

development impact fees in check, the Barstow Unified School District recently ended its freeze on assessing impact fees and has re-established residential impact fees at the maximum amount allowable by State law. This action could potentially affect the City's ability to attract residential builders to the community. As an attempt to further encourage single-family residential development, in 2016, both the City and the school district reduced the impact fees by 50% for the first 50 in-fill houses and 50 tract homes, to sunset December 31, 2017. As of this writing, three in-fill residential permits were issued as part of this reduced impact fee.

- **Water and Sewer.** The City charges developers a fixed rate of \$1,500 per unit (~~2014~~2017) for the sewer connection fee. The water is via a franchise agreement with Golden State Water Company and not regulated by the City.

### Assessment of Fees

As a means of evaluating the impact that development fees contribute to the cost of building constructing housing in Barstow, the City estimated the average fees for an ~~80~~80-unit apartment project (average of 900 square feet per unit) and a 10 unit, single-family residential development based on an average of 1,500 square feet.

**Table B-1: Residential Development Impact Fees in Barstow**

Fee Category	Approximate Fees per Housing Unit	
	Apartment	Single-Family Residential
<b>City Service Fees</b>		
Plan Check and Building Fees	<del>\$5881,345.77</del> 00	<del>\$1,6101,782.61</del> 00
Planning and Environmental	\$0.00	\$0.00
<b>Development Impact Fees</b>		
Development Impact Fee	\$10,041.00	\$4,527.00
Fire Department Impact Fee	\$624.63	<del>\$859809.00</del>
Sewer Connection Fee	<del>\$1,687.50</del> 1,500.00	\$1,500.00
<b>Other Agency Fees</b>		
BUSD Impact Fee	\$3,024.00	\$5,040.00
<b>Total Fee</b>	<del>\$15,96516535.40</del>	<del>\$13,536.00</del> 13,658.61
<b>Per Unit Construction Cost</b>	<del>\$71,160.00</del> 68,130.00	<del>\$95,700</del> 109,845.00
<b>Percent of Construction Cost</b>	23%	<del>141</del> 2%

Source: City of Barstow, ~~2014~~2017

## 2. Land Use Controls

Barstow implements a variety of regulations that affect land uses and the cost and supply of housing. These include land use controls, building codes and their enforcement, site improvements, fees and exactions, permit procedures, and others. This section discusses these governmental factors and whether they unduly constrain the provision of housing in Barstow.

**General Plan Land Use**

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

Barstow’s comprehensive general plan is the blueprint for the growth and development of the community. It provides for five residential land use designations tailored to different locations and topography in the City. Medium density residential uses are allowed in several commercial locations to support the City’s business sector and provide a diverse use, urban living environment.

**Table B-2: Primary Land Use Designations Allowing Housing**

General Plan Designation	Zoning District*	Primary Residential Use Allowed
Estate	<del>DLER</del>	Single-family residential district typified by single-family detached homes in a rural setting with lots no less than 2.5 acres.
Low-Density	<u>LDR</u>	Single-family residential district typified by single-family detached homes in a rural or ranchette setting with lots no less than 1 acre.
Single-Family	<del>RSSF</del>	Single-family residential district typified by single-family detached with a density of no more than 7 units per acre.
Medium-Density	<del>MMMDR</del>	Multi-family residential district typified by multiple units with a density of no more than 20 units per acre.
Diverse Use/ <u>Human Services</u>	<del>MUDU/HS</del>	<u>Multi-use districts</u> that allows a mix of residential and commercially oriented uses, with 50% of the lot for commercial use and residential at a density of 16 units per acre.

Source: City of Barstow General Plan, ~~2014~~2015-2021~~2020~~

\* *Upon completion of the comprehensive General Plan Amendment, a Zoning Amendment ~~will be initiated~~was completed to not only update the zoning map, but the zoning code to ensure compatibility with the General Plan. ~~Therefore, the zoning districts will be amended consistent with the General Plan (i.e., DR will become LDR, Medium Density will be MDR, MU will become DU, etc.~~*

**Specific Plan Land Use**

The 1997 General Plan used the Specific Plan designation for specific projects, and for areas where the development potential was unknown. As the zoning map was consistent with the general plan (i.e., Specific Plan zone district), this designation created some problems with certain properties that were individually too small to justify such a Plan, and multiple ownerships of properties made it impractical. Unlike the 1997 General Plan, the current

comprehensive amendment to the General Plan will not include the Specific Plan as a designated land use. Rather, it will be treated as more of an overlay district to address certain projects that will have specific needs. In addition, such application may allow the project to exceed the density of the base land use designation.

Barstow currently has ~~four~~three specific plans that allow a residential component. They are as follows:

**Table B-3: Barstow’s Specific Plan Areas**

Specific Plan Area	Housing Capacity	Description of District
Rimrock Ranch	1,449	Sitting on 564 acres, this project creates a diverse mix of single-family housing from introductory, or “first-time homebuyer” through executive housing and large-lot housing. Open space is included in this project with the possibility of a neighborhood commercial component.
<del>Lenwood Specific Plan</del>	<del>705</del>	<del>Primarily commercially and industrially oriented, a residential component was added in 2007 to allow for first-time homebuyer and move-up housing.</del>
Sun Valley Business Park	20	A 46 acre proposal to create a diversity of uses with a business park in one portion of a property (industrial, commercial and professional) and low-density residential comprising the balance (10 acres), separated by flood control infrastructure as open space.
Spanish Trail	240	A 112 acre proposal to create a diversity of uses primarily oriented towards commercial, but including a 11.5 acre residential component for medium density senior housing.

Source: City of Barstow Adopted Specific Plans

- *The Lenwood Specific Plan was superseded by the zoning ordinance amendment in 2015 and is no longer in effect. There has been no loss of residential as a result of this as the residential component has been retained through the zoning ordinance amendment.*
- *The City also adopted the Historic Route 66 Business Corridor/Downtown Business and Cultural District Specific Plan. However, no specific residential properties were identified as this is more of a design plan. Therefore, the residential units potential are addressed under the zoning and land use of the properties.*

**Residential Uses by Zone**

California housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage and

facilitate the development of various types of housing for all economic segments of the population. This includes the production of housing to meet the needs of different types of households with incomes ranging from low to above moderate. The housing element is the City's plan for achieving this objective.

As described later, Barstow's housing vision is one of inclusiveness, and is denoted by offering a broad range of housing types that accommodate people of all backgrounds. This includes standard conventional housing opportunities (e.g., single-family, multi-family, and mixed uses, etc.) and housing opportunities for persons with special needs (e.g., disabled, seniors, homeless, families, etc.) and other groups.

The primary land use designations allowing residential uses are in Table B-4. Following is a description of the various residential land uses.

**Table B-4: Permitted Residential Uses by Zone**

Type of Unit	Residential Zones				Diverse Use/ <u>HS</u>
	<del>RS-6/9/16SFR</del>	<del>DL/DRER/LDR</del>	<del>RM-1</del>	<del>RM-2MDR</del>	
<b>Conventional Housing</b>					
Single-Family	P	P	<del>P</del>	P	P
Multi-Family (including large-family)			<del>P</del>	P	P
Manufactured Home	P	P	<del>P</del>	P	P
Diverse Use					P
Affordable Senior	P	P	<del>P</del>	P	P
Second Units	P	P	<del>P</del>	P	
<b>Special Housing Needs</b>					
Residential Care, Limited (6 or fewer tenants)	P	P	<del>P</del>	P	
Residential Care, General (greater than 6 tenants)			<del>P</del>	P	C
Life-Care Facilities			<del>€</del>	<del>PC</del>	
Boarding House <sup>1</sup>			<del>P</del>	P	C
Emergency Shelter				<del>P</del>	<del>P<sup>2</sup></del>
Temp. Homeless Shelter <sup>2</sup>			<del>€</del>	<del>P</del>	<del>P<sup>2</sup></del>
Transitional House			<del>P</del>	P	C
SR Occupancy				P	C

Source: City of Barstow Zoning Code, 2014

**Notes:**

P = Permitted by right, C = Conditional Use Permit required

<sup>1</sup> Defined as a residence wherein three to five rooms are rented to individuals under separate rental agreements. Residents in a boarding house are not considered a family or single housekeeping unit

<sup>2</sup> Temporary Homeless Shelters are allowed by right in the ~~RM-2HS~~ district ~~and conditionally permitted in the RM-1 district through a CUP.~~

*\* It should be noted that following the comprehensive General Plan Amendment, a comprehensive zoning amendment will be initiated. Although some of the designations may change, it is anticipated that there will be similarities between the current and future designations and that an interpretation will not be necessary.*

**Multi-Family Housing**

The zoning code permits multi-family housing by right in ~~all RM districts (this district will become the MDR with the comprehensive zoning ordinance amendment), DU and HS zones.~~

Manufactured housing is permitted in all residential districts. In accordance with the Government Code, the requirements for such housing (e.g., planning, permitting, reviews) are the same as residential units in the same district. Described below, the zoning code also permits additional types of housing.

**Diverse Use and Human Services**

Barstow’s land use framework is designed to focus housing in areas of the community that can best accommodate residential growth and reduce transportation demands. Mixed residential/commercial uses are allowed in the ~~Mixed Land Use (to be Diverse Use)~~ and Human

Services districts and three of the specific plan areas. Urban housing and mixed-use standards, described later, are implemented to provide greater flexibility and higher densities.

### Senior Housing

Barstow has a significant senior population. To allow for adequate housing opportunities, senior housing is permitted in all residential districts. In recent years the aging of Barstow residents has created a need for additional senior housing for different age groups and abilities. Following the 2015 General Plan Revision, the City ~~will initiate~~completed a comprehensive zoning ordinance amendment to further identify special housing including life-care facilities that provide housing accommodations and varying level of care to seniors. Life-care facilities are currently conditionally permitted in the ~~RM-1 district and permitted by right in the RM-2MDR~~ district.

### Second Units

Second units are attached or detached dwelling units that provide complete independent living facilities for one or more persons on the same parcel as a legal single-family residence. Second units offer several benefits. First, they typically rent for less than apartments of comparable size and can offer affordable rental options for seniors. Second, the primary homeowner receives supplemental income by renting out the unit, which can help many modest income and elderly homeowners remain in or afford their homes. Second units are allowed by right in all single- and multi-family districts subject to the applicable district standards and Chapter ~~19.75-19.10.070~~ (Accessory Dwelling/~~Second~~ Units) (formerly Chapter 19.75) of the Barstow Municipal Code.

Assembly Bill (AB) 1866 (effective July 2003) requires local governments to use a ministerial process for second unit applications, subject to reasonable development standards. In 2009, the City amended Chapter ~~19.10.070 19.75~~ (Accessory Dwelling/~~Second~~ Units) of the Barstow Municipal Code, allowing the second units through an administrative process rather than a discretionary process. The City amended this ordinance 2017 to address the requirements of AB 2299, signed by the Governor in September of 2016.

While second units can contribute to affordable housing, it is important to also ensure the integrity of Barstow's residential neighborhoods. Concerns regarding parking and traffic, suitability of the structure, availability of existing infrastructure, and maintaining the character and integrity of its single-family residential districts were all factors in developing the ordinance.

Over more than twenty years, the City has only seen two requests for a second dwelling unit filed. Both were approved by a conditional use permit. Since the amendment of Chapter 19.10.07019-75, no requests for second units have been made. Therefore, second units represent a negligible component of Barstow's overall affordable housing strategy. For this reason, the City has included an implementation program in the housing element to reevaluate the parameters of the current ordinance to better facilitate the provision of second units within the context of maintaining neighborhood character.

### **Housing For People With Disabilities**

As described in Appendix A, the City has a sizable population of persons with disabilities that require different housing arrangements. The City permits a broad range of housing for people with disabilities. The following describes generally how such facilities are planned to be permitted by the municipal code within the community.

### **Residential Care Facilities**

The City of Barstow ~~will permit~~s in the next municipal code two types of community care facilities – Residential Care Limited (serving six or fewer people) and Residential Care General (serving seven or more people). These are state-licensed facilities providing 24-hour nonmedical care for persons in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. The upcoming zoning code ~~revision will~~ permits Residential Care Limited homes by right in all residential districts and permits Residential Care General in the multi-family residential districts with a conditional use permit.

Currently, there are no known residential care facilities within the city limits (although there may be some Residential Care Limited facilities that are not licensed through the City). The zoning code ~~amendment will~~does not subject Residential Care Limited facilities to a use permit, building standards, or regulation not otherwise required of other residential uses in the same district, and imposes no spacing requirements between such facilities beyond those required by state law.

### **Boarding Houses/Group Homes**

The City's Municipal Code allows boarding houses by right in multi-family zoning districts. Consistent with the State Attorney General's opinion (86 Ops. Cal. Atty. Gen. 30 [2003]), boarding houses are prohibited in single-family residential districts and allowed by right in all multi-family residential districts subject to the City's operational standards. Group homes for the disabled ~~are not yet specifically identified~~are conditionally permitted in the current zoning ordinance (MDR district). ~~However, the City will be initiating a comprehensive amendment to~~

~~the zoning ordinance upon completion of the 2015-2020 General Plan, and will address this specific category of boarding house.~~

Group Home for the disabled means any home, residence, facility, or premises that provides temporary, interim, or permanent housing to persons who are disabled in a group setting not licensed by the state of California. ~~The City currently does not identify this type of land use as a permitted use. However, the City will identify this use in the comprehensive amendment to the zoning ordinance.~~ As noted above, group homes are subject to a conditional use permit in the MDR district.

