

D. Calico Ghost Town

Calico Ghost Town is a major park attraction in the area. In 1976, Calico had a total attendance of 333,425 visitors, or 36 percent of the total attendance in the entire San Bernardino County Regional Parks System. Almost half the visitors to the park according to a recent survey, are from Los Angeles County or out-of-state. Only six percent were from the desert communities of San Bernardino County.

2.12.3 Land Use -- City of Barstow

The City of Barstow contains 13,316 acres (20.8 square miles) of land, including acreage in highway rights-of-way. More than 10,000 acres, or 75 percent are vacant. More than 40 percent of the city is zoned residential; 72 percent of this is undeveloped. Another 23 percent of the city is zoned industrial, with 58 percent of this amount untenanted. Over one-third of the industrial lands developed belong to the Santa Fe Railroad. More than half of the commercial zoned acreage and virtually all of the agricultural zoned land is vacant.

In general there is more than adequate room in Barstow for expansion in all areas of land use development provided other planning criteria are met.

A2.13 ECONOMIC CONDITIONS OF THE BARSTOW AREA

Introduction

This report section characterizes the existing economic and demographic climate and conditions pertinent to the proposed reactivation of Fort Irwin. This characterization is primarily drawn from statistical tables reflecting the data form in which this information is typically available.

The tables are classified into three major groupings: population, employment, and housing. Within each grouping, the discussion is further refined in terms of both relationships to the regional context and to the greater Barstow area. Standard definitions apply to all statistical or demographic terms or topics. The geographic context of the statistical presentations, however, varies according to availability of information and locational relevance. For example:

- o Population and employment on a regional basis are discussed either in terms of countywide statistics or, in some instances, the two county Riverside-San Bernardino area commonly referred to as the Riverside-San Bernardino-

Ontario Standard Metropolitan Statistical Area (SMSA). This results from certain information being available on this basis and relevant, such as construction employment, to the proposed action at Fort Irwin.

- o Information on the housing inventory and related characteristics is available and pertinent on a more local basis for the greater Barstow area or sphere of influence.
- o For fiscal purposes, the City of Barstow is defined as the city limits.
- o For housing and employment purposes, the Barstow area is defined as County Planning District 19.
- o For population and trade purposes, the Barstow sphere of influence includes County Planning Districts 19, 20 and 21.
- o For comparative purposes, the High Desert Region is defined as County Planning Districts 19, 20, 21 and 18 (Victorville).

A2.13.1 Economic Overview

A. Regional Economy

The economy of the two county Riverside-San Bernardino Standard Metropolitan Statistical Area is historically founded on agriculture and currently represents a significant, but somewhat unstable variety of economic activity. With a relative decline in agriculture in recent years, light manufacturing, distribution and service related activities, especially government, have become dominant in the more populous county areas. This is also reflected in the fact that, although this region has little major or stable economic base industry, its geographic location is economically strategic for distribution, assembly, government and service functions.

(1) Population

After two decades (1950-1970) of rapid growth, population in the two county Standard Metropolitan Statistical Area (SMSA) has stabilized in recent years, especially in San Bernardino County where the population growth rate has been less than 1% per year from 1970. This county growth rate is actually less than the natural rate of increase indicating a short-term trend toward outmigration from the county during the 1970-1976 period.

Table A-23 presents the overall population figures and trend patterns since the 1970 Census by major population centers in San Bernardino County, and as a whole for unincorporated areas and for Riverside County. Barstow is one of six cities in San Bernardino County which lost population from 1970 to 1977. Six other cities in the county gained population during this same period, while the county as a whole increased by 5.8% over this seven-year span. Riverside County increased population 22.1% over the same 1970-1977 period, for a net gain in the total two-county population count of 12.3% from 1977. The population of the total SMSA is close to 1.3 million with approximately 724,000 of this (or 56%) in San Bernardino County.

Table A-24 projects certain demographic characteristics of the population of San Bernardino County for 1978 by race, sex, and age. Proportions of "minority group" populations appear to be modest, with "Spanish speaking or surnamed" population slightly in excess of 15% of the total, and those classified as "black" representing approximately 5%.

Table A-25 details San Bernardino County population by Census Tract and County Planning Districts for the high desert areas for both the 1970 Census and the 1975 special county census. Also provided are 20-year population projections for these detailed areas by 5-year intervals through 1995. In the latest 1975 Census, the Barstow area population represented about 5% of the total county population, and about 40% of the total for the high desert. These proportions are projected to remain fairly stable through 1995 with the high desert and total county growing at a slightly faster rate than the Barstow market area.

(2) Employment and Unemployment

Growth in employment in the combined Riverside and San Bernardino County area has followed, roughly, the same pattern as population growth and in some measure has been the cause of it. Agriculture and manufacturing have remained fairly stable in recent years, while employment in distribution and service activities has steadily increased. Construction on the other hand went into a serious decline in the 1974 recession period and has only recently begun to improve. With the decline in fertility rates over the same period, the working age population ratio has increased even faster than the growth in employment, leading to serious unemployment rates.

The mounting number of unemployed wrought during the recession period reached record totals in the first quarter of 1975 in Riverside-San Bernardino. A weak job market compounded by

Standard Metropolitan Statistical Area - PopulationRiverside and San Bernardino Counties
Selected Cities and Years

| <u>County/City</u> | <u>1970*</u> 1/ | <u>1975</u> 2/ | <u>1976</u> 3/ | <u>1977</u> 3/ | <u>1970-77</u> # | <u>1970-77</u> <u>Difference</u> % |
|-----------------------|--------------------|-------------------|-------------------|-------------------|---------------------|--|
| <u>San Bernardino</u> | | | | | | |
| - Adelanta | - | - | 2,130 | 2,040 | - | - |
| - Barstow | 17,442 | 16,812 | 16,900 | 17,100 | - 342 | 2.0 |
| - Chino | 20,411 | 27,490 | 28,450 | 31,000 | 10,589 | 51.9 |
| - Colton | 19,974 | 18,686 | 19,000 | 19,100 | - 874 | - 4.4 |
| - Fontana | 20,673 | 23,629 | 23,950 | 24,450 | 3,777 | 18.3 |
| - Loma Linda | - | - | 7,850 | 7,975 | - | - |
| - Montclair | 22,564 | 21,072 | 21,000 | 21,150 | -1,396 | - 6.2 |
| - Needles | 4,050 | 3,815 | 3,790 | 3,790 | - 260 | - 6.4 |
| - Ontario | 64,118 | 63,186 | 64,000 | 66,600 | 2,482 | 3.9 |
| - Redlands | 36,356 | 35,566 | 35,600 | 35,350 | -1,006 | - 2.8 |
| - Rialto | 28,370 | 31,069 | 31,300 | 31,550 | 3,180 | 11.2 |
| - San Bernardino | 104,251 | 102,303 | 102,800 | 103,600 | - 651 | - 0.6 |
| - Upland | 32,550 | 37,253 | 37,950 | 40,450 | 7,900 | 24.3 |
| - Victorville | <u>10,846</u> | <u>12,344</u> | <u>12,500</u> | <u>12,850</u> | <u>2,004</u> | <u>18.6</u> |
| Subtotal Cities | 381,587 | 393,225 | 407,220 | 417,005 | 35,418 | 9.3 |
| Unincorporated* | <u>302,485</u> | <u>302,839</u> | <u>296,500</u> | <u>306,800</u> | <u>4,315</u> | <u>1.4</u> |
| Total County | 684,072 | 696,064 | 703,720 | 723,805 | 39,733 | 5.8 |
| Riverside County | <u>459,074</u> | <u>522,100</u> | <u>538,400</u> | <u>560,400</u> | <u>101,326</u> | <u>22.1</u> |
| Total SMSA | <u>1,143,146</u> | <u>1,218,164</u> | <u>1,242,120</u> | <u>1,284,205</u> | <u>141,059</u> | <u>12.3</u> |

Source EDAW, Inc.

1/ 1970 Census - Fourth Count * areas not incorporated in 1970.

