

For Sale
Land

+/- 312.33 Acres

34187 Camino Road, Barstow, CA 92311

Property Features

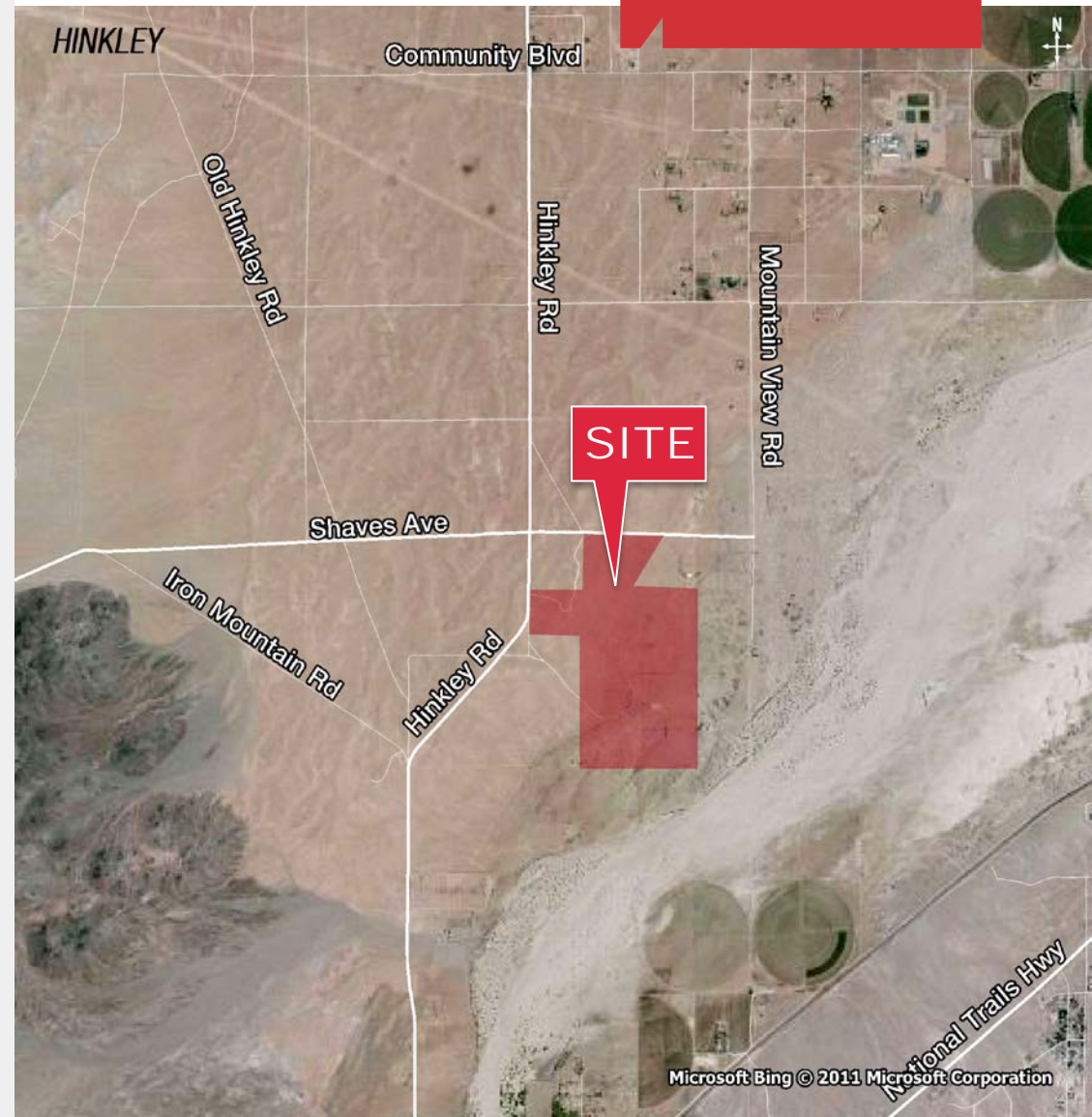
- +/- 312.33 Acres
- **Pre-Disturbed Land**
- Paved Access (Hinkley Road)
- **Freeway Close** – I-15, HWY 58, I-40, & HWY 247
- Zone: R-L-5 “Rural Living”
- Zone Allows Many Uses:
 - Including SOLAR Generation Facilities
- APNs: 0421-011-69, 70 & 82
- Well (Not Working), Septic, Electric
- SB Thomas Guide: 3758 F-1
- **Offering Price: \$595,000.00 / \$1,906 Per Acre**