### **Housing For People Who Are Homeless**

Barstow recognizes the need for housing for the homeless. The City works closely with the Desert Manna and New Hope Village to provide this housing, providing substantial assistance to each of these two agencies. Given changes in state law and HCD guidance, the City ~~is~~ has reviewing/reviewed these provisions for consistency with state law.

### **Emergency Shelter**

The City defines emergency shelters as those that provide short-term lodging on a first-come, first-served basis for people who must vacate the facility each morning and have no guaranteed lodging for the next night. Pursuant to Senate Bill (SB2), the City must allow by right emergency shelters in a zoning district. ~~Although the current ordinance does not address this, t~~ The City is in the process of completed a comprehensive amendment to the Zoning Ordinance (Title 19) ~~that is estimated to be completed approximately four months~~ after the adoption of the comprehensive General Plan Amendment and the Housing Element. The nature of an emergency shelter is that of multiple families or several individuals that would not be conducive to a single-family unit. ~~Therefore~~ Pursuant to the amendment, the City ~~is considering allowing~~ allows emergency shelters by right in the ~~apartment zone~~ Human Resource zone (currently the RM 2, ~~to become the MDR zone upon the adoption of the new zoning ordinance to follow~~ HR).

### **Transitional Housing**

Transitional housing is defined as a facility that provides housing for individuals in immediate need of housing in which residents stay longer than overnight. Such housing may include support services (e.g., emergency medical care, employment, housing counseling, etc.). Transitional housing is currently treated as a residential use and permitted by right in multi-family districts. Pursuant to Government Code Section 65583(a)(5), transitional housing shall be permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone. ~~Although the current ordinance does~~



not address this, the City is in the process of a comprehensive amendment to the Zoning Ordinance (Title 19) that is estimated to be completed approximately four months after the adoption of the comprehensive General Plan Amendment and the Housing Element. In 2017, the City amended the residential district ordinance to include transitional and supportive housing. Consistent with Government Code Section 65583(a)(5), the code indicates that "...transitional and supportive housing shall be considered as a residential use of the property, subject only to restrictions that apply to other residential dwellings of the same type in the same zone."

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### Permanent Supportive Housing

Supportive housing refers to permanent, affordable housing linked to on-site or off-site services. Services typically include assistance to help residents transition into stable, more productive lives and may include case management, mental health treatment, and life skills counseling. Barstow allows permanent supportive housing as a residential use. Supportive housing, including housing suitable for individuals living with HIV/AIDS, is also available to homeless people. Pursuant to Government Code Section 65583(a)(5), supportive housing shall be permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone. ~~Although the current ordinance does not address this, the City is in the process of a comprehensive amendment to the Zoning Ordinance (Title 19) that is estimated to be completed approximately four months after the adoption of the comprehensive General Plan Amendment and the Housing Element. As noted above under Transitional Housing, the code was amended in 2017 to address Supportive Housing.~~

### Single-Room Occupancy

Single room occupancy (SRO) is defined as a facility where each unit has a floor area ranging from 150 to 220 square feet. SRO units may have kitchen or bathroom facilities and are offered on a monthly basis or longer. SROs ~~will be addressed in the zoning ordinance amendment following the adoption of the 2015-2020 General Plan~~ are an outright permitted use in the HS zoning district.

## 3. Development Standards

Land use policies in the general plan are implemented primarily through the zoning code. The zoning code is designed to protect and promote the health, safety, and general welfare of residents, which includes preserving the character and integrity of established residential neighborhoods. To that end, the City has established specific development standards that apply to residential construction in various districts. These include lot coverage, density, parking standards, and other applicable requirements.

### Development Standards

Barstow's zoning code allows for a range of housing types and densities. Within the ~~RS-MDR~~ districts, single-family homes with private open space are allowed from 1 to ~~5-7~~ lots per acre. The ~~RM-1MDR~~ district allows ~~15-20 dwelling~~ units to the acre ratio, ~~limited to single, duplex, or triplex by right (subject to the ratio), and a fourplex subject to a conditional use permit, again, subject to the ratio.~~ Two additional zones allow for residential development, HU and DU, both up to 16 dwelling units per acre ratio. The 2015-2020 General Plan Update ~~will increase~~ this the density from 5 units per acre to a maximum of 7 units ~~to per~~ acre density for single-family,

and from 15 units per acre up to 20 units ~~to-per~~ acre for multi-family. Barstow's zoning code ~~will be~~was updated ~~upon~~shortly after the completion of the general plan update to ensure consistency between the two documents. Table B-5 summarizes the most pertinent development standards in Barstow.

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**Table B-5: Residential Development Standards**

Development Standards <sup>1</sup>	<del>RSSFR</del>	<del>DL/DRER</del>	<del>LDR RM</del>	<del>MHSMDR</del>	<del>Mixed Land Use DU/HS</del>
Minimum Lot Area and Minimum Lot Width	<del>6,000</del> <u>4,500</u> sq. ft. <del>60-50</del> feet	<del>1-2.5</del> <u>acres</u> <del>150-300</del> feet	<del>6,000</del> <u>sq. ft.</u> <del>60 feet</del> <u>1-2.5 acres</u>	<del>5,500</del> <u>6,000</u> sq. ft. <del>55-60</del> feet	<del>6,000</del> <u>4,500</u> sq. ft. See Note <sup>4</sup>
Maximum Site Coverage	<del>35</del> <u>45</u> %	None	None	<del>60</del> <u>60</u> %	50%
Maximum Density	1 per lot	1 per lot	<del>15</del> <u>per acre</u> <u>1 per lot</u>	<del>20</del> <u>per acre</u> <u>1 per lot</u>	<del>15-16</del> per acre
Maximum Building or Structure Height	<del>25 feet</del> <u>Two Stories</u>	<del>35 feet</del> <u>Three Stories</u>	<del>RM-1: 35'</del> <del>RM-2: 40'</del> <u>Three Stories</u>	<del>25'</del> <u>Four Stories</u>	See Note <sup>4</sup>
Front, Rear, Side Yard Setbacks	<del>20'</del> <u>10'</u> <sup>2</sup> , 5', <del>15'</del> <sup>3</sup>	25', 25', 10'	<del>15'</del> <u>25'</u> , <del>25'</del> <u>5'</u> <sup>10'</sup>	15', 5', 5'	See Note <sup>4</sup>
Minimum Unit Size	None	None	None	<del>None</del>	<del>150%</del> <u>None</u>

Source: City of Barstow Zoning Code, ~~2014~~2017

#### Notes:

- Development standards based on most strict zoning classification.
- Front yard setback to garage is 24'.
- Aggregate setback total, one side to be a minimum 10'.
- Development standards based upon development standards of the zoning district which the use replicates (i.e., ~~RSSFR, DLER, DR/LDR, and RMMD~~, MHS).

*It should be noted that the 2015-2021 General Plan Update will increase the densities of the comparative land use designations, and the Mixed Land Use will be replaced with Diverse Use. A comprehensive zoning code update will immediately follow the General Plan update to ensure consistency between the two documents.*

#### **Parking Standards**

City parking standards are intended to progressively alleviate or prevent traffic congestion and shortages of curbside parking spaces, ensure that adequate off-street parking and loading facilities are designed in a manner that will ensure efficiency, protect the public safety, and, where applicable, insulate surrounding land uses from adverse impacts. Shown in Table B-6 are the parking requirements for residential and mixed-use developments.

**Table B-6: Parking Standards for Residential Uses**

Residential Development	Parking Requirements	
	Basic Requirement	Regulatory Concession
Single-Family	2 enclosed (garage) parking	None
Multi-Family	<u>1 per studio unit</u> , 2 per unit for <u>1+ bedrooms</u> /50% enclosed plus 10% for visitors	Potential use of carports in lieu of garages
Senior Citizen (Deed Restricted)	0.75 per unit/50% <del>covered</del> <u>garage or carport</u> plus 10% for	Consideration of slight parking reduction.

	visitors	
Boardinghouses	1 per guestroom <u>or per 2 beds</u>	None
Mobile Home Parks	2 covered per unit	None
Accessory Dwelling	1 covered	None
Group Care Facilities	1 per 2 beds plus employees	None

Source: City of Barstow Zoning Code, ~~2013~~2015

Barstow’s parking space requirements are generally two spaces per unit and match the vehicle ownership patterns and parking needs of residents. The guest parking requirement of one space per 10% of required parking units seem to generally meet or exceed the needs of the associated complexes. Parking space reductions are allowed for multi-family units and senior housing (deed restricted properties, multi-family units). Parking requirements are inclusive of handicap parking. In accordance with state density bonus law, the City will also consider an alternative parking ratio and other parking incentives. Reduction in parking requirements will be among the criteria considered within the Diverse Use and Human Services zoning designations under the revised Zoning Ordinance that ~~follows~~ followed the adoption of the 2015-20 General Plan.

**Building Codes and Enforcement**

The City of Barstow has adopted Title 24 of the most current California Code of Regulations, which is substantially based on the new International Building Code (IBC). State law requires that all local jurisdictions adopt the new Code; however, local governments are permitted to make local amendments to the Code that are necessary to address unique local climate, geologic, and/or topographical conditions in their respective community.

**Building Codes**

To address issues of local concern, the City has adopted the following local amendments to the California Code of Regulations to protect the public health and safety from hazards indigenous to the community.

- **Fire Hazards.** Barstow’s location in the dry high desert creates additional concerns regarding fire hazards. To address these concerns, the code has restrictions on the use of wood as exterior wall and roof material in fire hazard areas, requirements for Class A assembly of other materials, and requirement for sprinklers in all new construction.
- **Seismic Hazards.** Barstow’s location in a seismically active area necessitates greater structural modifications to protect from earthquake. More restrictive building standards for roof sheathing, diaphragms, footings and foundations, shear walls, and building separation reduce risk of injury and property damage in the event of an earthquake.

- **California Green Standards (CalGreen).** Mixed-use and multi-family projects of four stories or more are required to comply with the CalGreen's Tier I requirements. This requires applicable structures to submit a checklist as part of building plan check documenting attainment of at least the minimum points to achieve Tier I standards.

### **Code Compliance**

The City of Barstow has adopted Chapter 6.28 (Public Nuisances) of the Barstow Municipal Code (BMC) addressing building and construction. Within this chapter, the BMC has several sections regulating the maintenance of properties and structures and remediation of blighted conditions. These local codes are enforced by building and code compliance staff.

The Code Compliance division includes three members who patrol the City in beats. In addition, the City may receive complaints, which will initiate an investigation by the patrolling Code Compliance Officer. Code Compliance has been instrumental in eliminating much of the blight and nuisances across the City.

### **Subdivision and Site Improvements**

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities have faced increased difficulty in providing and financing appropriate public services and facilities to serve residents. In order to ensure public health and safety, Barstow requires developers to provide on-site and off-site improvements necessary to serve proposed residential projects for projects that require a discretionary entitlement, or when improvements reach certain thresholds.

The City may require developers to fulfill obligations specified in the Subdivision Map Act. Such improvements may include water, sewer, and other utility lines and extensions; street construction to City standards; and traffic controls reasonably related to the project. Barstow regulates the design, installation, and maintenance of improvements needed for new housing. On/off-site improvements include street right-of-way dedication, sidewalks, street lighting, pavement, curbs and gutters, water and sewer mains, and others.

Typical standards requirements include:

- Local streets must have 60' of right of way (ROW) with 40' of roadway. Collector streets must have 60' of ROW and 44' of roadway. Secondary arterials must have 80 feet of ROW and 64' of roadway. Primary arterials must have at least 100' of ROW and at least 84' of roadway.

- Street improvements-including street trees on both sides of the street in accordance with the City's Landscape Guidelines, pavement, curbs, gutters and sidewalk, street lights, signage, and other similar appurtenances.
- Utility lines-including but not limited to electric, communications, street lighting and cable television to serve the subdivision shall be required to be placed underground.
- Water infrastructure-including water mains, sub-mains and services needed for the distribution of water to each lot or parcel, or parcel of land. Construction of all new water and drainage distribution systems related to projects are completed by the developer.
- Parks and recreation-including open space, park and recreational facilities for which dedication of land and/or payment of a fee is required in accordance with the General Plan and fee schedule.

In the vast majority of cases, infrastructure is already in place and in surrounding projects. Sufficient capacity exists within the existing street network. In these cases, most of the City's on- and off-site improvements are provided simply through the payment of a pro-rate share of fees, which have been accounted for under residential development fees mentioned earlier. These subdivision requirements are similar to jurisdictions across southern California and are not deemed to place a unique cost or actual constraints upon the development, improvement, and maintenance of housing.

### **Energy Conservation**

The State of California has taken a progressive role in energy conservation for water resources, renewable energy sources, etc. The City has implemented these measures that the state has implemented. Furthermore, the City has employed the CalGreen Standards to further conserve resources.

California's Energy Efficiency Standards require all new housing to meet minimum energy conservation standards. This requirement can be met in two ways, with either a prescriptive approach or a performance approach. With either option, mandatory components would be installed, such as minimum insulation, heating, ventilation, and air conditioning systems and efficient heating equipment. In addition, all residential projects are subject to meeting the state building codes, which also include energy conservation standards.

Originally, the City of Barstow adopted a Green Building Code to achieve the goals underpinning statewide legislation and the City of Barstow's desire to promote energy efficiency and resource conservation goals. The Green Building Ordinance applied to new multi-family, mixed-use projects and commercial buildings of four stories or more and alterations or construction over 25,000 square feet and municipal buildings of 5,000 square feet or more. Buildings

meeting this threshold were required to meet Leadership in Energy and Environmental Design (LEED) standards.