2/ Special Census, April 1, 1975 with U.S. Department of Commerce.

3/ California State Department of Finance - Report 77E-1,
Estimate as of January, 1976 and 1977.

SAN BERNARDINO COUNTY

Demographic Projection
Population by Race, Sex, and Age
(projected 1978)

| | Total % | White 92.7% | Black 5.1% | Other Nonwhite 2.2% | Spanish American (a) 15.8% |
|-------------------|------------|----------------|---------------|---------------------------|----------------------------------|
| Both sexes | | | | | |
| Total (b) | 703,300 | 652,080 | 35,860 | 15,370 | 111,410 |
| Male | | | | | |
| Total | 344,990 | 319,350 | 18,310 | 7,330 | 53,570 |
| 0-15 | 91,320 | 83,430 | 5,780 | 2,120 | 19,430 |
| 16-17 | 13,980 | 12,730 | 920 | 340 | 2,800 |
| 18-19 | 13,980 | 12,730 | 920 | 340 | 2,800 |
| 20-24 | 34,650 | 30,990 | 2,690 | 970 | 5,980 |
| 25-34 | 57,090 | 52,240 | 3,350 | 1,500 | 8,190 |
| 35-44 | 37,490 | 35,060 | 1,690 | 740 | 5,210 |
| 45-54 | 32,600 | 30,670 | 1,350 | 570 | 4,050 |
| 55-64 | 28,930 | 27,770 | 830 | 330 | 2,780 |
| 65+ | 34,940 | 33,730 | 780 | 430 | 2,330 |
| Female | | | | | |
| Total | 358,310 | 332,730 | 17,550 | 8,040 | 57,840 |
| 0-15 | 87,220 | 79,660 | 5,520 | 2,040 | 19,490 |
| 16-17 | 13,360 | 12,220 | 810 | 330 | 2,910 |
| 18-19 | 13,360 | 12,220 | 810 | 330 | 2,910 |
| 20-24 | 32,160 | 29,240 | 2,070 | 850 | 6,210 |
| 25-34 | 56,950 | 52,470 | 2,870 | 1,610 | 9,430 |
| 35-44 | 40,350 | 37,230 | 1,970 | 1,150 | 6,350 |
| 45-54 | 35,810 | 33,450 | 1,460 | 890 | 4,800 |
| 55-64 | 34,310 | 32,970 | 930 | 410 | 2,930 |
| 65+ | 44,790 | 43,270 | 1,090 | 420 | 2,810 |

Source: Economic Research Associates and EDAA, Inc.

(a) The Spanish American population is defined as persons of Spanish language or Spanish surname.

(b) Parts may not add to totals because of independent rounding.

Population - Census and ProjectionsPlanning Districts - 1970-1995

| <u>Census Tract</u> | <u>Census 1/ 1970</u> | <u>Census 2/ 1975</u> | <u>Projections</u> | | | |
|----------------------------------|---------------------------|---------------------------|--------------------|----------------|----------------|----------------|
| | | | <u>1980</u> | <u>1985</u> | <u>1990</u> | <u>1995</u> |
| Hinkley | 3,479 | 3,303 | 3,340 | 3,488 | 3,621 | 3,879 |
| Yermo | 2,187 | 1,763 | 1,822 | 1,900 | 1,972 | 2,067 |
| Barstow N. | 1,293 | 1,214 | 1,297 | 1,339 | 1,390 | 1,428 |
| Barstow | 4,154 | 3,281 | 3,240 | 3,363 | 3,420 | 3,537 |
| Barstow S. | 7,255 | 6,610 | 6,609 | 6,914 | 7,177 | 7,387 |
| Lenwood/Dag. | 11,815 | 11,893 | 11,905 | 12,395 | 12,866 | 13,141 |
| Nebo Center | 1,828 | 1,613 | 1,676 | 1,744 | 1,692 | 1,598 |
| Total District #19 | <u>32,011</u> | <u>29,677</u> | <u>29,899</u> | <u>31,143</u> | <u>32,138</u> | <u>33,037</u> |
| Red Mt./Searles | 4,052 | 3,893 | 4,529 | 4,832 | 5,086 | 5,221 |
| Fort Irwin | 3,033 | 108 | 126 | 134 | 129 | 145 |
| Total District #20 | <u>7,085</u> | <u>4,001</u> | <u>4,655</u> | <u>4,966</u> | <u>5,215</u> | <u>5,366</u> |
| Newberry/Baker (District #21) | <u>2,615</u> | <u>2,695</u> | <u>2,775</u> | <u>2,821</u> | <u>2,971</u> | <u>3,016</u> |
| Total Barstow Area | 41,711 | 36,373 | 37,329 | 38,930 | 40,324 | 41,419 |
| Total District #18 | <u>44,690</u> | <u>51,825</u> | <u>58,388</u> | <u>62,545</u> | <u>66,216</u> | <u>70,082</u> |
| Total High Desert | 86,401 | 88,198 | 95,717 | 101,475 | 106,640 | 111,501 |
| Balance County | <u>597,671</u> | <u>604,866</u> | <u>685,923</u> | <u>730,850</u> | <u>775,149</u> | <u>813,148</u> |
| Total County | <u>684,072</u> | <u>696,064</u> | <u>781,640</u> | <u>832,325</u> | <u>881,789</u> | <u>924,649</u> |

Sources: EDAW, Inc. and

1/ U.S. Bureau of the Census - Fourth Count.

2/ Special Census; April 1975, with U.S. Department of Commerce.

3/ San Bernardino County Planning Department - Preliminary.

seasonal fluctuations kept the volume high most of the year. A declining trend was not exhibited until September when year-to-year decreases began to be sustained. As a result, average unemployment in the SMSA during 1976, at 48,000 was slightly higher than in 1975, the previous record for the series. During the early months of 1977, contra-seasonal decreases occurred in February and March reducing the number of jobless. For the year as a whole, the jobless volume should decrease by 12.5% to average 42,000 in 1977, comparable to the 1974 average. The improvement in the unemployment situation is expected to continue at a slower rate into 1978; however, the number unemployed is not expected to return to the prerecession low 30,000 range because of a rapidly expanding labor force.

Construction - Lack of historical population and employment growth rates in the period since the 1970 Census has seriously affected the demand for new construction and related employment, especially in the 1974-76 recession period. Unemployment rates for the construction industry exceeded 25.0% at the height of the recession and continue to fluctuate in the 10-20% range. This, together with high overall unemployment in San Bernardino County from 1974 to present is both a reflection and fundamental cause of a migration away from the area.

Transportation/Public Utilities - The transportation and public utilities industry was the only division to register an employment loss during 1976. The small decline was entirely in the public utilities sector, while transportation gained some jobs. Both communications and power companies contributed to the loss reflecting general budget tightening and employee transfers. Slight improvement has been noted in both sectors, and increases are expected for 1977 and 1978. In spite of the myriad energy problems, growth in 1978 is anticipated to be stronger in utilities than 1977 since expansion of the Coolwater Edison plant will be completed, and the construction of the proposed Lucerne Valley plant should be underway.

The area's transportation industry is a small but viable sector, expanding by 1,500 jobs or approximately 17.0% over the past five years. About a third of the growth was generated by the railroads with recent major renovations of classification yards in the area that necessitated staff transfers from other locales. Although freight revenue fluctuated, employment held steady through the recession period.

Table A-25 provides annual employment and trend data by major classification by year (1970 to 1976) for the Riverside-San Bernardino SMSA.

The implications of this data have been reviewed in the employment discussion appearing earlier in the report.

Table A-26 reformats the data appearing in Table A-25 in order to sharpen the employment classifications and reconcile agricultural employment data. Of note is that services represent nearly 50% of total two-county employment, with government employment accounting for over half of this and nearly 25% of total employment. Transportation and trade account for fully another 25% while basic industry goods employment represents slightly less than 25% of the whole.

Table A-27 represents (1960-1975) employment information in format similar to Table 9 for San Bernardino County. The 1975 proportions of employment in each classification are about the same as the two-county totals. Employment in goods production and transportation has actually declined since 1960 due mainly to declines in construction. Trade, government and other services have exhibited significant and constant employment gains over the 15-year period.