San Bernardino County Development Code

- Chapter 84.29 Renewable Energy Generation Facilities
- Section 84.29.020 – Applicability and Land Use Zoning Districts

Adopted Ordinance 4098 (2010)

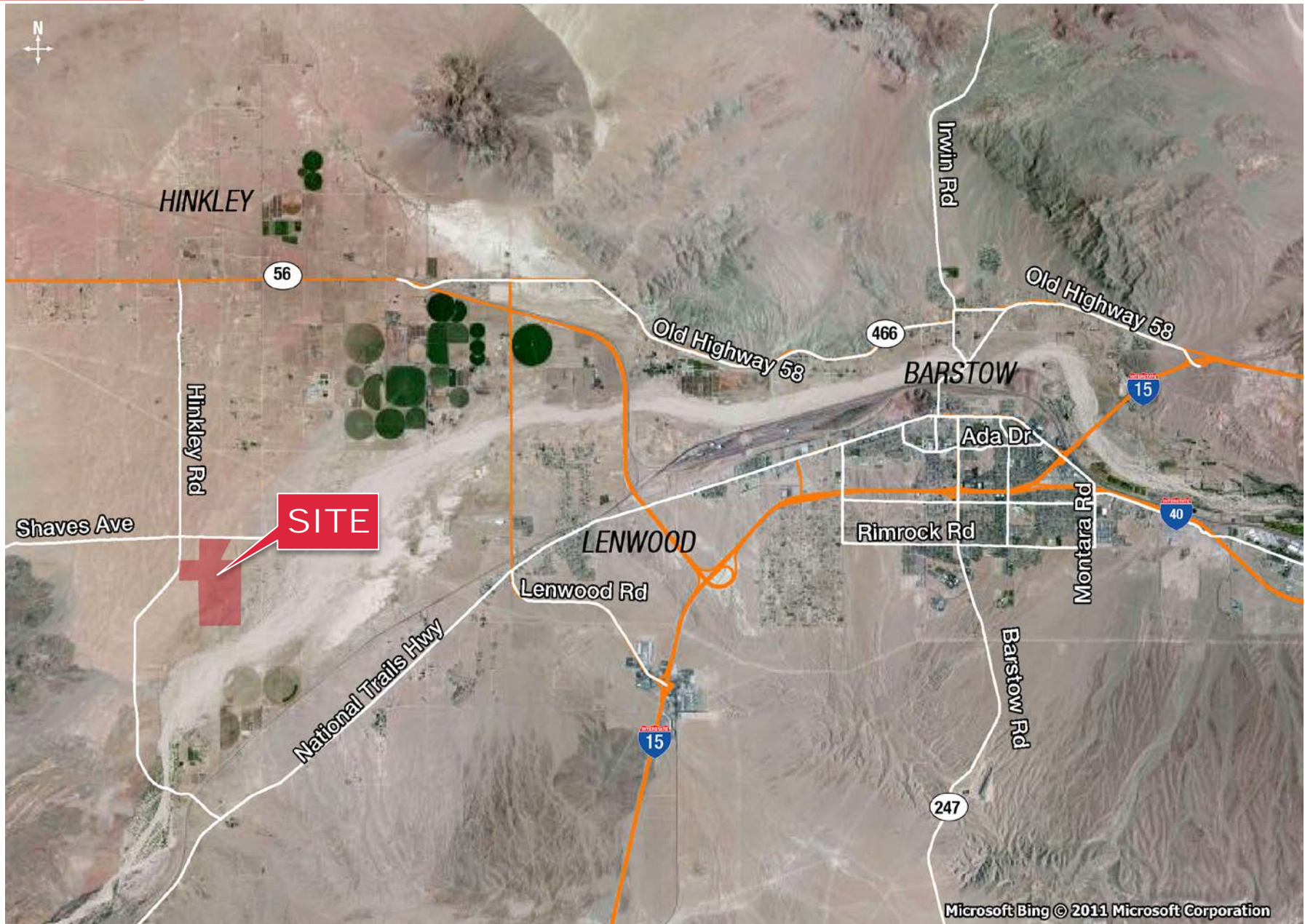
- 84.29.020 Applicability and Land Use Zoning Districts
- This chapter provides development standards for wind and solar renewable energy generation facilities.
- The Land Use Zoning Districts that allow renewable energy facilities are limited to the following:
 - RC (Resource Conservation)
 - AG (Agriculture)
 - FW (Floodway)
 - **RL (Rural Living)**