In 2010, Barstow adopted the new California Green Building Standards Code (CalGreen), replacing many provisions of the existing Green Building Code. CalGreen offers statewide uniformity to many established and emerging local green building ordinances. Barstow's new code is designed to promote sustainable building design and construction that has a low impact on the environment, uses resources efficiently, is healthy for the occupants, and brings economic and social benefits to the community.

The CalGreen Code applies to all projects, residential and non-residential. The City meets or exceeds CalGreen Standards by including additions and alterations of all projects except where exempted in City codes. The City also adopted additional requirements, including: 1) all new and re-roofs of low-slope roofs be "Cool Roof" certified or otherwise appropriately insulated; 2) water-resistant-conserving flushing must comply with industry standards or manufacturer's instructions; 3) pre-installation of conduits in all new buildings for future photovoltaic systems. Moreover, mixed use projects and multi-family buildings four or more stories in height must comply with Tier I standards, which are comparable to LEED certification.

### **Historic Preservation**

Although Barstow has several sites that have an undocumented "historic value," most are considered local landmarks and are not on any registry. One that is on the state and federal registry is the Historic Harvey House on North First Avenue. Known as the 'Casa Del Desierto,' this historic building was commissioned by Fred Harvey and served rail passengers and crew via two restaurants and hotel rooms. As identified in the Housing Element Framework, the Harvey House was rebuilt in 1910-1913 after a fire burned the original structure in 1908. However, this is the extent of the historic structures in Barstow. There are no residential historic structures. As the Historic Harvey House is the only historically significant structure, and it is owned by the City, there are no further historic preservation plans in place other than the continued maintenance of the Historic Harvey House.

### **Affordable Housing Incentives**

As the City of Barstow's housing market and rental market is already one of the lowest priced in California, most of the housing is affordable to lower and moderate income housing. In addition, two TCAC housing projects have been built, with ~~two~~ one more under consideration, along with more than 200 units available through the Housing Authority of the County of San Bernardino, who also provides about ~~261-257~~ housing Housing Choice vouchers and 100 Project Based vouchers. In addition, Clifford Beers remodeled an older apartment complex (Lantern



Woods Apartments), utilizing vouchers available through HUD. The City does not have any plans at this time to provide any additional incentives other than what is required through state law. The City will track the RHNA numbers as well as the housing market to determine the need, should it arise, to implement certain incentives such as inclusionary housing.

### Density Bonus

~~Although no ordinance has been adopted at this time, past experience has indicated that no density bonus is necessary.~~ The availability and cost of land has not caused a need for a density bonus request. ~~Barstow will continue to follow the standards identified in state law until such time as a density bonus ordinance is adopted.~~ The City of Barstow adopted a Density Bonus ordinance pursuant to Section 65915 through 65918 of the California Government Code (SB2). ~~The City will include a density bonus ordinance as~~ This ordinance was adopted as part of the comprehensive Zoning Ordinance amendment in 2015. It was amended in 2017 to ensure compliance with AB 1934, AB 2442, AB 2501 and AB 2556.

### Standards for Urban Housing and Mixed-Use Projects

Barstow's land use framework focuses housing in areas of the community that can best accommodate residential growth and reduce transportation demands. Urban housing and diverse use are a key strategy in Barstow to further its housing, economic, mobility, air quality, and neighborhood stabilization goals in the community. To achieve these ends, the City has adopted development standards for all housing projects. As the standards are new, and the housing market has not yet recovered, it is too early to realize the benefits. Only upon the recovery of the housing market will we see any benefits.

In addition, the City ~~will implement~~ ed a comprehensive update of the zoning ordinance upon the completion of the 2015-2020 General Plan. This zoning ordinance ~~will be~~ is consistent with the General Plan, and includes s the housing density increases identified in the General Plan Land Use designations. ~~In addition, the development standards will be improved in the zoning ordinance as part of that update.~~

- **Regulatory Concessions.** The 2015-2020 General Plan allows for densities up to 20 units per acre in the ~~multi-family~~ Medium Density Residential land use designation. This is an increase from the 15 units per acre in the 1997 General Plan. ~~A Two~~ new classifications ~~will be replacing replaced~~ an outdated, underutilized land use classification. The Diverse Use and Human Services land uses ~~will~~ allow up to 16 residential units per acre, in addition to commercial and services. This will encourage shorter travel, possibly the development of live-work situations, or walkable communities.

- **Affordable Housing Incentives.** The prospect of developing the Diverse Use and Human Services districts will create housing that can potentially be more affordable than apartment buildings for the mere fact that the property owner also has the income of commercial/service units. With the availability of land, developers can build four-stories or more without the cost of underground garages.

The City is willing to work with developers to achieve a proper mixture of housing types, from extremely low to above moderate-income households. ~~At the writing of this report, s~~Staff has ~~been~~continues to working with potential developers to construct ~~several~~ senior housing units, including the use of land write-downs. Although the provision of direct financial assistance is prohibitive at this time with the dissolution of the Redevelopment Agency, the City seeks ways of assisting developers to make projects feasible.

#### **4. Permitting Process**

Barstow has the responsibility to ensure that residential developments are of lasting quality, that housing opportunities are available, and that the public health and welfare are maintained. To that end, the Municipal Code establishes the following standard procedures for processing applications for the development, maintenance, and improvement of housing.

##### **Development Review**

The City of Barstow has ~~recently~~ combined Building, Engineering and Planning into a common office area, with a single permitting location. Through this permit area, all three departments are available to the public and each other, ensuring that all permits are available at a “one-stop” permit application center.

##### **Normal Development Review**

Multiple departments have a weekly meeting to discuss activities, project review, and any other pertinent reviews and issues. Any department that has an impact on development is typically a part of this weekly meeting. In addition to the individual staff reviews of projects, this meeting is intended to pull all review information together.

##### **Pre-application Plan Review (PPR)**

As part of the above meeting, the City has a PPR application for applicants that are considering constructing, remodeling, expanding, or changing a use. At the conclusion of a PRR meeting at the above staff level meetings, the City sets a meeting with the applicants to discuss development requirements. This ensures that the applicant has as much information regarding their project before they submit any construction or land use applications.

### **Site Plan Review (SPR)**

The City recently adopted a Site Plan Review Ordinance in 2017. This is a formal review of projects, that will determine if a project can be approved ministerially, through a public hearing by staff, or by public hearing by the Planning Commission. As part of the above meeting, the City has a SPR application for applicants that are considering constructing, remodeling, expanding, or changing a use. This ensures that the City is knowledgeable of the scope of the project and that the applicant has as much information regarding requirements before they submit any construction or land use applications. This process will eventually replace the Pre-application Plan Review process noted above.

### **Preliminary Plan Check**

The Planning Department will typically meet with applicants and provide a cursory review of their project before submittal. However, if an PPR-SPR is necessary, the preliminary plan check may occur at that time.

### **Discretionary Permit**

Certain development projects may require a conditional use permit and/or a variance, subdivision, etc. Typically, multi-family residences are allowed as a by-right use. However, a project within the diverseDiverse-use-Use or Human Services district project may require a conditional use permit to ensure compatibility with the surrounding development.

### **Commission Review**

Residential projects may require approvals by the Planning Commission, depending on the location, scale, and use proposed. The City staff may reviews development applications for compliance with City design guidelines. Design review is completed at the staff level unless directed by the BMC.

### **Plan Check/Permit Issuance**

Once the residential or diverse-use/human services project is approved by staff or, as applicable, the Planning Commission, the project is moved through the plan check stage and permit issuance. This involves verification that the project complies with building, zoning, fire, mechanical, plumbing, electrical, and health codes. The time-time-frame required to complete plan check varies with the size, complexity, and location of the project. Generally, plan check requires roughly one month to complete, but corrections and second submittals are common and can increase the time required to complete plan check. Second submittals generally take one to two weeks to complete.

For a single-family residence on a legal lot, the process typically requires only plan check, without discretionary review. Plan check review requires about two weeks for the Building Department to either approve the drawings as submitted or to indicate what corrections are required. After changes are made by the applicant, the City's recheck is usually accomplished in one to two weeks. The cumulative ~~time-time~~ frame is generally no more than six-to-eight weeks from application submittal to permit issuance, unless the project requires more resubmittals, or there is a delay in the applicant resubmitting corrected plans.

Multi-family project approval depends on the environmental review process and mandated ~~time-time~~ frames, and the applicant's qualifications. Typically, multi-family projects can take two weeks for ~~PRR-SPR~~ and project plan review, up to eight weeks for plan check, resubmittals would take approximately two weeks (not including time to resubmit by the applicant). Permits can generally be issued in about eight to twelve weeks for multi-family projects. If environmental review is required, additional time is necessary, dependent upon the type of environmental review (i.e., negative declaration or EIR), and if any biological, archaeological, or other studies are necessary with the environmental review.

### **Variance**

A variance is a request for a deviation from the zoning code for a particular development standard because of unusual circumstances associated with a particular site, such as topography, shape, or other characteristic. Some examples of the types of variances requested are for building height and parking. No variances to the land use classifications of the zoning code are allowed. Variances require noticed public hearings with a review by the Planning Commission. A decision to approve or disapprove an application is based on the findings of fact in the zoning code.

Following a public hearing, if required, the review authority may approve a variance application, with or without conditions, only after first finding that:

- There are exceptional or extraordinary circumstances or conditions applicable to the subject site that do not apply generally to sites in the same zoning district.
- Granting the application is necessary for the preservation and enjoyment of a substantial property right of the applicant and to prevent unreasonable property loss or unnecessary hardship.
- Granting the application would not be detrimental or injurious to property or improvements in the vicinity of the subject site, or to the public health, safety, or general welfare.

- Granting the application is in conformance with the goals, policies, and objectives of the general plan, and the purpose and intent of any applicable specific plan and the purposes of the zoning code, and would not constitute a grant of special privilege inconsistent with limitations.
- Cost to the applicant of strict compliance with a regulation shall not be the primary reason for granting the variance.

### **Conditional Use Permit**

Conditional use permits (CUP) are required for uses typically having unusual site development features or operating characteristics requiring special consideration so that they may be designed, located, and operated to be compatible with the neighboring properties. The municipal code provides for the review of the configuration, design, location, and potential impacts of the proposed use in order to evaluate the compatibility of the proposed use with surrounding uses and the suitability of the use to the site.

A CUP requires a public hearing and is reviewed by the Planning Commission. Public noticing of the hearing is required to notify all property owners within 300 feet of the project boundary, and is advertised in the local paper. Sometimes the site is also posted. Following a hearing, the Planning Commission may approve, conditionally approve, or disapprove an application for a CUP. The Planning Commission may approve a conditional use permit only after finding that:

- The proposed use is allowed with a conditional use permit in the applicable zoning district and complies with zoning code provisions.
- The location of the proposed use is necessary or desirable for the development of the community and is not detrimental to existing uses or uses specifically permitted in the district classification.
- That the site for the proposed use is adequate in size and shape to accommodate the use and that all of the yards, setbacks, walls, fencing, landscaping and other features required in order to adjust the use to existing uses or possible future uses on adjoining land in the neighborhood be compatible with one another.
- That the use proposed will not affect the existing streets and highways provided conditions proposed are completed prior to the issuance of certificate of occupancy
- That City sewer service shall not be provided to any parcel not meeting the requirements of Section 19.58-30 (Conditional Uses) of the BMC.

The CUP process has not constrained the production of diverse-use projects in Barstow. The Mixed Land Diverse Use and Human Resources zoning districts ~~requires a conditional use permit for generally permit~~ any use proposed within this district (residential through commercial,

industrial is not permitted or limited). ~~Up to this point, however, this designation has not been utilized as a residential/commercial development tool. Therefore, t~~The City is removing ~~removed this the prior Mixed Use~~ designation from the General Plan Land Use Designation and zoning, and ~~implementing implemented a the~~ Diverse Use and Human Services designations that will help to encourage a true combination of compatible uses.

### **Housing For People With Disabilities**

In accordance with Section 65008 of the Government Code, this section analyzes potential and actual constraints to the development, improvement, and maintenance of housing serving people with disabilities in Barstow. Where actual constraints are found, this section describes specific programs that ~~will beare~~ implemented as part of the 2014-2021 Housing Element to remove government constraints to housing people with disabilities.

### **Municipal Code Definitions**

Municipal codes can create fair housing concerns if the definitions could be used to limit housing opportunities or fair housing choice. Although cities rarely discriminate in this manner, the code definition in itself could discourage proposing a use that would otherwise be allowed. By example, fair housing law prohibits defining a family (and by extension living quarters) in terms of the relationship of members (e.g., marital status), number of occupants, (e.g., family size), or other characteristics. Other definitions should also be consistent with fair housing law. The Barstow Municipal Code defines family as two or more persons living together as a single housekeeping unit in a dwelling unit, consistent with fair housing law.

### Permitted Land Use

~~Upon revision of t~~The Barstow Zoning Code, ~~it will~~ designates s two types of community care facilities – Residential Care Limited (serving six or fewer people) and Residential Care General (serving seven or more people), as defined earlier. Residential Care Limited homes will be permitted by right, in all residential districts, and Residential Care General facilities will be permitted by right in the multi-family residential districts. The revised zoning code will not subject Residential Care Limited facilities to a use permit, building standard, or regulation not otherwise required of homes in the same district, and imposes no spacing requirements between such facilities beyond state allowance. It will be determined at the time of the zoning code update whether Residential Care Limited will be permitted anywhere else other than the multi-family residential districts.