B. Barstow Area Economy

Historically the economy of Barstow and surrounding areas is based on its strategic location and relative isolation as the paramount crossroads of the high desert. Its proximity to military training installations and supply centers has helped to stabilize its primary economic foundations. Major transportation, transshipment supply and distribution activities form the backbone of the Barstow economy, while the corresponding trade and service sectors, including the area function as a center for government administration, round out the employment picture.

- (1) Population - The High Desert and Barstow area population exhibited sustained growth in the 1950-1970 period in keeping with improved transportation means and communication facilities which significantly reduced its relative isolation. Since the 1970 Census, however, population in the High Desert area has remained relatively stable, but with substantial variation in the subregions. County Planning District 18 (Victorville and surrounding communities) has sustained stable population since 1970. This is based in large measure on its relatively close proximity to the southern California urban centers and mountain and water-related recreation centers used for retirement and vacation purposes.

Meanwhile, Barstow and surrounding communities have experienced a substantial population decline since 1970 due to:

Table A-25a

EMPLOYMENT TRENDSRiverside - San Bernardino - Ontario Labor Market
(In Thousands)

| | <u>1970</u> | <u>1971</u> | <u>1972</u> | <u>1973</u> | <u>1974</u> | <u>1975</u> | <u>Percent Changes</u> | |
|--|-------------|-------------|-------------|-------------|-------------|-------------|------------------------|----------------|
| | | | | | | | <u>1970-75</u> | <u>1974-75</u> |
| Civilian Labor Force..... | 409.9 | 428.4 | 440.5 | 457.0 | 489.0 | 508.3 | 24.3 | 3.9 |
| Total Civilian Employment..... | 379.0 | 388.5 | 408.5 | 426.0 | 447.0 | 449.5 | 18.6 | 0.6 |
| Total Unemployment..... | 30.0 | 40.0 | 32.0 | 31.0 | 42.0 | 58.0 | 93.3 | 38.1 |
| Unemployment Rate (%)..... | 7.3 | 9.3 | 7.3 | 6.8 | 8.6 | 11.4 | | |
| Total Nonagricultural Wage and Salary Employment..... | 293.7 | 298.2 | 312.2 | 327.8 | 333.6 | 334.4 | 13.9 | 0.2 |
| Mining..... | 2.4 | 2.5 | 1.8 | 2.3 | 2.6 | 2.4 | n.c. | - 7.7 |
| Contract Construction..... | 14.2 | 14.0 | 15.9 | 17.5 | 14.9 | 12.4 | - 12.7 | - 16.8 |
| Manufacturing..... | 52.7 | 52.0 | 53.7 | 56.0 | 56.3 | 51.1 | - 3.0 | - 9.2 |
| Durable Goods..... | 39.5 | 38.5 | 39.5 | 41.5 | 41.5 | 37.2 | - 5.8 | - 10.4 |
| Nondurable Goods..... | 13.3 | 13.4 | 14.2 | 14.5 | 14.8 | 14.0 | 5.3 | - 5.4 |
| Transportation, Com., and Utilities..... | 17.4 | 17.4 | 17.6 | 18.6 | 19.1 | 18.6 | 6.9 | - 2.6 |
| Trade..... | 66.0 | 68.4 | 71.6 | 76.5 | 78.3 | 80.9 | 22.6 | 3.3 |
| Wholesale Trade..... | 10.3 | 10.7 | 11.5 | 12.3 | 12.5 | 13.0 | 26.2 | 4.0 |
| Retail Trade..... | 55.7 | 57.7 | 60.1 | 64.2 | 65.8 | 67.9 | 21.9 | 3.2 |
| Finance, Insurance and Real Estate..... | 9.9 | 10.5 | 11.2 | 11.9 | 12.0 | 12.1 | 22.2 | 0.8 |
| Services..... | 55.5 | 56.7 | 60.1 | 64.3 | 66.9 | 68.7 | 23.8 | 2.7 |
| Government..... | 75.7 | 76.8 | 80.4 | 80.8 | 83.5 | 88.3 | 16.6 | 5.7 |
| Federal..... | 16.5 | 15.2 | 14.5 | 13.9 | 14.3 | 14.3 | 13.3 | n.c. |
| State and Local..... | 59.2 | 61.6 | 65.8 | 66.9 | 69.1 | 74.1 | 25.2 | 7.2 |
| Agricultural Employment..... | 21.1 | 21.2 | 20.7 | 21.3 | 20.9 | 21.1 | n.c. | 1.0 |

Source: California Employment Development Department; and EDAA, Inc.

n.c. = no change

Table A-26

EMPLOYMENT BY INDUSTRY

Riverside - San Bernardino - Ontario SMSA
1970-76 (000s) Annual Averages

| <u>Industry Class</u> | <u>1970</u> | <u>1971</u> | <u>1972</u> | <u>1973</u> | <u>1974</u> | <u>1975</u> | <u>1976</u> |
|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <u>Goods</u> | | | | | | | |
| - Agriculture (est.) | 16.0 | 16.5 | 16.0 | 15.5 | 15.5 | 16.5 | 18.0 |
| - Mining | 2.2 | 2.1 | 1.8 | 2.2 | 2.5 | 2.3 | 2.3 |
| - Construction | 14.2 | 14.3 | 16.4 | 17.8 | 14.9 | 12.8 | 13.2 |
| - Manufacturing | 52.7 | 50.2 | 54.7 | 58.0 | 57.4 | 51.1 | 53.4 |
| Subtotal | <u>85.1</u> | <u>83.1</u> | <u>88.9</u> | <u>93.5</u> | <u>90.3</u> | <u>82.7</u> | <u>87.9</u> |
| <u>Distribution</u> | | | | | | | |
| - Transportation, Utilities and Communication | 17.9 | 17.9 | 17.6 | 18.5 | 19.4 | 19.0 | 18.9 |
| - Wholesale and Retail Trade | 69.4 | 69.5 | 71.5 | 76.1 | 77.7 | 77.9 | 82.3 |
| Subtotal | <u>87.3</u> | <u>87.4</u> | <u>89.1</u> | <u>94.6</u> | <u>97.1</u> | <u>96.9</u> | <u>101.2</u> |
| <u>Services</u> | | | | | | | |
| - Finance, Insurance and Real Estate (fire) | 10.2 | 11.0 | 11.7 | 12.4 | 12.4 | 12.6 | 13.4 |
| - Personal and Professional Services | 59.9 | 59.6 | 58.6 | 62.7 | 64.7 | 66.9 | 70.5 |
| - Government | 78.5 | 78.8 | 80.3 | 80.8 | 84.0 | 88.8 | 89.6 |
| Subtotal | <u>148.6</u> | <u>149.4</u> | <u>150.6</u> | <u>155.9</u> | <u>161.1</u> | <u>168.3</u> | <u>173.5</u> |
| Totals | <u>321.0</u> | <u>319.9</u> | <u>328.6</u> | <u>344.0</u> | <u>348.5</u> | <u>347.9</u> | <u>362.6</u> |

Source: State of California, Department of Human Resources; U.S. Census Bureau, 1970; EDAA, Inc.

