance to transitional housing through the Redevelopment Agency.
Emergency and transitional housing for the homeless is not currently a defined land use in the City Zoning Ordinance. The City is in the process of amending the Zoning Ordinance to include these as an allowed land use in some zoning designations, and conditionally permitted in other zoning designations.	The City is currently reviewing the "Special Needs Housing" ordinance, that includes emergency shelters, transitional, congregate and supportive housing, and SRO's.	Expected mid-year 2011	A draft ordinance is being reviewed by the Planning Commission and Interim City Attorney. A public hearing for the amendment will be scheduled March or April for the proposed ordinance with the recommendation to the City Council for adoption.
The City will continue to implement the provisions of the Subdivision Map Act that require subdivisions to be oriented for solar access, to the extent practical.	New subdivisions that are oriented for solar access to the extent practical.	Ongoing	This program is implemented where feasible.
In 2008, the Planning Commission made a determination of use to allow roof-mounted solar without discretionary review (under certain design criteria).	This determination of use is the precursor to an ordinance amendment that will address alternative energy production.	Ongoing	The City will be exploring further into the options of alternative energy to include wind power, solar power, and other forms of alternative energy for all structures, including single-family residential.

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(CCR Title 25 §6202)

Jurisdiction City of Barstow
Reporting Period 1/1/2010 - 12/31/2010

General Comments:

It should be noted that the City of Barstow is different than cities that are fully developed. We do not have the need for State intervention for housing because much of our land is available for development, and most apartments and homes are considered affordable for low and moderate-income households. In 2006, the Riverview Apartments were constructed. On their current website (2/14/11) the rooms range: 2 bedroom from \$377 to \$826; 3 bedroom from \$467 to \$910; and four bedroom from \$476 to \$854. The rent is based upon a person's income and therefore precise numbers (as to whether they are very low- or low-income) are not available. Per our Housing Element, very low income families can afford a monthly rent of \$690 for the year 2008. During this same timeframe, the average rent was as follows: 1 bedroom: \$475; 2 bedrooms: \$600; and 3 bedrooms: \$725. Home rental ranges were: 2 bedroom: \$695 to \$750; and 3 bedrooms: \$750 to \$1,250. Barstow has consistently had among the lowest housing values in the High Desert and San Bernardino County, and has an abundance of vacant land available for development. Regardless, the City is considering an Inclusionary Housing Ordinance to ensure that new residential construction provides housing for a variety of income levels. It is not anticipated that this ordinance will be in place until 2012 or 2013.