### Building Codes, Development Standards, and Permitting Processes

Barstow has adopted the latest edition of the California Building Code, including all provisions related to facilitating disabled access. Accessibility is required to all covered multi-family dwellings. “Covered multi-family dwellings” are all dwelling units in buildings consisting of three or more privately funded units if such buildings have one or more elevators; and all ground floor dwelling units in other buildings consisting of three or more dwelling units. In covered multi-family dwellings in buildings with elevators, all units are required to be located on an accessible route. For such units, the units must be adaptable, so that the public and common use areas are readily accessible to and usable by a person with a disability, and all doors are designed sufficiently wide to allow passage into and within all premises by persons who use wheelchairs, as required by the Building Code. The City’s building official enforces compliance with these requirements, among others.

### Reasonable Accommodations

Reasonable accommodations means the process by which an operator may seek from the City an accommodation in rules, policies, practices, or services when such accommodation may be necessary to afford the disabled equal opportunity to use and enjoy a dwelling. Summarized below in Table B-7, the City has three procedures to implement state and federal fair housing law and to ensure housing opportunities for people with disabilities.

- **Building Codes.** Barstow complies with the standards and processes contained and described in the current California Building Code with respect to housing for people with disabilities. Every three years, the California Building Codes are updated (including processes and codes affecting housing for people with disabilities), and the City adopts these codes to comply with state and federal disability requirements.

- Land Use Classification.** The Barstow Municipal Code has never differentiated between housing units for people with disabilities and housing for people without disabilities. Regardless, the City adopted a Reasonable Accommodations Ordinance in 2011 to ensure that no discrimination or differentiation between housing would occur.
- Zoning Standards.** Modifications to zoning standards are granted in a manner identical to the application, notice, and hearing requirements for any public hearing. The hearing officer may approve a modification with consideration for only findings specific to a reasonable accommodation: 1) the request is by or on behalf of an individual; 2) the request is necessary by state or federal laws to avoid discrimination; 3) The request will not impose an undue financial or administrative burden on the City; 4) the request will not result in a fundamental alteration in the nature of the City’s zoning program; and 5) the modification will not result in a direct threat to the health or safety of other individuals or cause substantial physical damage to the property of others.

**Table B-7: Reasonable Accommodation Process**

	Building Standard Modification	Land Use Classification	Zoning Standard Modification
Types of request	Application of building code to new housing	Appeal of determination of land use classification	All standards, except gross floor area, lot coverage, density
Process	California Building Code	Request for appeal of Zoning Code Interpretation	Modification for people with disabilities
Decision Maker	Building Official	Planning Commission	Hearing Officer
Public Hearing	No public hearing; not publicly noticed	Publicly-noticed meeting, depending on type of application, may be public hearing	Publicly-noticed hearing
Findings of approval	California Building Code	Findings as appropriate for type of application, letter of approval or determination	Findings related to the existence of a disability
Appeal Authority	California Building Code	City Council	Planning Commission

City of Barstow, 2011

**Efforts to Overcome Constraints**

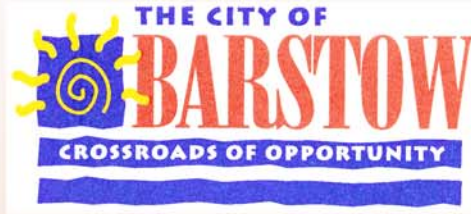
The preceding sections of this appendix have provided evidence of the City’s efforts to overcome governmental constraints to housing development in Barstow. As a result of these efforts, neither governmental nor environmental constraints pose significant limitations to the production, maintenance and improvement in housing. The primary remaining constraint is market-based; housing developers as well as the financial institutions need to be convinced that a viable potential market for new housing exists in Barstow. The City continues to make efforts to address this constraint, including increasing allowable densities, improving



infrastructure to reduce the costs of housing development, making city-owned land available to potential developers and encouraging mixed residential/commercial development through establishment of the Diverse Use and Human Services land use designations. Although housing development in the community remains stagnant, there is optimism that these efforts, combined with an ongoing national and regional economic upturn, will have the effect of increasing the availability of housing in Barstow for all income groups.

DRAFT





**2014 - 2021**  
**Housing Element**  
**Appendix C - Housing Resources**





## C. Housing Resources

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Appendix C contains an analysis and description of the land, financial, and administrative resources available to Barstow to address its existing and future housing needs, including its regional housing needs allocation (RHNA).

### Introduction

State housing element law requires that all local governments facilitate and encourage the production of housing commensurate with their fair share of the RHNA. The City of Barstow's RHNA is 843 units for the 2014-2021 planning period. Barstow, like other communities, is tasked with the challenge of guiding residential development in a manner that benefits the community, respects its unique character and addresses the requirements of state law.

The general plan land use element places a great priority on preserving the quality and character of its residential neighborhoods by attention to harmonizing growth. Harmonizing change and preserving the environment are of tremendous importance to Barstow residents, and both are directly linked to the integrity of neighborhood fabric. Harmonizing change requires that development respect the existing character and scale of neighborhoods. Change that does occur must enhance and blend with Barstow's social fabric, natural features, and built environment.

With this backdrop, this chapter focuses on the variety of resources available to achieve the City's housing production and supportive service goals. To that end, this appendix addresses the following three issues:

- **Housing Production.** This section documents housing production credits towards the 2014-2021 RHNA for units built and occupied during the planning period. This refers to residential projects that are built after January 2014, the beginning of the planning period.
- **Land Inventory.** This section identifies and describes the sites that have adequate zoning in Barstow that can accommodate the development of a wide range of housing opportunities commensurate with the RHNA. A general assessment of infrastructure must also accompany the analysis.
- **Financial Resources.** This section identifies the financial and administrative resources available to the City to assist in implementing the housing programs in the housing element. This includes the major funding sources and organizational entities that implement programs.

The following describes Barstow's approach to addressing its 2014-2021 RHNA as determined by the Southern California Association of Governments.

## **1. Housing Production**

State law allows two ways of counting housing construction credits toward the RHNA: preservation of affordable units and new construction. The City is not proposing to count the preservation of publicly assisted affordable units at risk of conversion to market rates toward the 2014-2021 RHNA. This is because preservation agreements would likely occur after the first two years of the planning period, and therefore would be ineligible for credit toward the RHNA per the alternative sites provision of the Government Code.

As of the writing of this document, the City of Barstow is experiencing very little residential growth. The City is working with a firm to construct an additional 73 unit (including a manager's unit) apartment building designated for affordable units with 2, 3 and 4 bedrooms, by a private developer and through the Tax Credit Allocation Committee (TCAC). While no action has been taken as of the writing of this amendment, the property owners indicated they plan to continue with the project. The City currently has 160 units that are subsidized by the TCAC. These projects are typically locked into the tax credit program for 55 years.

Determining the affordability of proposed residential projects is based on several criteria. These include:

- Density bonus or other controlling affordability mechanisms
- Developer agreements or specific plan guidance
- Tenure and size of proposed project and size
- Market rents or sales prices of new housing

Should it be determined necessary, the City may consider inclusionary housing plans or agreements. These agreements tend to be most effective in communities characterized by large discrepancies between rents and home values and incomes. At present, the economic conditions in Barstow do not warrant such measures as many of the rents and sales prices of housing are considered affordable at the current market rates to the vast majority of Barstow residents at all income levels.

## **2. Inventory Of Sites**

The Barstow General Plan provides the overarching framework for guiding the growth, improvement, and preservation of the community. The land use element targets growth in five specific plan areas: Lenwood (specific plan replaced by zoning), Spanish Trail, Rimrock Ranch, Sun Valley Business Park, and ~~a specific plan proposed for~~ the Historic Route 66 Downtown Business Corridor/Downtown Business and Cultural District Specific Plan area ~~from Interstate 40 to Highway 58~~. These specific plan areas include a component for future residential development, most notably the Rimrock Specific Plan that is exclusively residential with

approximately 1,449 homes proposed, with an option for a small neighborhood residential component.

Unlike most cities in Southern California, the City of Barstow has an abundance of available land. The land use element in the 2015 General Plan identifies approximately 8,372 acres within the city limits that collectively could accommodate nearly 80,500 potential units within the current city limits. When analyzing the potential units available in the City and within ½ mile of infrastructure (properties likely to develop before remote location), there is a possibility of up to ~~5354,166~~ 088 units, on approximately 5,673 acres. Therefore, no study is warranted at this point for the underutilized lands. Although it can be anticipated that with growth some existing buildings will be demolished and rebuilt, converted, remodeled, or units added to existing sites due to location of infrastructure, for the purpose of meeting the Regional Housing Needs Assessment (RHNA), the anticipated growth can be met with the vacant lands available.

For the purpose of this analysis, the MDR district (multiple-family residential) was estimated at 80% build-out. Even considering an 80% build-out of all residential properties, this would net a potential of 43,274 housing units within one-half mile of infrastructure.

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**Table C-1: Inventory of Housing Sites**

APN	GPLU	Acreage	Potential Dwelling Units
018102127	DU	0.11	2
018102134	DU	0.11	2
018103106	DU	0.38	6
018105101	DU	0.16	3
018105306	DU	0.07	1
018106201	DU	0.13	2
018106202	DU	0.15	2
018106209	DU	0.29	5
018106213	DU	0.16	3
018106214	DU	0.36	6
018106223	DU	0.09	1
018106227	DU	0.08	1
018106236	DU	0.07	1
018106245	DU	0.46	7
018106249	DU	0.25	4
018106306	DU	0.04	1
018106309	DU	0.55	9
018106312	DU	0.06	1
018106314	DU	0.12	2
018106319	DU	0.13	2
018106321	DU	0.13	2
018106322	DU	0.13	2
018106323	DU	0.13	2
018106343	DU	3.79	61
018107117	DU	0.26	4
018107208	DU	0.11	2
018107209	DU	0.11	2
018107307	DU	0.09	1
018107308	DU	0.25	4
018107309	DU	0.09	1
018107313	DU	0.46	7
018107315	DU	0.11	2
018107316	DU	0.09	1
018107317	DU	0.20	3
018107318	DU	0.16	3
018107319	DU	0.14	2
018107320	DU	0.16	3

APN	GPLU	Acreage	Potential Dwelling Units
018107329	DU	0.49	8
018108107	DU	0.32	5
018108403	DU	0.24	4
018108407	DU	0.16	3
018108408	DU	0.16	3
018108413	DU	0.08	1
018108604	DU	0.21	3
018108605	DU	0.86	14
018109405	DU	0.34	6
018109409	DU	0.06	1
018109411	DU	0.06	1
018109417	DU	0.17	3
018109418	DU	0.09	1
018109419	DU	0.09	1
018110205	DU	0.17	3
018110219	DU	0.17	3
018110221	DU	0.17	3
018110224	DU	0.17	3
018110230	DU	0.17	3
018110240	DU	0.34	5
018112211	DU	1.48	24
018112217	DU	0.53	9
018114312	DU	0.17	3
018114313	DU	0.17	3
018114314	DU	0.17	3
018114315	DU	0.17	3
018115105	DU	0.17	3
018115106	DU	0.12	2
018115119	DU	0.14	2
018115136	DU	0.17	3
018115145	DU	0.32	5
018115151	DU	0.73	12
018118118	DU	0.23	4
018118126	DU	0.18	3
018118128	DU	0.15	2
018118129	DU	0.19	3
018118131	DU	0.04	1



APN	GPLU	Acreage	Potential Dwelling Units
018118132	DU	0.14	2
018118154	DU	0.03	1
018118168	DU	0.09	1
018120111	DU	0.92	15
018120128	DU	0.69	11
018120129	DU	0.69	11
018120130	DU	0.69	11
018120408	DU	0.14	2
018120410	DU	0.11	2
018120410	DU	0.11	2
018171206	DU	5.17	83
018171207	DU	9.32	149
018171208	DU	6.03	97
018171209	DU	8.75	140
018171210	DU	1.25	20
018171211	DU	1.25	20
018171212	DU	1.27	20
018171213	DU	1.62	26
018171214	DU	1.56	25
018220105	DU	0.86	14
018220106	DU	0.33	5
018220107	DU	0.44	7
018220108	DU	0.16	2
018220131	DU	0.34	5
018220134	DU	0.90	14
018220139	DU	0.55	9
018220140	DU	0.34	5
018220142	DU	0.58	9
018221200	DU	0.22	4
018221200	DU	0.70	11
018221203	DU	1.24	20
018221204	DU	1.24	20
018221213	DU	1.24	20
018221214	DU	1.24	20
018221217	DU	1.12	18
018221218	DU	0.81	13
018221219	DU	0.42	7
018221220	DU	0.65	10
018221221	DU	0.58	9