Table A-27

EMPLOYMENT BY INDUSTRYSan Bernardino County
1960-75 (000s)

| <u>Industry Class</u> | <u>1960</u> ^{1/} | <u>1965</u> ^{2/} | <u>1970</u> ^{1/} | <u>1975</u> ^{3/} |
|--|---------------------------|---------------------------|---------------------------|---------------------------|
| <u>Goods</u> | | | | |
| - Agriculture | 8.4 | 8.0 | 7.3 | 7.5 |
| - Mining | 1.1 | 1.0 | 1.1 | 1.0 |
| - Construction | 13.0 | 10.3 | 10.8 | 8.1 |
| - Manufacturing | <u>29.5</u> | <u>26.5</u> | <u>31.4</u> | <u>32.6</u> |
| Subtotal | <u>52.0</u> | <u>45.8</u> | <u>46.2</u> | <u>49.2</u> |
| <u>Distribution</u> | | | | |
| - Transportation, Comm. Utilities | 14.8 | 7.9 | 8.0 | 8.1 |
| - Wholesale and Retail | <u>26.4</u> | <u>30.6</u> | <u>41.2</u> | <u>45.6</u> |
| Subtotal | <u>41.2</u> | <u>38.5</u> | <u>49.2</u> | <u>53.7</u> |
| <u>Services</u> | | | | |
| - Finance, Insurance and Real Estate Group | 5.9 | 4.9 | 5.2 | 7.0 |
| - Services | 27.5 | 30.1 | 34.4 | 34.3 |
| - Government | <u>29.3</u> | <u>35.2</u> | <u>47.6</u> | <u>53.0</u> |
| Subtotal | <u>62.7</u> | <u>70.2</u> | <u>87.2</u> | <u>94.3</u> |
| Totals | <u>155.9</u> | <u>154.5</u> | <u>182.6</u> | <u>197.2</u> |

Sources: EDAW, Inc. and

1/ U.S. Census Bureau.

2/ Economics Research Associates.

3/ California State, Employment Development Department.

- (a) The closing of Fort Irwin in 1971-72;
- (b) The energy and recessionary impacts on transient business in the 1975-75 era;
- (c) Gradual cutbacks in military employment requirements related to the USMC supply depot in the 1971-75 period; and
- (d) Fertility rate reductions as a result of declines in natural birth rates and increase in the older retirement component of the population.

Table A-28 presents the age distribution by Planning District for the high desert areas based on the 1970 Census. The Barstow area (Districts 19-21) exhibits a higher proportion of population under age 20, and a lower proportion over age 60 than is true for the Victorville area (District 18). A higher retiree proportion in District 18 appears to account for this difference.

Table A-29 reflects population changes from 1960 to 1975 by Planning District for the high desert region. For reasons already discussed, Barstow and surrounding areas lost around 10% total population from 1970 to 1975, while District 18 gained population by more than 12% (2% per year) during the same period. The net gain for the high desert was about 2% for this 1970-1976 period.

Table A-30 presents the same format as Table 5 for projecting population for the period 1975 to 1995 in 10-year intervals. The Barstow area population is projected to grow at the rate of nearly 2% per year from 1975 to 1985, and about 1% per year thereafter.

Table A-31 presents the age distribution by intervals for the City of Barstow and for Planning District 19 based on the 1970 Census. No significant differences appear to exist between the city and the district except the district (county areas) appears to contain a somewhat high proportion of population in the over 60 years old group than does the City of Barstow proper.

Information obtained from the City of Barstow Planning Department indicates the minority composition of the 1977 city population is classified as follows:

| | | |
|------------------|---|------------|
| American Indian | - | 4% |
| Black | - | 8% |
| Spanish Speaking | - | 25% |
| Other Minority | - | 8% |
| Total Minority | = | <u>45%</u> |

Table A-28

Age Distribution
 High Desert - 1970
 By Planning District

| <u>Age</u> | <u>18</u> | | <u>19-21 (rounded)</u> | | <u>Total</u> | |
|------------|---------------|----------|------------------------|----------|---------------|----------|
| | <u>#</u> | <u>%</u> | <u>#</u> | <u>%</u> | <u>#</u> | <u>%</u> |
| Under 5 | 5,271 | 11.8% | 4,500 | 10.8% | 9,800 | 11.3% |
| 5-14 | 8,004 | 17.9 | 10,000 | 24.0 | 18,000 | 20.8 |
| 15-19 | 3,879 | 8.7 | 4,200 | 10.1 | 8,100 | 9.4 |
| 20-24 | 4,721 | 10.6 | 3,600 | 8.6 | 8,300 | 9.6 |
| 25-29 | 3,095 | 6.7 | 2,900 | 7.0 | 6,000 | 6.9 |
| 30-39 | 4,224 | 9.4 | 3,900 | 9.4 | 8,100 | 9.4 |
| 40-49 | 4,665 | 10.4 | 4,700 | 11.3 | 9,400 | 10.9 |
| 50-59 | 3,962 | 8.9 | 3,700 | 8.9 | 7,700 | 8.9 |
| 60+ | <u>6,833</u> | 15.3 | <u>4,200</u> | 10.1 | <u>11,000</u> | 12.7 |
| Total | <u>44,700</u> | 100% | <u>41,700</u> | 100% | <u>86,400</u> | - |
| Median Age | 25.8 | | 23.2 | | 24.5 | |

Source: Bureau of the Census, PC(1) - B6: 1970; and EDAW, Inc.

Table A-29

Population Trends
Barstow and County Areas
(1960-75)

| Planning Area | 1/ | 1/ | 2/ | % Change | | | |
|---------------------|---------|---------|---------|----------|---------|-------|--------|
| | 1960 | 1970 | 1975 | 1960-70 | 1970-75 | | |
| City of Barstow | 14,466# | 17,422 | 16,812 | 2,976 | -630 | 20.6% | -3.6% |
| County District #19 | 12,659 | 14,569 | 12,865 | 1,910 | -1,704 | 15.1% | -11.6% |
| Total District #19 | 27,125 | 32,011 | 29,677 | 4,886 | -2,334 | 18.4% | -7.3% |
| Total District #20 | 5,698 | 7,085 | 4,001 | 1,387 | -3,084 | 24.3% | -43.5% |
| Total District #21 | 2,479 | 2,615 | 2,695 | 136 | 80 | 5.5% | 3.1% |
| Total Barstow Area | 35,302 | 41,711 | 36,373 | 6,409 | -5,338 | 18.2% | -12.8% |
| Total District #18 | 31,067 | 44,690 | 51,825 | 13,623 | 7,135 | 43.8% | 15.9% |
| Total High Desert | 66,369 | 86,401 | 88,198 | 20,032 | 1,797 | 30.1% | 2.1% |
| Balance of County | 436,862 | 597,671 | 607,866 | 160,809 | 10,195 | 36.8% | 1.7% |
| Total County | 503,231 | 684,072 | 696,064 | 180,841 | 11,992 | 36.0% | 1.8% |

Source: EDAA, Inc. and

1/ U.S. Bureau of Census - Fourth Count. *Includes incorporated areas as of 1970.

2/ Special County Census with U.S. Department of Commerce.

Table A-3

Population Projections

Barstow and County Areas
(1975-95)

| <u>Planning Area</u> | <u>1975</u> ^{1/} | <u>1985</u> ^{2/} | <u>1995</u> ^{2/} | <u>(rounded)</u> <u># Change</u> | | <u>% Change</u> | |
|----------------------|---------------------------|---------------------------|---------------------------|-------------------------------------|----------------|-----------------|----------------|
| | | | | <u>1975-85</u> | <u>1985-95</u> | <u>1975-85</u> | <u>1985-95</u> |
| City of Barstow | 16,812 | N/A | N/A | - | - | - | - |
| County District #19 | <u>12,865</u> | N/A | N/A | - | - | - | - |
| Total District #19 | 29,677 | 31,143 | 33,037 | 1,450 | 1,900 | 4.9% | 6.1% |
| Total District #20 | 4,001 | 4,966 | 5,366 | 950 | 400 | 24.0% | 8.0% |
| Total District #21 | <u>2,695</u> | <u>2,821</u> | <u>3,016</u> | <u>150</u> | <u>200</u> | 5.5% | 7.1% |
| Total Barstow Area | 36,373 | 38,930 | 41,419 | 2,550 | 2,500 | 7.0% | 6.4% |
| Total District #18 | <u>51,825</u> | <u>62,545</u> | <u>70,082</u> | <u>10,750</u> | <u>7,500</u> | 20.8% | 12.0% |
| Total High Desert | 88,198 | 101,475 | 111,501 | 13,300 | 10,000 | 15.1% | 9.8% |
| Balance of County | <u>607,866</u> | <u>730,850</u> | <u>813,148</u> | <u>123,000</u> | <u>82,300</u> | 20.2% | 11.2% |
| Total County | <u>696,064</u> | <u>832,325</u> | <u>924,649</u> | <u>136,300</u> | <u>92,300</u> | 19.5% | 11.1% |

Source: ED&W, Inc. and

1/ San Bernardino County Planning Department - Preliminary.