No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

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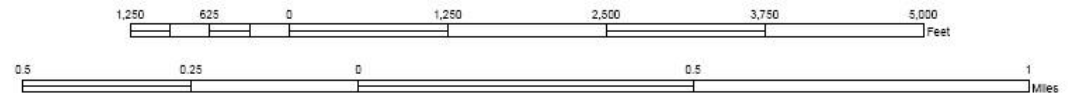
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San Bernardino County Land Use Plan GENERAL PLAN Land Use Zoning Districts

SCALE 1:14,400



Jurisdictional Control



Jurisdictional Control data is for informational purposes only and is not part of the General Plan Land Use Zoning. The depiction of the various land ownership categories is the best available information but cannot be guaranteed accurate. For current land ownership information please contact the San Bernardino County Assessor's Office.

Land Use Zoning Districts

AG – Agriculture	CS – Service Commercial	RC – Resource Conservation
CG – General Commercial	FW – Floodway	RL – Rural Living
CH – Highway Commercial	IC – Community Industrial	RM – Multiple Residential
CN – Neighborhood Commercial	IN – Institutional	RS – Single Residential
CO – Office Commercial	IR – Regional Industrial	SD – Special Development
CR – Rural Commercial	OS – Open Space	SP – Specific Plan

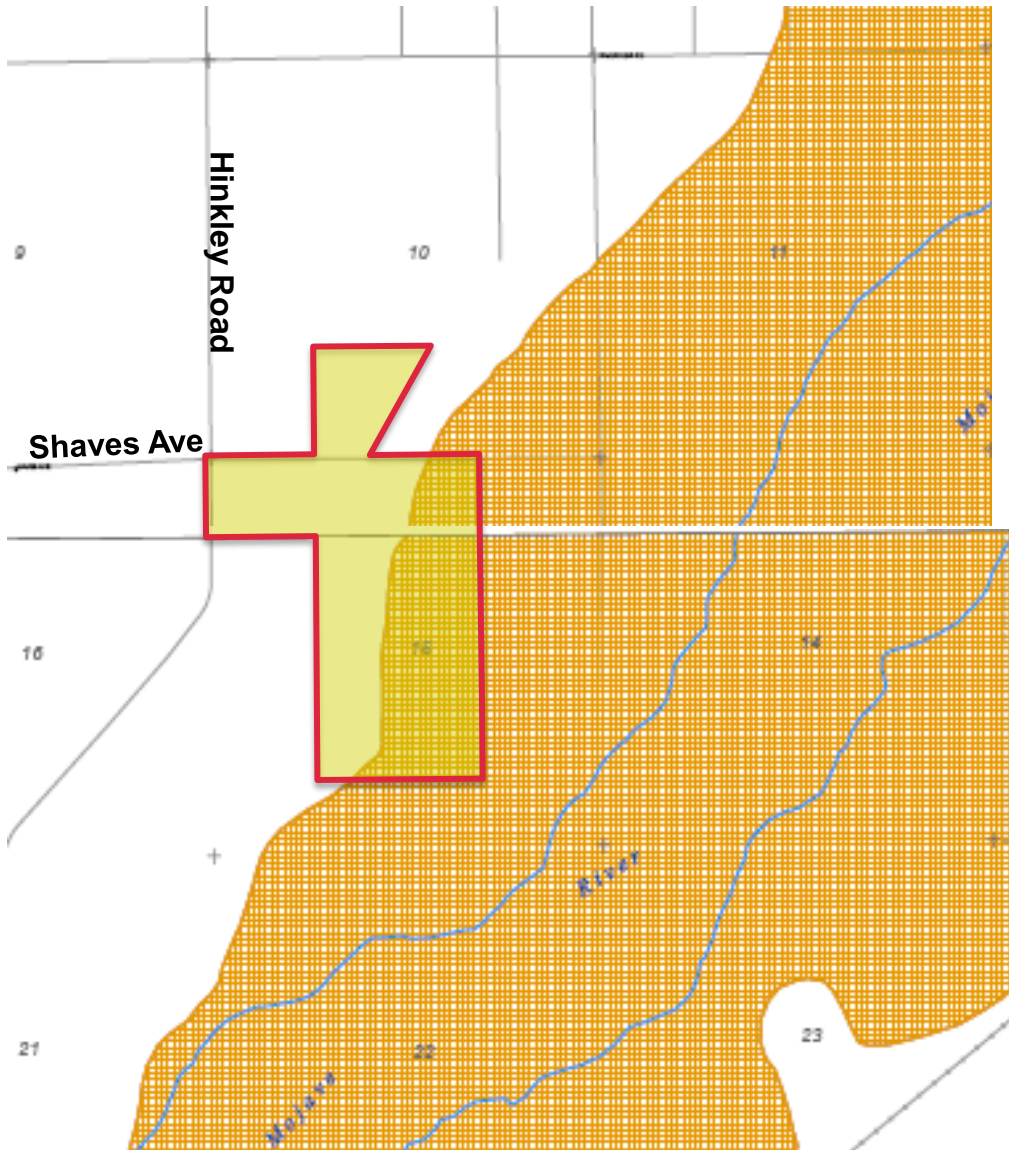
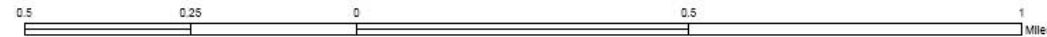
County designated Land Use Zoning Districts do not apply to Federal or State owned property.