APN	GPLU	Acreage	Potential Dwelling Units
018221222	DU	0.38	6
018221223	DU	0.86	14
018221230	DU	0.49	8
018221231	DU	0.75	12
018221233	DU	1.24	20
018221234	DU	0.79	13
018221235	DU	0.35	6
018221237	DU	1.23	20
018221238	DU	0.25	4
018221239	DU	0.25	4
018221240	DU	0.39	6
018221241	DU	1.24	20
018221248	DU	1.24	20
018221249	DU	1.24	20
018221250	DU	0.12	2
018221251	DU	0.32	5
018221252	DU	0.32	5
018221253	DU	0.36	6
018221254	DU	0.69	11
018221255	DU	1.23	20
018221256	DU	0.62	10
018221257	DU	0.20	3
018221258	DU	0.20	3
018221265	DU	1.24	20
018221266	DU	1.23	20
018221267	DU	0.23	4
018221268	DU	0.26	4
018221269	DU	0.21	3
018221270	DU	0.21	3
018221271	DU	0.21	3
018221272	DU	0.64	10
018221273	DU	0.91	15
018221274	DU	0.55	9
018221275	DU	0.50	8
018221276	DU	0.42	7
018221277	DU	0.43	7
018221278	DU	0.26	4
018222104	DU	18.30	293
018223138	DU	14.90	238

APN	GPLU	Acreage	Potential Dwelling Units
018223139	DU	6.87	110
018223140	DU	14.26	228
018224100	DU	0.24	4
018224101	DU	0.99	16
018224102	DU	1.23	20
018224112	DU	0.28	5
018224113	DU	0.28	4
018224114	DU	0.58	9
018224115	DU	0.26	4
018224116	DU	1.23	20
018224129	DU	0.05	1
018224130	DU	0.80	13
018224140	DU	0.21	3
018224141	DU	0.22	4
042108203	DU	4.92	79
042108211	DU	16.07	257
042108219	DU	0.56	9
042108224	DU	22.38	358
042108235	DU	10.38	166
042108243	DU	46.57	745
042114117	DU	6.04	97
042115102	DU	3.42	55
042115102	DU	5.86	94
042117104	DU	0.21	3
042117110	DU	0.21	3
042117129	DU	1.00	16
042117134	DU	0.52	8
042117135	DU	14.66	235
042117141	DU	0.59	10
042117142	DU	0.40	6
042117149	DU	0.66	11
042117151	DU	0.37	6
042117201	DU	3.09	49
042117204	DU	0.62	10
042117205	DU	1.68	27
042117208	DU	2.00	32
042117209	DU	1.00	16
042117212	DU	7.31	117
042118106	DU	3.29	53

APN	GPLU	Acreage	Potential Dwelling Units
042118109	DU	3.38	54
042118110	DU	5.83	93
042118112	DU	2.54	41
042118113	DU	2.28	36
042118114	DU	3.51	56
042215104	DU	6.36	102
042215105	DU	6.44	103
042215107	DU	58.80	941
042215108	DU	4.62	74
042215110	DU	9.03	144
042216101	DU	0.18	3
042216102	DU	0.23	4
042216103	DU	0.23	4
042216104	DU	0.23	4
042216105	DU	0.23	4
042216106	DU	0.23	4
042216107	DU	0.22	4
042216108	DU	0.16	3
042216109	DU	0.08	1
042216113	DU	0.14	2
042216114	DU	0.49	8
042216115	DU	1.13	18
042216116	DU	1.16	19
042216117	DU	1.16	18
042216118	DU	1.02	16
042216119	DU	0.95	15
042216139	DU	0.58	9
042216140	DU	0.83	13
042216141	DU	1.02	16
042216142	DU	10.01	160
042216143	DU	15.36	246
042216144	DU	0.99	16
042216145	DU	0.58	9
042216146	DU	0.58	9
042216147	DU	0.58	9
042216148	DU	0.58	9
042216149	DU	0.58	9
042216150	DU	0.58	9
042216151	DU	0.58	9

APN	GPLU	Acreage	Potential Dwelling Units
042216152	DU	0.58	9
042216153	DU	0.52	8
042216154	DU	0.16	3
042217107	DU	0.09	1
042217108	DU	0.21	3
042217109	DU	0.23	4
042217110	DU	0.43	7
042217111	DU	0.25	4
042217201	DU	0.28	4
042217202	DU	0.24	4
042217203	DU	0.23	4
042217204	DU	0.23	4
042217205	DU	0.23	4
042217206	DU	0.23	4
042217207	DU	0.23	4
042217208	DU	0.14	2
042217213	DU	1.84	29
042217301	DU	0.24	4
042217302	DU	0.24	4
042217303	DU	0.24	4
042217304	DU	0.24	4
042217305	DU	0.24	4
042217306	DU	0.25	4
042217307	DU	0.20	3
042217308	DU	0.24	4
042217309	DU	0.24	4
042217310	DU	0.24	4
042217316	DU	0.24	4
042217317	DU	0.24	4
042217318	DU	0.24	4
042217319	DU	2.10	34
042217320	DU	2.34	37
042217402	DU	0.24	4
042217403	DU	0.24	4
042217404	DU	0.24	4
042217405	DU	0.24	4
042217406	DU	0.24	4
042217407	DU	0.24	4
042217408	DU	0.24	4

APN	GPLU	Acreage	Potential Dwelling Units
042217409	DU	0.24	4
042217414	DU	2.37	38
042217415	DU	1.60	26
042217507	DU	0.16	3
042217508	DU	0.24	4
042217509	DU	0.24	4
042217510	DU	0.24	4
042217511	DU	0.24	4
042217512	DU	0.28	4
042217513	DU	0.56	9
042217514	DU	0.57	9
042217515	DU	0.29	5
042217520	DU	1.01	16
042217521	DU	1.15	18
042217522	DU	0.70	11
042217523	DU	0.08	1
042217609	DU	0.24	4
042217610	DU	0.24	4
042217611	DU	0.24	4
042217612	DU	0.20	3
042217613	DU	0.25	4
042217614	DU	0.76	12
042217615	DU	0.80	13
042217616	DU	1.16	19
042217617	DU	1.16	19
042217618	DU	1.16	18
042217701	DU	0.24	4
042217702	DU	0.24	4
042217703	DU	0.24	4
042217704	DU	0.24	4
042217705	DU	0.24	4
042217706	DU	0.24	4
042217707	DU	0.24	4
042217708	DU	0.24	4
042217709	DU	0.24	4
042217710	DU	0.24	4
042217711	DU	0.24	4
042217712	DU	0.24	4
042217713	DU	0.33	5

APN	GPLU	Acreage	Potential Dwelling Units
042217714	DU	0.60	10
042217715	DU	0.92	15
042217716	DU	0.57	9
042217717	DU	0.57	9
042217718	DU	0.57	9
042217719	DU	0.57	9
042217720	DU	0.54	9
042217721	DU	0.63	10
042217722	DU	0.96	15
042217723	DU	0.79	13
042217724	DU	0.97	16
042217725	DU	1.16	19
042217726	DU	1.16	19
042217727	DU	1.16	18
042217728	DU	0.89	14
042405114	DU	121.99	1952
042405115	DU	327.26	5236
042405151	DU	48.19	771
042405151	DU	42.08	673
042408166	DU	16.38	262
042408166	DU	64.72	1035
042408190	DU	19.90	318
042410329	DU	0.59	9
042410331	DU	0.95	15
042410332	DU	0.92	15
042411204	DU	0.85	14
042411215	DU	1.01	16
042411216	DU	1.01	16
042411301	DU	0.23	4
042411303	DU	0.17	3
042411309	DU	0.17	3
042411322	DU	3.59	57
042411328	DU	0.97	15
042411330	DU	1.76	28
042413201	DU	9.18	147
042419119	DU	1.20	19
042419123	DU	4.25	68
042517134	DU	0.26	4
042603211	DU	0.50	8

APN	GPLU	Acreage	Potential Dwelling Units
042603334	DU	1.12	18
042604102	DU	0.14	2
042604103	DU	0.17	3
042604105	DU	0.17	3
042604139	DU	9.11	146
042604140	DU	4.52	72
042604141	DU	0.69	11
042606113	DU	0.68	11
042606113	DU	0.18	3
042606115	DU	0.43	7
042606122	DU	0.26	4
042606149	DU	1.17	19
042606154	DU	0.39	6
042606164	DU	16.40	262
042606168	DU	0.67	11
042606169	DU	0.38	6
042606170	DU	24.83	397
042606170	DU	1.35	22
042606171	DU	0.08	1
042606181	DU	0.34	5
042608201	DU	0.09	1
042706239	DU	4.91	79
042706240	DU	5.75	92
042706241	DU	1.00	16
042706242	DU	3.68	59
042706243	DU	8.05	129
042706244	DU	3.77	60
042706245	DU	5.27	84
042706301	DU	1.70	27
042706309	DU	0.57	9
042706314	DU	0.28	5
042706315	DU	0.35	6
042706322	DU	0.18	3
042706326	DU	0.81	13
042706401	DU	1.82	29
042706402	DU	1.50	24
042706406	DU	0.61	10
042706408	DU	0.89	14
042706409	DU	0.73	12

APN	GPLU	Acreage	Potential Dwelling Units
042706410	DU	0.46	7
042708102	DU	3.32	53
042708143	DU	0.43	7
042737100	DU	0.07	1
042737137	DU	8.60	138
042737147	DU	3.50	56
042737148	DU	7.93	127
042819101	DU	323.86	5182
Diverse Use Totals:		1,621.99	25,952

APN	GPLU	Acreage	Potential Dwelling Units
018223101	LDSFR	1.24	1
018223102	LDSFR	1.24	1
018223103	LDSFR	1.24	1
018223104	LDSFR	1.24	1
018223106	LDSFR	1.24	1
018223107	LDSFR	1.24	1
018223108	LDSFR	1.24	1
018223109	LDSFR	1.24	1
018223110	LDSFR	1.24	1
018223111	LDSFR	1.24	1
018223112	LDSFR	1.24	1
018223114	LDSFR	1.24	1
018223115	LDSFR	1.24	1
018223116	LDSFR	1.24	1
018223117	LDSFR	1.24	1
018223118	LDSFR	1.24	1
018223119	LDSFR	1.24	1
018223120	LDSFR	1.24	1
018223121	LDSFR	1.24	1
018223123	LDSFR	1.24	1
018223124	LDSFR	1.24	1
018223125	LDSFR	1.24	1
018223126	LDSFR	1.24	1
018223131	LDSFR	1.24	1
018223132	LDSFR	1.24	1
018223133	LDSFR	1.24	1

APN	GPLU	Acreage	Potential Dwelling Units
018223134	LDSFR	1.24	1
018223135	LDSFR	1.24	1
018225101	LDSFR	2.48	2
018225102	LDSFR	2.48	2
018225103	LDSFR	1.78	2
018225107	LDSFR	0.87	1
018225108	LDSFR	2.45	2
018225109	LDSFR	2.48	2
018225111	LDSFR	2.23	2
018225117	LDSFR	1.08	1
018225119	LDSFR	0.71	1
018226102	LDSFR	2.49	2
018226103	LDSFR	2.48	2
018226104	LDSFR	2.47	2
018226106	LDSFR	2.46	2
018226107	LDSFR	2.47	2
018226108	LDSFR	2.48	2
018226109	LDSFR	2.49	2
018226110	LDSFR	2.48	2
018226112	LDSFR	2.47	2
018226113	LDSFR	2.46	2
018226114	LDSFR	2.46	2
018226115	LDSFR	2.47	2
018226116	LDSFR	2.48	2
018226119	LDSFR	2.49	2
018226121	LDSFR	2.47	2
018226122	LDSFR	2.46	2
018226123	LDSFR	2.46	2
018226124	LDSFR	2.45	2
018226125	LDSFR	2.46	2
018226126	LDSFR	2.47	2
018226127	LDSFR	2.48	2
018226128	LDSFR	2.50	3
018226129	LDSFR	2.50	2
018226131	LDSFR	2.49	2
018226134	LDSFR	2.47	2
018226135	LDSFR	2.46	2
018226138	LDSFR	1.12	1
018226140	LDSFR	0.60	1

APN	GPLU	Acreage	Potential Dwelling Units
018226141	LDSFR	38.00	38
018226142	LDSFR	2.45	2
018226143	LDSFR	2.45	2
018226144	LDSFR	2.48	2
018226145	LDSFR	2.47	2
018226146	LDSFR	2.50	3
018226147	LDSFR	2.50	2
018226148	LDSFR	2.48	2
018226149	LDSFR	2.48	2
018226150	LDSFR	2.49	2
018226151	LDSFR	2.49	2
018226152	LDSFR	2.48	2
018226153	LDSFR	2.49	2
018226154	LDSFR	2.49	2
018226155	LDSFR	2.48	2
018226156	LDSFR	2.47	2
018226157	LDSFR	2.47	2
018226158	LDSFR	2.46	2
018226159	LDSFR	2.46	2
018226160	LDSFR	2.51	3
018226161	LDSFR	2.51	3
018226201	LDSFR	2.47	2
018226203	LDSFR	2.48	2
018226204	LDSFR	2.48	2
018226205	LDSFR	2.49	2
018226206	LDSFR	2.49	2
018226207	LDSFR	2.50	2
018226208	LDSFR	2.51	3
018226209	LDSFR	2.52	3
018226210	LDSFR	2.50	3
018226211	LDSFR	2.50	2
018226212	LDSFR	2.49	2
018226213	LDSFR	2.49	2
018226214	LDSFR	2.48	2
018226215	LDSFR	2.48	2
018226216	LDSFR	2.47	2
018226217	LDSFR	2.48	2
018226218	LDSFR	2.48	2
018226219	LDSFR	2.49	2