2/ Special County Census, April 1976, with U.S. Department of Commerce.

Population Age Distribution

Barstow and County Areas
1970 # + %

| <u>Age</u> | <u>City of Barstow</u> | | <u>District #19</u> | | <u>(1975) Total County (000's)</u> | |
|------------|------------------------|-------------|---------------------|--------------|--|--------------|
| | <u>#</u> | <u>%</u> | <u>#</u> | <u>%</u> | <u>#</u> | <u>%</u> |
| Under 5 | 1,699 | 9.7% | 3,189 | 10.0% | 55.0 | 7.9% |
| 5-14 | 4,252 | 24.3% | 7,836 | 24.5% | 130.0 | 18.7% |
| 15-19 | 1,796 | 10.3% | 3,319 | 10.4% | 71.0 | 10.3% |
| 20-24 | 1,209 | 6.9% | 2,603 | 8.1% | 62.0 | 8.9% |
| 25-29 | 1,202 | 6.9% | 2,121 | 6.6% | 56.0 | 8.0% |
| 30-39 | 2,174 | 12.5% | 2,952 | 9.2% | 85.0 | 12.0% |
| 40-49 | 2,162 | 12.4% | 3,671 | 11.4% | 73.0 | 10.6% |
| 50-59 | 1,647 | 9.4% | 3,801 | 8.8% | 68.0 | 9.8% |
| 60+ | <u>1,301</u> | <u>7.5%</u> | <u>3,519</u> | <u>11.4%</u> | <u>96.0</u> | <u>13.8%</u> |
| Total | 17,442 | 100% | 32,011 | 100% | 696.0 | 100% |
| Median Age | 24.0 | | 23.2 | | 27.7 | |

Sources: Bureau of the Census, PC(1)-B6: 1970; and EDAW, Inc.

This is more than double the military population rate for the county as a whole.

- (2) Employment - The interrelationship between population and employment as discussed above is also reflected in the service sector, as actual employment in the Barstow Unified School District and Community Hospital has decreased since 1970. This is in keeping with decreases in population and school age children.

Table A-32 provides 1970 and 1975 employment data by category for both Barstow City and market area. Various gains, declines and intra-area shifts in the levels of employment by classification are evident from the table. Overall, the Barstow area has lost employment by 10% from 1970 to 1975 for reasons discussed in previous sections of this report. It is significant that over 50% of the total employment for the Barstow area is in services, with government accounting for nearly 40% of total employment. Also, well over 40% of total employment relates to distribution primarily in transportation and trade. Less than 5% of the total 1975 area employment is in the production of basic goods.

Table A-33 details 1970 to 1975 employment for the Barstow area by major employer. Gains and decreases have been gradual for most employers, while the loss due to the 1972 closure of Fort Irwin was statistically offset by the recent gain due to Yellow Freight.

Table A-34 depicts 1970 Census data on family income distribution by income intervals for Barstow City and the Planning Districts of the high desert as a whole. While Barstow and its market area exhibit a consistently uniform distribution, Planning District 18 contains a much higher proportion of families with annual incomes less than \$6,000. This again is a reflection of the high proportion of retirees within District 18 living on pension or fixed retirement income.

Table A-35 presents 1975 average income levels by classification of employment for the Barstow market area. The average annual wage is nearly \$10,000 with the services group averaging nearly \$11,000 (due to the large government component in excess of \$12,500 average per year). The large distribution group averages nearly \$9,000 per year while the small goods group averages about \$7,000 per year. Retail trade and general services each average less than \$6,000 per year.

- (3) Retail Sales - Two studies of retail sales have been made for the Barstow area (Urban Futures and ERA) which include data to 1974. From 1974 to 1976, total retail

EMPLOYMENT BY INDUSTRYBarstow and Market Area
1970/1975

| <u>Industry</u> | <u>Within Barstow</u> | | <u>Balance of</u> | | <u>Total</u> | |
|--|-----------------------|--------------|--------------------|--------------|--------------------|---------------|
| | <u>City Limits</u> | | <u>Market Area</u> | | <u>Market Area</u> | |
| | <u>1970</u> | <u>1975</u> | <u>1970</u> | <u>1975</u> | <u>1970</u> | <u>1975</u> |
| | 1/ | 2/ | 1/ | 2/ | 1/ | 2/ |
| <u>Goods</u> | | | | | | |
| - Agriculture and Mining | 46 | 25 | 118 | 83 | 164 | 108 |
| - Construction | 149 | 180 | 216 | 31 | 365 | 211 |
| - Manufacturing | <u>141</u> | <u>140</u> | <u>144</u> | <u>12</u> | <u>285</u> | <u>152</u> |
| Subtotal | <u>336</u> | <u>345</u> | <u>478</u> | <u>126</u> | <u>814</u> | <u>471</u> |
| <u>Distribution</u> ^{3/} | | | | | | |
| - Transportation, Comm. and Utilities | 1,416 | 2,029 | 841 | 475 | 2,257 | 2,504 |
| - Trade | <u>1,341</u> | <u>1,654</u> | <u>817</u> | <u>246</u> | <u>2,158</u> | <u>1,890</u> |
| Subtotal | <u>2,757</u> | <u>3,683</u> | <u>1,658</u> | <u>711</u> | <u>4,415</u> | <u>4,394</u> |
| <u>Services</u> ^{3/} | | | | | | |
| - Finance, Insurance and Real Estate | 179 | 195 | 71 | 14 | 250 | 209 |
| - General | 1,521 | 898 | 908 | 161 | 2,429 | 1,059 |
| - Government | <u>1,614</u> | <u>992</u> | <u>1,612</u> | <u>3,013</u> | <u>3,226</u> | <u>4,005</u> |
| Subtotal | <u>3,314</u> | <u>2,085</u> | <u>2,591</u> | <u>3,188</u> | <u>5,905</u> | <u>5,273</u> |
| Totals | <u>6,407</u> | <u>6,110</u> | <u>4,727</u> | <u>4,028</u> | <u>11,134</u> | <u>10,138</u> |

Sources: EDAW, Inc. and

1/ Security Pacific Bank, Census Retrieval System; ERA.

2/ Economic Research Associates, Survey of Organizations, 1975.

3/ Various SIC reporting classification redefined 1970-75.

MAJOR EMPLOYERSBarstow City and Market Area
1970-75

| <u>Employer</u> | <u>1970</u> 1/ | <u>1972-73</u> 2/ | <u>1975</u> 3/ |
|-----------------------------------|-------------------|----------------------|-------------------|
| U.S. Marine Corps Supply Center | 3,780 | 3,104 | 2,913 |
| Santa Fe Railroad | 1,100 | 1,263 | 1,286 |
| Barstow Unified Schools & College | 858 | 727 | 752 |
| Goldstone Tracking Station | 652 | 516 | 480* |
| Yellow Freight Station | - | - | 350 |
| Fort Irwin | 441 | 207 | 100 |
| Barstow City and Hospital | 271 | 248 | 250* |
| County of San Bernardino | 100 | 144 | 160 |
| California Highway Patrol | <u>70</u> | <u>95</u> | <u>76</u> |
| Subtotal Major Employers | 7,272 | 6,304 | 6,367 |
| Other Employment * | <u>3,862</u> | <u>3,816</u> | <u>3,771</u> |
| Total Employment | <u>11,134</u> | <u>10,120</u> | <u>10,138</u> |

Sources:

1/ Planning Department - City of Barstow.

2/ Barstow Area Industrial Development Corporation; EDAW, Inc.

* Estimated based on Census Data of interpolation.

Table A-34

FAMILY INCOME DISTRIBUTION

Barstow and High Desert Regions
Annual - 1970

| Area | <u>INCOME LEVELS</u> | | | | | | Over \$25,000 | Total |
|------------------------|----------------------|-----------------------|------------------------|-------------------------|-------------------------|------------|------------------|-------|
| | Less than \$6,000 | \$6,000 to \$8,000 | \$8,000 to \$10,000 | \$10,000 to \$15,000 | \$15,000 to \$25,000 | \$25,000 | | |
| City of Barstow | <u>766</u> | <u>567</u> | <u>698</u> | <u>1,348</u> | <u>951</u> | <u>85</u> | <u>4,415</u> | |
| % of Total | 17.4 | 12.8 | 15.8 | 30.6 | 21.5 | 1.9 | 100% | |
| Balance of District 19 | <u>803</u> | <u>491</u> | <u>635</u> | <u>866</u> | <u>633</u> | <u>79</u> | <u>3,507</u> | |
| Total District 19 | <u>1,569</u> | <u>1,058</u> | <u>1,333</u> | <u>2,214</u> | <u>1,584</u> | <u>164</u> | <u>7,922</u> | |
| % of Total | 19.8 | 13.4 | 16.8 | 28.0 | 20.0 | 2.0 | 100% | |
| Districts 20 and 21 | <u>630</u> | <u>233</u> | <u>378</u> | <u>597</u> | <u>281</u> | <u>51</u> | <u>2,170</u> | |
| Total Market Area | <u>2,199</u> | <u>1,291</u> | <u>1,711</u> | <u>2,811</u> | <u>1,865</u> | <u>215</u> | <u>10,092</u> | |
| % of Total | 21.8 | 12.8 | 17.0 | 27.8 | 18.5 | 2.1 | 100% | |
| District 18 | <u>3,911</u> | <u>1,758</u> | <u>1,335</u> | <u>2,778</u> | <u>1,599</u> | <u>247</u> | <u>11,628</u> | |
| Total High Desert | <u>6,110</u> | <u>3,049</u> | <u>3,046</u> | <u>5,589</u> | <u>3,464</u> | <u>462</u> | <u>21,720</u> | |
| % of Total | 28.2 | 14.0 | 14.0 | 25.7 | 16.0 | 2.1 | 100% | |

Source: Bureau of the Census, General, Social and Economic Characteristics, PC(1)-6C: 1970, and EDAP, Inc.

Table A-35

EMPLOYMENT AND INCOMEBarstow Market Area
1975

| <u>Industry Class</u> | <u>Number Employed</u> | <u>% of Total</u> | <u>Total Annual Payroll</u> 1/ | <u>Average Income Per Employee</u> 2/ |
|---|----------------------------|-----------------------|---|--|
| <u>Goods</u> | | | | |
| - Agriculture and Mining | 108 | 1.1% | 0.686 | 6.350 |
| - Construction | 211 | 2.1 | 1.314 | 6.240 |
| - Manufacturing | <u>152</u> | <u>1.5</u> | <u>1.303</u> | 8.580 |
| Subtotal | <u>471</u> | <u>4.7</u> | <u>3.303</u> | 7.020 |
| <u>Distribution</u> | | | | |
| - Trans., Comm. and Utilities | 2,504 | 24.7 | 28.131 | 11.220 |
| - Trade | <u>1,890</u> | <u>18.6</u> | <u>10.876</u> | 5.750 |
| Subtotal | <u>4,394</u> | <u>43.3</u> | <u>39.007</u> | 8.880 |
| <u>Services</u> | | | | |
| - Finance, Insurance and Real Estate Group | 209 | 2.1 | 1.434 | 6.870 |
| - General | 1,059 | 10.4 | 5.867 | 5.540 |
| - Government | <u>4,005</u> | <u>39.5</u> | <u>50.194</u> | <u>12.530</u> |
| Subtotal | <u>5,273</u> | <u>52.0</u> | <u>57.495</u> | <u>10.890</u> |
| Totals | <u>10,138</u> | <u>100%</u> | <u>99.805</u> | <u>9.880</u> |

Sources: EDAW, Inc. and

1/ Economic Research Associates, Survey of Organizations, 1975,
millions of dollars.

2/ Thousands of Dollars (rounded).

sales increased from \$59.4 million to \$78.7 million or 32.5 percent. See Table A-36. Inflation during the same period was 17.2 percent (see Table A-37) so the city experienced a real sales gain of 15.3 percent during the period.

Some internal changes occurred in the retail sales picture -- the most notable being the decline in the number of service stations, even though the increase in retail sectors. Total number of permits declined by only one because of offsetting increases in other retail stores.

As noted in the previous studies, Barstow does an extraordinary amount of sales for its population in eating and drinking places and service stations. Per capita taxable retail sales figures for the State, San Bernardino County, Barstow and Victorville are shown in Tables A-38 and A-39. The per capita data for the two cities are based on population within incorporated city limits. Since both cities are commercial centers for a larger surrounding area, the per capita figures are considerably overstated. In order to determine the increased impact of newcomer spending, the per capita figures chosen should be closer to countywide or statewide averages.

(4) Housing - Housing in the Barstow area is characterized by:

- o Slow growth in recent years except for major new activity the first six months of 1977;
- o High proportion of single-family units;
- o Low proportion of multifamily units;
- o Significant and growing proportion of mobile homes, especially retirees;
- o Relatively low historical values;
- o Relatively modest turnover;
- o Average distribution of structure age; and
- o Average occupancy per unit.

This has lead to increasingly low housing vacancy rates presently at less than 2.5%. This has in turn led to a limitation of the availability of housing and price choices while at the same time inflating the overall price of housing in recent years.

Barstow Taxable Retail Sales

1974 and 1976

| | 1974 | | 1976 | | Change 1974-1976 | |
|--|------------|--------------------|------------|--------------------|---------------------|--------------|
| | No. | \$ (\$1000's) | No. | \$ (\$1000's) | No. | % \$ |
| <u>Convenience Goods</u> | | | | | | |
| Food Stores | 16 | \$ 4,659 | 14 | \$ 5,583 | -2 | 19.8% |
| Liquor Stores | 6 | 1,003 | 7 | 1,452 | +1 | 44.8 |
| Drug Stores | 4 | 1,552 | 4 | a | - | - |
| <u>Eating and Drinking</u> | 55 | 11,262 | 55 | 15,120 | - | 34.3 |
| <u>Shopper Goods</u> | | | | | | |
| Apparel | 14 | 1,226 | 12 | 1,647 | -2 | 34.3 |
| General Merchandise | 15 | 6,907 | 14 | 9,012 | -1 | 30.5 |
| Furniture/Appliances | 14 | 2,278 | 16 | 2,958 | +2 | 29.9 |
| Other Retail | 33 | 5,576 ^a | 41 | 4,500 ^a | +8 | -19.3 |
| <u>Building Materials/ Farm Implements</u> | 3 | a | 5 | 3,919 | +2 | - |
| <u>Auto Dealers and Auto Supplies</u> | 20 | 9,434 | 19 | 12,956 | -1 | 37.3 |
| <u>Service Stations</u> | 53 | 15,500 | 45 | 21,544 | -8 | 39.0 |
| Total Retail | <u>233</u> | <u>59,397</u> | <u>232</u> | <u>78,691</u> | <u>-1</u> | <u>32.5%</u> |

source: California State Board of Equalization.

a) Not presented in order to avoid disclosure. Totals included in Other Retail.

Consumer Price Index

Los Angeles - Long Beach SMSA
1967 - 1976

| <u>Year</u> | <u>Index</u> | <u>% Change</u> |
|-------------------|--------------|-----------------|
| 1967 | 100.0 | 3.9% |
| 1968 | 103.9 | 4.7 |
| 1969 | 108.8 | 5.1 |
| 1970 | 114.3 | 3.7 |
| 1971 | 118.5 | 3.2 |
| 1972 | 122.3 | 5.6 |
| 1973 | 129.2 | 10.3 |
| 1974 | 142.5 | 10.6 |
| 1975 | 157.6 | 6.6 |
| 1976 | 168.0 | 6.3 |
| 1977 ^a | 178.5 | |

Source: U.S. Department of Labor, Bureau of Labor Statistics.

a) May.