APN	GPLU	Acreage	Potential Dwelling Units
018226220	LDSFR	2.49	2
018226221	LDSFR	2.49	2
018226222	LDSFR	2.50	3
018226223	LDSFR	2.51	3
018226224	LDSFR	2.53	3
018226225	LDSFR	2.22	2
018226226	LDSFR	2.51	3
018226227	LDSFR	2.50	3
018226228	LDSFR	2.50	2
018226229	LDSFR	2.49	2
018226230	LDSFR	2.49	2
018226231	LDSFR	2.49	2
018226232	LDSFR	2.48	2
018226234	LDSFR	2.50	2
018226236	LDSFR	2.34	2
018226240	LDSFR	2.50	3
018226241	LDSFR	2.49	2
018226243	LDSFR	2.50	3
018226244	LDSFR	2.51	3
018226246	LDSFR	2.48	2
018226251	LDSFR	2.50	3
018226253	LDSFR	3.59	4
018226254	LDSFR	3.83	4
018226255	LDSFR	2.49	2
018226256	LDSFR	2.49	2
018226257	LDSFR	2.49	2
018226258	LDSFR	2.50	2
018226259	LDSFR	2.50	2
018226260	LDSFR	2.51	3
018226261	LDSFR	2.50	2
018226262	LDSFR	2.50	3
018226263	LDSFR	2.50	2
018226264	LDSFR	2.49	2
018226265	LDSFR	2.50	3
018226266	LDSFR	2.50	2
018228204	LDSFR	2.54	3
018230107	LDSFR	2.54	3
018232102	LDSFR	2.53	3
018232103	LDSFR	2.53	3

APN	GPLU	Acreage	Potential Dwelling Units
018232104	LDSFR	2.53	3
018232113	LDSFR	2.53	3
018232114	LDSFR	2.53	3
018232115	LDSFR	2.53	3
018232116	LDSFR	2.53	3
018232118	LDSFR	2.53	3
018232119	LDSFR	2.53	3
018232120	LDSFR	2.53	3
018232129	LDSFR	2.53	3
018232130	LDSFR	2.53	3
018232131	LDSFR	2.53	3
018232132	LDSFR	2.53	3
018234102	LDSFR	2.53	3
018234103	LDSFR	2.53	3
018234104	LDSFR	2.53	3
018234105	LDSFR	2.53	3
042408110	LDSFR	40.54	41
042408129	LDSFR	11.44	11
042408143	LDSFR	10.10	10
042408179	LDSFR	67.68	68
042408193	LDSFR	16.16	16
Low Density Totals:		538.06	538

APN	GPLU	Acreage	Potential Dwelling Units
018105204	MDR	0.10	2
018105306	MDR	0.07	1
018106210	MDR	0.26	4
018107403	MDR	0.07	1
018107411	MDR	0.16	2
018107502	MDR	0.06	1
018107503	MDR	0.06	1
018107504	MDR	0.19	3
018107505	MDR	0.11	2
018107506	MDR	0.09	2
018107507	MDR	0.02	0
018107522	MDR	0.09	2
018107525	MDR	0.33	6

APN	GPLU	Acreage	Potential Dwelling Units
018107526	MDR	0.33	6
018107527	MDR	0.32	5
018107529	MDR	0.32	5
018107530	MDR	0.35	6
018107531	MDR	0.13	2
018107533	MDR	0.15	2
018107540	MDR	0.13	2
018108107	MDR	0.32	5
018108202	MDR	0.16	2
018108216	MDR	0.08	2
018108219	MDR	0.08	2
018108403	MDR	0.24	4
018108407	MDR	0.16	2
018108408	MDR	0.16	2
018108413	MDR	0.08	2
018108604	MDR	0.21	3
018108605	MDR	0.86	14
018109127	MDR	0.16	2
018109207	MDR	0.17	2
018109209	MDR	0.17	2
018109221	MDR	0.17	2
018109223	MDR	0.17	2
018109229	MDR	0.34	6
018109233	MDR	0.09	2
018112205	MDR	2.27	36
018114102	MDR	0.17	2
018114140	MDR	0.17	2
018132502	MDR	3.92	62
018132502	MDR	7.33	118
018154132	MDR	0.41	6
018171216	MDR	2.56	41
018171217	MDR	3.12	50
018171218	MDR	1.94	31
018171219	MDR	2.19	35
018171220	MDR	0.99	16
018183127	MDR	3.96	63
018190101	MDR	4.18	67
018194165	MDR	3.70	59
018194165	MDR	3.70	59

APN	GPLU	Acreage	Potential Dwelling Units
018194165	MDR	3.70	59
018211314	MDR	0.17	2
018211316	MDR	0.16	2
018211318	MDR	0.02	0
018221205	MDR	1.24	20
018221212	MDR	1.24	20
018221224	MDR	1.24	20
018221229	MDR	1.24	20
018221242	MDR	1.24	20
018221247	MDR	1.24	20
018221259	MDR	1.24	20
018221264	MDR	1.24	20
018224127	MDR	1.23	20
018224128	MDR	0.69	11
018302103	MDR	0.34	6
018302110	MDR	0.23	4
018307101	MDR	1.01	16
018307107	MDR	0.04	1
018307109	MDR	0.13	2
018307112	MDR	0.16	2
018307116	MDR	0.40	6
018307125	MDR	1.26	20
018314101	MDR	8.08	130
018317122	MDR	0.93	15
018317123	MDR	0.81	13
018317127	MDR	1.24	20
018318142	MDR	0.62	10
018318143	MDR	0.62	10
018318144	MDR	1.24	20
018319130	MDR	0.24	4
018320111	MDR	0.23	4
018321105	MDR	12.47	199
018322101	MDR	3.49	56
018322102	MDR	4.60	74
018322122	MDR	1.52	24
018343115	MDR	0.22	3
018343116	MDR	0.19	3
018343120	MDR	0.51	8
018343126	MDR	11.17	178

APN	GPLU	Acreage	Potential Dwelling Units
018344139	MDR	3.06	49
018352120	MDR	3.09	50
018360104	MDR	0.91	14
018360104	MDR	0.91	14
018360104	MDR	0.91	14
018360105	MDR	1.06	17
018360105	MDR	1.06	17
018360105	MDR	1.06	17
042413240	MDR	22.72	363
042413270	MDR	5.45	87
042421729	MDR	7.75	124
042424105	MDR	4.67	74
042424106	MDR	0.15	2
042424114	MDR	0.99	16
042424115	MDR	0.81	13
042424116	MDR	0.81	13
042424117	MDR	0.81	13
042424118	MDR	0.81	13
042424119	MDR	0.81	13
042424120	MDR	0.99	16
042424133	MDR	5.84	94
042427101	MDR	0.34	6
042427113	MDR	0.11	2
042427118	MDR	0.10	2
042427119	MDR	0.10	2
042427128	MDR	0.11	2
042427132	MDR	0.11	2
042427151	MDR	0.12	2
042427161	MDR	0.11	2
042427162	MDR	0.12	2
042427223	MDR	0.78	13
042427223	MDR	2.82	45
042427223	MDR	3.61	58
042427224	MDR	3.62	58
042427224	MDR	3.52	56
042427224	MDR	10.77	172
042706320	MDR	14.37	230
042737124	MDR	1.17	18
042738101	MDR	0.17	2



APN	GPLU	Acreage	Potential Dwelling Units
042812206	MDR	1.09	18
042812233	MDR	0.31	5
042812234	MDR	0.32	5
042812247	MDR	0.20	3
042812249	MDR	0.25	4
049731397	MDR	3.32	53
049731398	MDR	4.07	65
Med. Density Totals:		231.52	3,704

APN	GPLU	Acreage	Potential Dwelling Units
018106219	SFR	5.91	41
018106238	SFR	0.50	3
018106241	SFR	0.12	1
018111213	SFR	0.16	1
018111224	SFR	0.08	1
018111402	SFR	0.15	1
018111403	SFR	0.15	1
018111404	SFR	0.15	1
018116106	SFR	0.11	1
018116110	SFR	0.37	3
018116111	SFR	0.31	2
018116142	SFR	0.11	1
018116151	SFR	0.25	2
018116160	SFR	0.14	1
018116161	SFR	0.11	1
018116168	SFR	0.46	3
018116201	SFR	0.17	1
018116202	SFR	0.17	1
018116203	SFR	0.17	1
018116204	SFR	0.16	1
018116205	SFR	0.16	1
018116206	SFR	0.17	1
018116209	SFR	0.16	1
018116210	SFR	0.08	1
018116302	SFR	0.15	1
018116305	SFR	0.15	1
018116307	SFR	0.15	1

APN	GPLU	Acreage	Potential Dwelling Units
018116412	SFR	0.15	1
018116418	SFR	0.19	1
018116505	SFR	0.16	1
018116506	SFR	0.16	1
018117712	SFR	0.14	1
018124813	SFR	0.14	1
018137322	SFR	0.08	1
018139240	SFR	11.28	79
018139241	SFR	3.33	23
018148228	SFR	0.19	1
018156104	SFR	0.19	1
018156111	SFR	0.21	1
018156112	SFR	0.19	1
018156120	SFR	0.21	1
018156121	SFR	0.19	1
018156122	SFR	0.21	1
018156123	SFR	0.18	1
018157101	SFR	0.18	1
018157102	SFR	0.17	1
018157103	SFR	0.17	1
018157104	SFR	0.17	1
018157105	SFR	0.17	1
018157106	SFR	0.17	1
018157107	SFR	0.18	1
018157108	SFR	0.17	1
018157109	SFR	0.17	1
018157202	SFR	0.26	2
018157203	SFR	0.26	2
018157204	SFR	0.26	2
018157205	SFR	0.24	2
018157206	SFR	0.22	2
018157207	SFR	0.21	1
018157208	SFR	0.19	1
018157209	SFR	0.18	1
018157210	SFR	0.19	1
018157310	SFR	0.17	1
018157311	SFR	0.17	1
018157314	SFR	0.19	1
018158114	SFR	0.29	2

APN	GPLU	Acreage	Potential Dwelling Units
018158116	SFR	0.29	2
018158117	SFR	0.28	2
018158219	SFR	0.21	1
018159201	SFR	0.49	3
018159214	SFR	0.67	5
018160103	SFR	0.27	2
018160106	SFR	0.69	5
018160107	SFR	0.13	1
018160110	SFR	3.38	24
018160202	SFR	0.22	2
018160204	SFR	0.13	1
018160208	SFR	0.23	2
018160214	SFR	0.20	1
018160215	SFR	0.15	1
018160216	SFR	0.47	3
018160303	SFR	0.18	1
018160304	SFR	0.23	2
018160310	SFR	0.34	2
018160313	SFR	0.16	1
018160314	SFR	0.17	1
018168123	SFR	0.31	2
018171202	SFR	24.81	174
018171203	SFR	35.28	247
018171203	SFR	1.41	10
018171204	SFR	17.83	125
018171205	SFR	327.73	2294
018171215	SFR	0.52	4
018171221	SFR	10.69	75
018171222	SFR	23.83	167
018171223	SFR	71.34	499
018171224	SFR	18.17	127
018171225	SFR	38.93	273
018171226	SFR	38.94	273
018171229	SFR	56.63	396
018171236	SFR	0.96	7
018182231	SFR	1.01	7
018183126	SFR	12.16	85
018183128	SFR	16.58	116
018187113	SFR	0.24	2

APN	GPLU	Acreage	Potential Dwelling Units
018190117	SFR	0.15	1
018190127	SFR	0.14	1
018190129	SFR	0.16	1
018198101	SFR	0.16	1
018198104	SFR	0.15	1
018198128	SFR	0.13	1
018198129	SFR	0.15	1
018198130	SFR	0.14	1
018198131	SFR	0.14	1
018198132	SFR	0.15	1
018198133	SFR	0.16	1
018198134	SFR	0.15	1
018198135	SFR	0.15	1
018198137	SFR	0.15	1
018198138	SFR	0.22	2
018198139	SFR	0.25	2
018198141	SFR	0.20	1
018198142	SFR	0.15	1
018198144	SFR	0.17	1
018198145	SFR	0.16	1
018198146	SFR	0.17	1
018198147	SFR	0.16	1
018198148	SFR	0.16	1
018198149	SFR	0.16	1
018198150	SFR	0.30	2
018198151	SFR	0.25	2
018198152	SFR	0.18	1
018198153	SFR	0.18	1
018198154	SFR	0.18	1
018198155	SFR	0.18	1
018198156	SFR	0.18	1
018198157	SFR	0.18	1
018198158	SFR	0.18	1
018198159	SFR	0.18	1
018198160	SFR	0.16	1
018198161	SFR	0.15	1
018198162	SFR	0.15	1
018198163	SFR	0.19	1
018198164	SFR	0.18	1

APN	GPLU	Acreage	Potential Dwelling Units
018198165	SFR	0.13	1
018198166	SFR	0.13	1
018198167	SFR	0.14	1
018198168	SFR	0.14	1
018198169	SFR	0.17	1
018198170	SFR	0.15	1
018198171	SFR	0.13	1
018198172	SFR	0.13	1
018198173	SFR	0.13	1
018198174	SFR	0.14	1
018198175	SFR	0.16	1
018198176	SFR	0.17	1
018198177	SFR	0.18	1
018198178	SFR	0.22	2
018198179	SFR	0.14	1
018198180	SFR	0.15	1
018198181	SFR	0.16	1
018198182	SFR	0.15	1
018198183	SFR	0.15	1
018202124	SFR	25.68	180
018202125	SFR	10.53	74
018203110	SFR	9.75	68
018203111	SFR	7.26	51
018203112	SFR	0.15	1
018203113	SFR	16.77	117
018206125	SFR	0.34	2
018213327	SFR	0.58	4
018214231	SFR	0.20	1
018214307	SFR	0.17	1
018214308	SFR	0.17	1
018216314	SFR	0.07	1
018216410	SFR	0.26	2
018218103	SFR	0.63	4
018218105	SFR	0.63	4
018218106	SFR	0.63	4
018218107	SFR	0.63	4
018218109	SFR	0.63	4
018218110	SFR	0.63	4
018218111	SFR	0.63	4

APN	GPLU	Acreage	Potential Dwelling Units
018218112	SFR	0.63	4
018218113	SFR	0.63	4
018218115	SFR	0.63	4
018218116	SFR	0.63	4
018218117	SFR	0.62	4
018218118	SFR	0.62	4
018218120	SFR	0.63	4
018218122	SFR	0.63	4
018218124	SFR	0.63	4
018218125	SFR	0.31	2
018218126	SFR	0.32	2
018218129	SFR	0.63	4
018218134	SFR	0.63	4
018218135	SFR	0.63	4
018218136	SFR	0.63	4
018218137	SFR	0.63	4
018218138	SFR	0.63	4
018218139	SFR	0.63	4
018218140	SFR	0.62	4
018218148	SFR	0.63	4
018218149	SFR	0.63	4
018218150	SFR	0.63	4
018218151	SFR	43.60	305
018218153	SFR	4.98	35
018219102	SFR	2.00	14
018221206	SFR	0.96	7
018221208	SFR	0.75	5
018221211	SFR	0.95	7
018221225	SFR	1.15	8
018221228	SFR	1.24	9
018221243	SFR	1.24	9
018221246	SFR	0.49	3
018221260	SFR	1.24	9
018221263	SFR	0.62	4
018224104	SFR	1.23	9
018224109	SFR	1.23	9
018224126	SFR	0.83	6
018232105	SFR	2.53	18
018232106	SFR	1.47	10

APN	GPLU	Acreage	Potential Dwelling Units
018302113	SFR	1.48	10
018303110	SFR	0.36	2
018303113	SFR	1.45	10
018303131	SFR	0.42	3
018304110	SFR	0.34	2
018304122	SFR	0.20	1
018304123	SFR	0.29	2
018304124	SFR	0.19	1
018304125	SFR	0.22	2
018304142	SFR	0.37	3
018304143	SFR	0.41	3
018304144	SFR	0.22	2
018304145	SFR	0.16	1
018304146	SFR	0.16	1
018306169	SFR	0.18	1
018308103	SFR	0.94	7
018308110	SFR	0.31	2
018308120	SFR	0.13	1
018308121	SFR	0.61	4
018308124	SFR	0.20	1
018308125	SFR	0.54	4
018308126	SFR	1.26	9
018308138	SFR	0.14	1
018308141	SFR	0.18	1
018308142	SFR	0.20	1
018308143	SFR	0.20	1
018309103	SFR	0.62	4
018309104	SFR	1.25	9
018309122	SFR	1.25	9
018309123	SFR	1.25	9
018309124	SFR	1.24	9
018309130	SFR	0.62	4
018309132	SFR	0.25	2
018309137	SFR	0.17	1
018309142	SFR	0.20	1
018309144	SFR	0.25	2
018309145	SFR	0.25	2
018309148	SFR	0.21	1
018309149	SFR	0.17	1

APN	GPLU	Acreage	Potential Dwelling Units
018309150	SFR	0.22	2
018309151	SFR	0.25	2
018309152	SFR	0.25	2
018309153	SFR	0.25	2
018309157	SFR	0.25	2
018310101	SFR	1.25	9
018310105	SFR	0.31	2
018310110	SFR	0.62	4
018310116	SFR	1.24	9
018310129	SFR	0.23	2
018310130	SFR	0.38	3
018310134	SFR	0.25	2
018310140	SFR	0.25	2
018310142	SFR	0.25	2
018310147	SFR	0.80	6
018310151	SFR	0.22	2
018310153	SFR	0.20	1
018311101	SFR	2.49	17
018311102	SFR	2.49	17
018311104	SFR	0.74	5
018311112	SFR	2.48	17
018311116	SFR	0.22	2
018311117	SFR	0.55	4
018311129	SFR	0.22	2
018311134	SFR	0.18	1
018311135	SFR	0.18	1
018311136	SFR	0.18	1
018311137	SFR	0.18	1
018311138	SFR	0.17	1
018311139	SFR	0.17	1
018311140	SFR	0.18	1
018311145	SFR	0.24	2
018312101	SFR	2.11	15
018312103	SFR	2.49	17
018312104	SFR	1.05	7
018312105	SFR	1.05	7
018312113	SFR	0.43	3
018312140	SFR	0.18	1
018312141	SFR	0.18	1

APN	GPLU	Acreage	Potential Dwelling Units
018312142	SFR	0.23	2
018312145	SFR	0.22	2
018312146	SFR	0.19	1
018316102	SFR	0.24	2
018316103	SFR	0.25	2
018316109	SFR	0.25	2
018316110	SFR	0.24	2
018316112	SFR	0.10	1
018316118	SFR	1.25	9
018316122	SFR	0.15	1
018316134	SFR	0.26	2
018316135	SFR	0.22	2
018316137	SFR	0.11	1
018317109	SFR	0.23	2
018317111	SFR	0.96	7
018317117	SFR	0.23	2
018317118	SFR	0.44	3
018317134	SFR	0.29	2
018318109	SFR	0.48	3
018318111	SFR	0.31	2
018318112	SFR	0.19	1
018318122	SFR	0.24	2
018318157	SFR	0.24	2
018319122	SFR	1.33	9
018319140	SFR	0.11	1
018319147	SFR	0.11	1
018319150	SFR	0.22	2
018319151	SFR	0.22	2
018320128	SFR	0.21	1
018320137	SFR	0.33	2
018320146	SFR	0.20	1
018320147	SFR	0.22	2
018320148	SFR	0.24	2
018320149	SFR	0.24	2
018320150	SFR	0.33	2
018320151	SFR	0.24	2
018321101	SFR	1.10	8
018321102	SFR	3.22	23
018321103	SFR	0.17	1

APN	GPLU	Acreage	Potential Dwelling Units
018321104	SFR	0.18	1
018323101	SFR	1.25	9
018323102	SFR	1.25	9
018323110	SFR	0.40	3
018323113	SFR	0.62	4
018323117	SFR	0.14	1
018323118	SFR	0.31	2
018323119	SFR	0.31	2
018323120	SFR	1.05	7
018323128	SFR	0.21	1
018324101	SFR	0.54	4
018324102	SFR	0.31	2
018324103	SFR	0.94	7
018324110	SFR	0.27	2
018324112	SFR	0.31	2
018324114	SFR	0.31	2
018324120	SFR	0.54	4
018324121	SFR	1.25	9
018324142	SFR	0.20	1
018324149	SFR	0.16	1
018324150	SFR	0.18	1
018324154	SFR	0.20	1
018324155	SFR	0.18	1
018324160	SFR	0.24	2
018324162	SFR	0.25	2
018324164	SFR	0.31	2
018325103	SFR	0.24	2
018325116	SFR	0.31	2
018325123	SFR	0.65	5
018325128	SFR	0.80	6
018325134	SFR	0.36	3
018325135	SFR	0.24	2
018325137	SFR	0.22	2
018325148	SFR	0.25	2
018325155	SFR	0.18	1
018325156	SFR	0.22	2
018325160	SFR	0.17	1
018326112	SFR	0.46	3
018326118	SFR	0.25	2

APN	GPLU	Acreage	Potential Dwelling Units
018326121	SFR	0.25	2
018326130	SFR	1.24	9
018326146	SFR	0.25	2
018326149	SFR	0.25	2
<del>018326153</del>	<del>SFR</del>	<del>0.25</del>	<del>2</del>
<del>018326154</del>	<del>SFR</del>	<del>0.25</del>	<del>2</del>
018326156	SFR	0.25	2
018326157	SFR	0.25	2
018326158	SFR	0.25	2
018327144	SFR	0.20	1
018327152	SFR	0.48	3
018327156	SFR	0.38	3
018327157	SFR	0.37	3
018328149	SFR	0.19	1
018331112	SFR	0.18	1
018331143	SFR	0.14	1
018335138	SFR	0.17	1
018341102	SFR	0.09	1
018343101	SFR	0.21	1
018343102	SFR	1.97	14
042108221	SFR	2.25	16
042108223	SFR	1.40	10
042108228	SFR	18.65	131
042108231	SFR	13.65	96
042108232	SFR	10.66	75
042108234	SFR	9.58	67
042108237	SFR	4.00	28
042108239	SFR	36.89	258
042112202	SFR	40.44	283
042112203	SFR	19.49	136
042112204	SFR	19.52	137
042112205	SFR	8.14	57
042112206	SFR	8.96	63
042112207	SFR	9.28	65
042112208	SFR	8.41	59
042112209	SFR	78.56	550
042112210	SFR	80.53	564
042112211	SFR	80.26	562
042112263	SFR	0.94	7

APN	GPLU	Acreage	Potential Dwelling Units
042112264	SFR	2.64	18
042112265	SFR	2.64	19
042112266	SFR	2.65	19
042112267	SFR	2.65	19
042113306	SFR	10.30	72
042113307	SFR	10.17	71
042113308	SFR	10.18	71
042113318	SFR	4.07	28
042113319	SFR	0.93	7
042113320	SFR	0.95	7
042113321	SFR	0.93	7
042113322	SFR	0.93	7
042113327	SFR	23.67	166
042113333	SFR	1.84	13
042113334	SFR	6.53	46
042114114	SFR	7.63	53
042114118	SFR	1.02	7
042120104	SFR	2.38	17
042121102	SFR	2.42	17
042121104	SFR	2.41	17
042126102	SFR	160.84	1126
042127106	SFR	80.19	561
042127107	SFR	19.98	140
042127109	SFR	10.02	70
042127110	SFR	13.80	97
042127111	SFR	5.01	35
042127112	SFR	10.02	70
042127113	SFR	20.01	140
042128103	SFR	32.32	226
042128106	SFR	16.92	118
042128107	SFR	4.99	35
042128108	SFR	4.99	35
042128111	SFR	2.50	17
042128115	SFR	9.99	70
042128117	SFR	2.50	17
042128119	SFR	4.97	35
042128121	SFR	14.98	105
042128122	SFR	4.99	35
042128125	SFR	28.58	200

Commented [MM1]: Permits issued

APN	GPLU	Acreage	Potential Dwelling Units
042128132	SFR	1.25	9
042128133	SFR	14.98	105
042128134	SFR	7.18	50
042128135	SFR	6.56	46
042128136	SFR	11.36	80
042128137	SFR	117.38	822
042129111	SFR	0.25	2
042129114	SFR	0.36	3
042129116	SFR	0.28	2
042129117	SFR	0.28	2
042129121	SFR	0.25	2
042129122	SFR	0.22	2
042129124	SFR	0.22	2
042129126	SFR	0.22	2
042129203	SFR	0.23	2
042129301	SFR	0.23	2
042129302	SFR	0.23	2
042130102	SFR	0.22	2
042130302	SFR	0.22	2
042130303	SFR	0.22	2
042130308	SFR	0.27	2
042130309	SFR	0.32	2
042130314	SFR	0.22	2
042408119	SFR	8.00	56
042408146	SFR	0.08	1
042408149	SFR	2.97	21
042408150	SFR	21.32	149
042408151	SFR	0.13	1
042408152	SFR	0.38	3
042409102	SFR	0.23	2
042409103	SFR	0.17	1
042409104	SFR	0.28	2
042409106	SFR	1.14	8
042413202	SFR	10.10	71
042413203	SFR	10.43	73
042413204	SFR	2.00	14
042413210	SFR	15.17	106
042413211	SFR	11.25	79
042413226	SFR	11.61	81

APN	GPLU	Acreage	Potential Dwelling Units
042413234	SFR	38.67	271
042413237	SFR	11.69	82
042413238	SFR	0.52	4
042413241	SFR	10.06	70
042413243	SFR	10.00	70
042413245	SFR	18.97	133
042413246	SFR	27.91	195
042413247	SFR	10.07	71
042413255	SFR	9.97	70
042413259	SFR	80.57	564
042413261	SFR	20.25	142
042413263	SFR	22.52	158
042413264	SFR	10.59	74
042413271	SFR	11.52	81
042423102	SFR	1.15	8
042423103	SFR	0.20	1
042423104	SFR	0.14	1
042423105	SFR	0.08	1
042510221	SFR	1.56	11
042510222	SFR	0.19	1
042510223	SFR	27.66	194
042510227	SFR	0.55	4
042510228	SFR	0.55	4
042510229	SFR	0.20	1
042510236	SFR	0.55	4
042510237	SFR	1.68	12
042604145	SFR	0.35	2
042605102	SFR	0.34	2
042605105	SFR	0.35	2
042703114	SFR	0.18	1
042802117	SFR	100.12	701
042802118	SFR	97.01	679
042802119	SFR	130.02	910
042802120	SFR	93.36	654
042802121	SFR	115.09	806
042812201	SFR	1.25	9
042812202	SFR	1.25	9
042812203	SFR	1.26	9
042812204	SFR	1.26	9