Table A-38

1976 Taxable Retail Sales (\$1,000's)

| <u>Convenience Goods</u> | <u>California</u> | <u>San Bernardino</u> | <u>Barstow</u> | <u>Victorville</u> |
|--|---------------------|-----------------------|--------------------|--------------------|
| Food Stores | \$ 5,241,831 | \$ 158,446 | \$ 5,583 | \$ 4,597 |
| Liquor Stores | 1,485,190 | 46,730 | 1,452 | 1,087 |
| Drug Stores | 1,609,762 | 44,524 | a | 1,915 |
| <u>Eating and Drinking</u> | 6,895,356 | 198,661 | 15,120 | 8,017 |
| <u>Shopper Goods</u> | | | | |
| Apparel | 2,980,469 | 65,564 | 1,647 | 2,438 |
| General Merchandise | 8,507,003 | 298,472 | 9,012 | 10,678 |
| Furniture/Appliances | 2,552,863 | 75,291 | 2,958 | 3,567 |
| Other Retail | 7,061,916 | 177,118 | 4,500 ^a | 4,425 |
| <u>Building Materials/ Farm Implements</u> | 4,167,176 | 115,917 | 3,919 | 3,105 |
| <u>Auto Dealers and Auto Supplies</u> | 9,598,468 | 285,671 | 12,956 | 22,579 |
| <u>Service Stations</u> | 7,243,219 | 259,869 | 21,544 | 11,294 |
| Total Retail | <u>\$57,343,253</u> | <u>\$1,726,263</u> | <u>\$78,691</u> | <u>\$73,702</u> |

a) Not presented in order to avoid disclosure. Totals included in Other Retail.

Source: California State Board of Equalization.

Table A-39

1976 Per Capita Taxable Retail Sales

| | <u>California</u> | <u>San Bernardino</u> | <u>Barstow</u> | <u>Victorville</u> |
|--|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| <u>Convenience Goods</u> | | | | |
| Food Stores | \$ 244.13 | \$ 221.98 | \$ 328.41 | \$ 362.68 |
| Liquor Stores | 69.17 | 65.47 | 85.41 | 85.76 |
| Drug Stores | 74.97 | 62.38 | a | 151.08 |
| <u>Eating and Drinking</u> | 321.15 | 278.31 | 889.41 | 632.50 |
| <u>Shopper Goods</u> | | | | |
| Apparel | 138.81 | 91.85 | 96.88 | 192.35 |
| General Merchandise | 396.22 | 418.15 | 530.12 | 842.45 |
| Furniture/ Appliances | 118.90 | 105.48 | 174.00 | 281.42 |
| Other Retail | 328.91 | 248.13 | 264.71 ^a | 349.11 |
| <u>Building Materials/ Farm Implements</u> | 194.08 | 162.39 | 230.53 | 244.97 |
| <u>Auto Dealers and Auto Supplies</u> | 447.04 | 400.21 | 762.12 | 1,781.38 |
| <u>Service Stations</u> | 337.35 | 364.06 | 1,267.29 | 891.05 |
| Total Retail | <u>\$2,670.73^b</u> | <u>\$2,418.41^c</u> | <u>\$4,628.88^d</u> | <u>\$5,814.75^e</u> |

a) Not presented in order to avoid disclosure. Totals included in other retail; b) Population = 21,471,000; c) Population = 713,800; d) Population = 17,000; e) Population = 12,675.

Table A-40 provides an inventory of total housing units for the 1970-1977 period by Planning District for the high desert, and for the City of Barstow. While the city realized over a 10% gain in housing during the 7-year period, the balance of its market area declined, so that the overall market area gain was about 4% for the same period. District 18 housing units, however, increased by over 30% during the same 7-year period, for an overall inventory increase of over 6,000 units or almost 20% for the total high desert from 1970 to 1977.

Table A-41 is formatted similar to Table A-40 to classify the 1970 housing inventory by type of structure, ownership and vacancy rates, as well as an average family size by district. District 18 has much higher single-family ownership and vacancy rates than the Barstow market area reflecting the high proportion of recreational ownership patterns previously noted with respect to this district. Also of note is the high proportion (about 80%) of total housing units which are single-family structures in the City of Barstow and related market area.

Table A-42 provides the annual results of postal vacancy surveys for the 1971-1976 period by type of unit surveyed. The latest (1976) results show an extremely low vacancy rate of less than 2.5% of the Barstow area.

Around 5% vacancy rates are considered normal to insure free mobility, variety of choice, and fluidity of supply-demand pricing.

Table A-43 indicates mobility of the population, for the State of California, San Bernardino County, and the City of Barstow.

B. City of Barstow

Table A-44 summarizes all of the major factor characteristics for the housing inventory of the City of Barstow on January 1, 1975. Most single-family and mobile home units are occupied by their owners (over 75%), whereas most multi-family units are occupied by renters (over 90%). Single-family and mobile homes represent over 85% of the total City of Barstow housing inventory.

Table A-45 details 1975 mobile home characteristics in the City of Barstow by park name, location and persons per household. Of note is the rapid growth of mobile homes by nearly three times the 1970 Census in 1975.

HOUSING INVENTORYBarstow and Region
1970-77

| <u>Area</u> | <u>1970</u> 1/ | <u>1975</u> 2/ | <u>1977</u> 3/ | <u>Net Change</u> <u>1970-77</u> |
|------------------------|-------------------|-------------------|-------------------|-------------------------------------|
| City of Barstow | 5,590 | 6,121 | 6,370 | 780 |
| Balance of District 19 | <u>4,411</u> | <u>4,438</u> | <u>4,881</u> | <u>470</u> |
| Total District 19 | 10,001 | 10,559 | 11,251 | 1,250 |
| District 20 | 2,837 | 1,622 | 1,733 | -1,104 |
| District 21 | <u>748</u> | <u>1,085</u> | <u>1,151</u> | <u>403</u> |
| Total Market Area | 13,586 | 13,266 | 14,135 | 549 |
| District 18 | <u>16,783</u> | <u>21,138</u> | <u>22,497</u> | <u>5,714</u> |
| Total High Desert | <u>30,369</u> | <u>34,404</u> | <u>36,632</u> | <u>6,263</u> |

Sources: EDAW, Inc. and

1/ U.S. Bureau of Census.

2/ San Bernardino County Planning Department - Special Census.

3/ San Bernardino County Planning Department - Preliminary.

Table A-41

HOUSING CHARACTERISTICSBarstow and Region
April, 1970

| Area | CHARACTER | Total Units | Vacant Units | Occupied by | | Structure | | Median Persons Per Unit |
|------------------------|-----------|----------------|-----------------|---------------|---------------|----------------------|--------------|-------------------------------|
| | | | | Owner | Renter | Single and Mobile | Multiple | |
| City of Barstow | | <u>5,590</u> | <u>469</u> | <u>3,170</u> | <u>1,951</u> | <u>4,399</u> | <u>1,190</u> | 3.4 |
| % of Total | | 100% | 8.3% | 56.7% | 35.0% | 78.7% | 21.3% | |
| Balance of District 19 | | <u>4,411</u> | <u>418</u> | <u>2,472</u> | <u>1,521</u> | <u>3,987</u> | <u>425</u> | 3.6 |
| Total District 19 | | <u>10,001</u> | <u>887</u> | <u>5,642</u> | <u>3,472</u> | <u>8,386</u> | <u>1,615</u> | 3.5 |
| % of Total | | 100% | 8.9% | 56.4% | 34.7% | 83.9% | 16.1% | |
| Districts 20 and 21 | | <u>3,585</u> | <u>373</u> | <u>1,234</u> | <u>1,982</u> | <u>2,465</u> | <u>1,120</u> | 2.9 |
| Total Market Area | | <u>13,586</u> | <u>1,260</u> | <u>6,876</u> | <u>5,454</u> | <u>10,851</u> | <u>2,735</u> | 3.3 |
| % of Total | | 100% | 9.3% | 50.6% | 40.1% | 80.0% | 20.0% | |
| District 18 | | <u>16,783</u> | <u>3,089</u> | <u>8,081</u> | <u>5,613</u> | <u>15,716</u> | <u>1,067</u> | 3.1 |
| Total High Desert | | <u>30,369</u> | <u>4,349</u> | <u>14,957</u> | <u>11,067</u> | <u>26,567</u> | <u>3,802</u> | 3.2 |
| % of Total | | 100% | 14.3% | 49.2% | 36.5% | 87.5% | 12.5% | |

Source: U.S. Bureau of the Census, Census of Housing, HC(1)-6: 1970; EDAW, Inc.