APN	GPLU	Acreage	Potential Dwelling Units
042812205	SFR	1.26	9
042812217	SFR	1.26	9
042812218	SFR	1.26	9
042812219	SFR	1.08	8
042812220	SFR	0.17	1
042812221	SFR	1.25	9
042812222	SFR	1.25	9
042812223	SFR	1.25	9
042812224	SFR	1.25	9
042812226	SFR	1.25	9
042812227	SFR	1.26	9
042812235	SFR	0.57	4
042812238	SFR	1.25	9
042812261	SFR	2.25	16
042813102	SFR	1.25	9
042813103	SFR	1.26	9
042813104	SFR	1.25	9
042813105	SFR	0.69	5
042813106	SFR	1.26	9
042813107	SFR	1.26	9
042813108	SFR	1.26	9
042813109	SFR	1.26	9
042813110	SFR	1.26	9
042813114	SFR	1.26	9
042813115	SFR	1.26	9
042813116	SFR	1.26	9
042813117	SFR	1.26	9
042813118	SFR	1.25	9
042813119	SFR	1.25	9
042813120	SFR	1.25	9
042813121	SFR	1.25	9
042813122	SFR	1.25	9
042813123	SFR	1.25	9
042813124	SFR	1.26	9
042813125	SFR	1.26	9
042813126	SFR	1.26	9
042813127	SFR	1.26	9
042813128	SFR	1.25	9
042813129	SFR	1.25	9

APN	GPLU	Acreage	Potential Dwelling Units
042813130	SFR	1.25	9
042813131	SFR	1.25	9
042813132	SFR	1.25	9
042813133	SFR	1.25	9
042813134	SFR	1.25	9
042813135	SFR	1.26	9
042813136	SFR	1.26	9
042830154	SFR	0.08	1
042830155	SFR	0.32	2
042830157	SFR	0.29	2
042836101	SFR	0.19	1
042836102	SFR	0.19	1
042836103	SFR	0.19	1
042836104	SFR	0.19	1
042836105	SFR	0.19	1
042836106	SFR	0.19	1
042836107	SFR	0.19	1
042836108	SFR	0.18	1
042836109	SFR	0.18	1
042836110	SFR	0.19	1
042836111	SFR	0.27	2
042836112	SFR	0.23	2
042836113	SFR	0.18	1
042836114	SFR	0.17	1
042836115	SFR	0.17	1
042836116	SFR	0.17	1
042836117	SFR	0.17	1
042836118	SFR	0.17	1
042836119	SFR	0.19	1
042836120	SFR	0.19	1
042836121	SFR	0.17	1
042836122	SFR	0.17	1
042836123	SFR	0.17	1
042836124	SFR	0.17	1
042836125	SFR	0.18	1
042836126	SFR	0.19	1
042836127	SFR	0.20	1
042836128	SFR	0.42	3
042836129	SFR	0.17	1

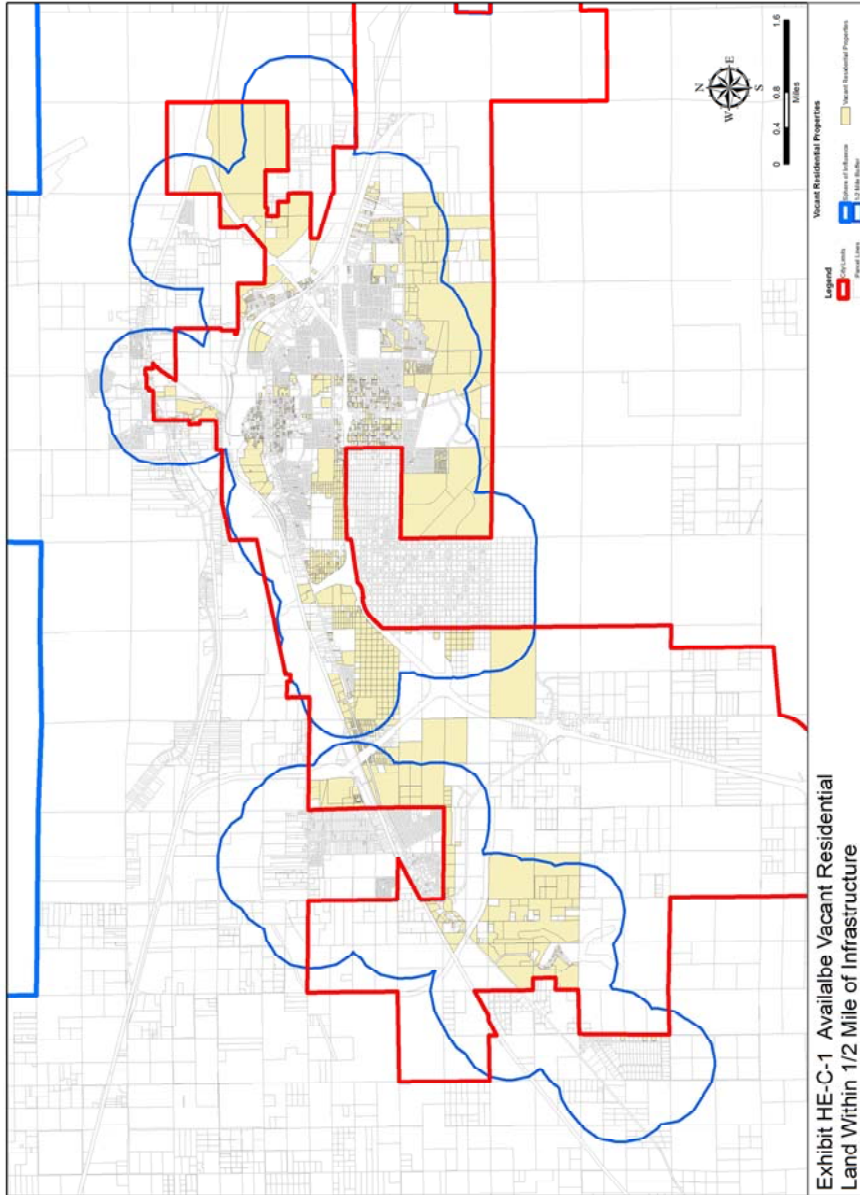


APN	GPLU	Acreage	Potential Dwelling Units
042836130	SFR	0.16	1
042836131	SFR	0.17	1
042836132	SFR	0.17	1
042836133	SFR	0.17	1
042836134	SFR	0.17	1
042836135	SFR	0.17	1
042836136	SFR	0.17	1
042836137	SFR	0.17	1
042836138	SFR	0.17	1
042836139	SFR	0.17	1
042836140	SFR	0.17	1
042836141	SFR	0.33	2
042836142	SFR	0.17	1
042836143	SFR	0.16	1
042836144	SFR	0.16	1
042836145	SFR	0.16	1
042836146	SFR	0.16	1
042836147	SFR	0.16	1
042836148	SFR	0.16	1
042836149	SFR	0.16	1
042836150	SFR	0.16	1
042836151	SFR	0.49	3
042836152	SFR	0.91	6
042836153	SFR	0.48	3
042836154	SFR	0.53	4
042836155	SFR	0.43	3
042836156	SFR	0.37	3
042836157	SFR	0.36	3
042836158	SFR	0.38	3
042836159	SFR	0.18	1
042836160	SFR	0.18	1
042836161	SFR	0.32	2
042836162	SFR	0.53	4
042836163	SFR	0.68	5

APN	GPLU	Acreage	Potential Dwelling Units
042836164	SFR	0.36	3
042836165	SFR	0.24	2
042836166	SFR	0.58	4
042836167	SFR	0.19	1
042836168	SFR	0.17	1
042836169	SFR	0.18	1
042836170	SFR	0.20	1
042836171	SFR	0.19	1
042836172	SFR	0.18	1
042836173	SFR	0.17	1
042836174	SFR	0.17	1
042836175	SFR	0.17	1
042836176	SFR	0.17	1
042836177	SFR	0.17	1
042836178	SFR	0.17	1
042836179	SFR	0.17	1
042836180	SFR	0.17	1
042836181	SFR	0.19	1
049714302	SFR	10.03	70
049714303	SFR	6.49	45
049714307	SFR	9.75	68
049714308	SFR	15.26	107
049714309	SFR	4.93	35
049714310	SFR	4.93	35
049714311	SFR	4.77	33
049728102	SFR	44.23	310
049728103	SFR	2.41	17
Single-Family Totals:		3, <del>281</del> 280.7 4 <del>80</del>	22, <del>972</del> 968

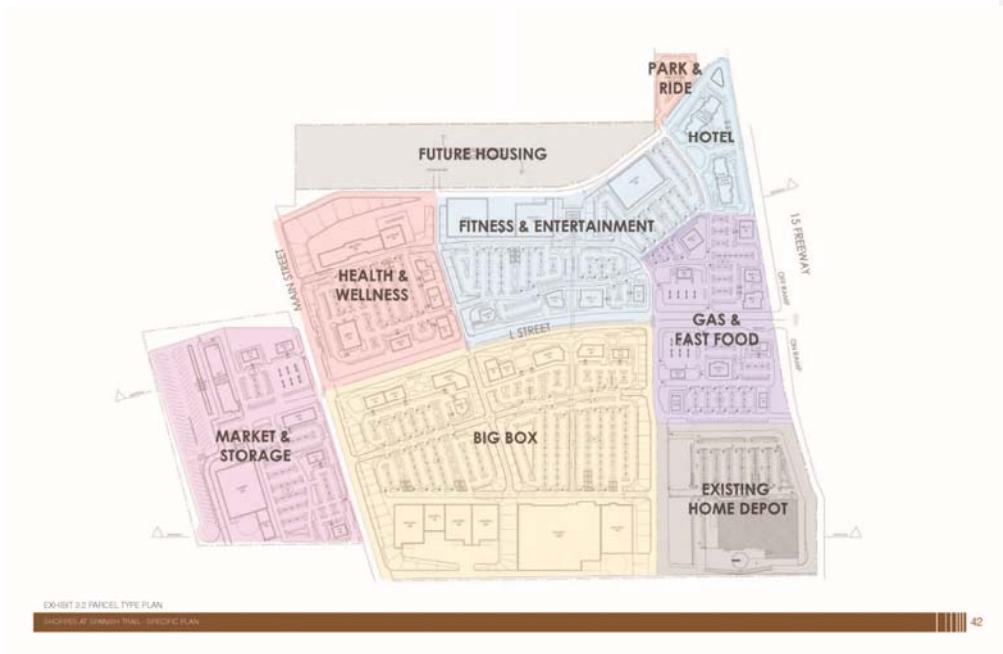
All Residential Totals:	5, <del>673</del> 672.3 9 <del>80</del>	54, <del>092</del> 088
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Source: City of Barstow, 2014 using San Bernardino County base map and ArcMap from ESRI. The data source was reduced by using only those parcels within the city limits and those that are estimated to be within 1/2 mile of existing infrastructure. Additionally, parcels that had no parcel lines or too small to achieve a single unit were eliminated. Parcels where development began since this list was created have a single-line strikethrough to denote their removal.



### Spanish Trail Specific Plan

The City recently approved the Spanish Trail Specific Plan for approximately 110 acres located north of I-15 along Avenue "L" and West Main Street. This plan, though primarily commercial, includes medium density residential uses along the eastern periphery. This designation is also identified within the specific plan as multi-family and senior housing. Medium Density Residential is 20 units per acre. This area is more than 11.5 acres in area, with a potential build-out of nearly 240 units. Although the housing component of this plan is not an active part of this project, it is anticipated that the residential component will begin prior to the end of this Housing Element cycle (2021).



### *Spanish Trail Proposed Site Plan*

This specific plan received Council approval on 12/15/2013. No plans have been submitted as of the writing of this element, but construction on the commercial/retail component is estimated to begin around 2017. This project will not only provide for active senior housing, it

will be designed in a manner that allows these residents to walk or bike to the center, creating a walkable neighborhood.

### **Sites For Housing Homeless People**

State law requires communities to more proactively address the unmet housing needs of their resident homeless people. This has presented unique challenges as many surrounding jurisdictions in the Inland Empire cannot adequately house their resident homeless population. This has resulted in an influx of homeless people into Barstow. In addition, Barstow also has on occasion experienced stranded motorists traveling down the Interstate 15, Interstate 40, and Highway 58. The City has one homeless shelter, Desert Manna, capable of temporarily housing 32 people at any given time. On April 24, 2014, Desert Manna indicated their daily average was 16.4 persons, but always more occupied at the end of the month because many clients need help managing their money. They also indicated that emergency shelters are moving towards “rapid re-housing.” They attempt to move individuals from the emergency shelter to transitional or permanent housing within 30 days. This makes room for new individuals needing their service. ~~According to Desert Manna, the t~~Transitional housing provided by New Hope Village is operating at capacity. Global One Development (housing at-risk youth ages 18-25) offers permanent supportive housing.

In providing for homeless needs, there are two primary ways to count the need for emergency shelter space in communities as described below.

- **Housing Element Law.** Barstow has 19 unsheltered homeless people (San Bernardino County 2013 Homeless Count and Subpopulation Survey: Final Report, May 2013). This number represents the number of people who are not residing in an emergency shelter, transitional housing, or permanent supportive housing. However, at any given time, some homeless people may choose not to reside in the emergency shelter. Indeed, of the 32 beds available at Desert Manna, 100% are utilized in peak season, leaving no beds available for use.

Under state law, the City has an unmet housing need for 19 beds for people who are homeless and not living in a shelter of any kind. The unmet need would be addressed by identifying and zoning sites to accommodate the construction of additional emergency shelters. It should be noted that this determination does not reflect best practices nor is it consistent with the City’s plan to reduce homelessness. Indeed, recent years have seen a paradigm shift to a Housing First Approach, which suggests a different solution to housing homeless people.