Table A-42

POSTAL VACANCY SURVEY

Barstow Area
1971-1974

| | April 8, 1971 | February 24, 1972 | February 16, 1973 | March 14, 1974 | August 15, 1976 |
|--|------------------|----------------------|----------------------|-------------------|--------------------|
| Total Residences Surveyed | 6,030 | 6,042 | 6,017 | 6,106 | 6,079 |
| Number Vacant | 140 | 170 | 234 | 213 | 119 |
| Percent Vacant | 2.3% | 2.8% | 3.9% | 3.5% | 2.0% |
| Total Apartments Surveyed | 1,506 | 1,541 | 1,611 | 1,648 | 1,751 |
| Number Vacant | 145 | 164 | 152 | 163 | 66 |
| Percent Vacant | 9.6% | 10.6% | 9.4% | 9.9% | 3.8% |
| Total Mobile Homes Surveyed | 593 | 563 | 740 | 674 | 721 |
| Number Vacant | 61 | 28 | 25 | 14 | 10 |
| Percent Vacant | 10.3% | 5.0% | 3.4% | 2.1% | 1.4% |
| Total Residences, Apartments, and Mobile Homes Surveyed | 7,536 | 8,146 | 8,368 | 8,428 | 8,511 |
| Number Vacant | 285 | 362 | 411 | 390 | 195 |
| Percent Vacant | 3.8% | 4.4% | 4.9% | 4.6% | 2.3% |
| Number Occupied | 7,251 | 7,784 | 7,957 | 8,038 | 8,356 |
| Units Under Construction | | | | | |
| Residences | 20 | 0 | 90 | 0 | 30 |
| Apartments | 54 | 54 | 30 | 0 | - |

Source: Department of Housing and Urban Development, Federal Housing Administration;
and Economics Research Associates; EDAA, Inc.

MOBILITY OF POPULATION

April 1970

| | <u>State of California</u> | <u>County of San Bernardino</u> | <u>City of Barstow</u> |
|------------------------------------|----------------------------|---------------------------------|------------------------|
| Total Population | 18,317,974 | 622,303 | 15,776 |
| 5 Years and More | 100.0% | 100.0% | 100.0% |
| Same House | 7,963,954 | 256,983 | 6,420 |
| Different House | 8,849,062 | 315,088 | 8,401 |
| Same County | 5,180,441 | 152,514 | 5,003 |
| Different County | 3,668,621 | 162,574 | 3,398 |
| Same State | 1,978,675 | 95,768 | 1,353 |
| Different State | 1,689,946 | 66,806 | 2,045 |
| Moved, 1965 Residence Not Reported | 1,034,217 | 38,619 | 502 |
| | 5.6% | 6.2% | 3.2% |

Source: Bureau of the Census, General Social and Economic Characteristics, PC(1)-C6.

HOUSING POPULATION ESTIMATE

City of Barstow
January 1, 1975

| | <u>Total</u> | <u>Single- Family</u> | <u>Multiple- Family</u> | <u>Mobile Homes</u> |
|------------------------------------|--------------|---------------------------|-----------------------------|-------------------------|
| Housing Units | 6,121 | 4,235 | 1,473 | 413 |
| Vacant Units | 264 | 127 | 140 | 8 |
| Occupied Units | 5,857 | 4,108 | 1,333 | 405 |
| Owner Occupied (percent) | 63% | 76% | 8% | 88% |
| Renter Occupied (percent) | 37% | 24% | 92% | 12% |
| % Vacant | 4.3% | 3.0% | 9.5% | 2.0% |
| Occupied Units by Tenure | | | | |
| Owner | 3,689 | 3,122 | 106 | 356 |
| Renter | <u>2,168</u> | <u>986</u> | <u>1,227</u> | <u>49</u> |
| Total | 5,857 | 4,108 | 1,333 | 405 |
| Population in Households by Tenure | | | | |
| Owner | 11,315 | 10,142 | 212 | 961 |
| Renter | <u>5,523</u> | <u>3,550</u> | <u>1,841</u> | <u>132</u> |
| Total | 16,838 | 13,692 | 2,053 | 1,093 |
| Persons per Household by Tenure | | | | |
| Owner | 3.1 | 3.2 | 2.0 | 2.7 |
| Renter | <u>2.5</u> | <u>3.6</u> | <u>1.5</u> | <u>2.7</u> |
| Average | 2.9 | 3.3 | 1.5 | 2.7 |

Source: Economic Research Associates and EDAW, Inc.

Table A-45

MOBILE HOME DATA

City of Barstow
January 1, 1975

| Mobile Home Park Name | Number of Spaces | | Permanent City Residents in Occupied Spaces Number | Persons per Household | Permanent Residents at Time of 1970 Census |
|--------------------------|------------------|------------|--|-----------------------------|---|
| | Total | Occupied | | | |
| Cee Cays | 42 | 31 | 31 | 2.06 | 30 |
| College Heights | 161 | 137 | 136 | 3.19 | 60 |
| Leisure Homes | 95 | 42 | 40 | 2.53 | 28 |
| Mecca | 106 | 88 | 88 | 2.97 | 95 |
| Red Top | 43 | 20 | 13 | 2.15 | 11 |
| Desert Villa | 65 | 59 | 57 | 2.11 | 50 |
| Holiday Homes | <u>180</u> | <u>154</u> | <u>154</u> | <u>1.67</u> | <u>144</u> |
| Total | 692 | 531 | 519 | 2.44 | 418 |

Source: Department of Finance, Checklist for Group Quarters Population, prepared by the City of Barstow, January 1, 1975.

Table A-46 presents the price spread of 1975 housing sales and rentals by number of each for each price category. There is reason to believe that these price distributions have recently experienced a major upward shift.

Table A-47 provides an aging and distribution schedule of the 1976 City of Barstow housing inventory of slightly over 6,000 units. Over 80% of this inventory is less than 30 years old while about 10% is more than 40 years old. The bulk (73%) of the total inventory was added during the period 1950 to 1969.

Table A-48 details by year and type of structure the additions to the City of Barstow housing inventory from 1960 to 1976. Not available are mobile home data for the 1960-1969 period, which presumably accounts for the unit differences evident between Tables 22 and 23.

Table A-49 summarizes the 1976 City of Barstow motel room inventory by age and size of structural groupings. The bulk of of the motel units (over 80%) have been added since 1950 at a gradual rate and are less than 30 years old. While the 19 motels containing 20-room units or less account for nearly 60% of the 32 total motels in the City of Barstow, they represent only about 25% of the total room units. The six motels with 61 to 100 room units each represent less than 20% of the total motels and fully 50% of the total room units. If all current proposals for new Barstow motels materialize, the room unit inventory would increase by 30% to 50% within the next two to three years.

Motels are an important ingredient to the economy of the City of Barstow providing major tax and employment bases related to transient travelers. Since occupancy rates are historically the highest during the (May-September) peak summer travel months, motel room units also become a temporary housing inventory supplement during the off-season for use of construction workers and others relocating on a temporary basis.

2.14 GOVERNMENT, INSTITUTIONAL, AND SOCIAL CONDITIONS OF BARSTOW

2.14.1 Government

The City of Barstow is the dominant entity in the study influence area. The unincorporated communities of Hinkley, Daggett, Newberry Springs and Yermo, plus special districts, community service areas and San Bernardino County agencies also play a vital role in the area's governmental fabric. For purposes of this report, all actions of the federal and state governments are assumed to pass through the relevant local agencies.