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San Bernardino County Land Use Plan GENERAL PLAN Hazard Overlays

SCALE 1:14,400



Not to Scale

Dam Inundation

- Area of Inundation
- Limit of Inundation
- Dam
- Limit of Study

Map data compiled on 7 and 1/2 and 15 minute USGS quadrangle maps by various agencies, 1974.
Positional accuracy of map data is at best plus or minus 200 feet

Flood Plain Safety (FP) Overlay District

- FEMA**
- FP1 (Zone A - Inside 100 Year Flood Plain)
 - FP2 (Zone X - Inside 500 Year Flood Plain)
- Local Flood Hazard**
- FP3 (Local Flood Data)

Map data manuscripted onto 7 and 1/2 minute USGS quadrangle maps from Flood Insurance Rate Maps of various scales, dated 1972 to 1988, and issued by the Federal Emergency Management Agency. Data also compiled from local flood sources.
Positional accuracy of map data is at best plus or minus 150 feet.

Noise Hazard (NH) Overlay District

- Noise Contour in LDN
- Runway Location

The Noise Hazard (NH) Overlay applies to noise contours 65 LDN or greater.
Map data compiled on 1:100,000 scale USGS quadrangle maps by J. J. VanHouton and Associates, Inc., 1988.
Positional accuracy of map data is at best plus or minus 750 feet

Fire Safety (FS) Overlay District

- Fire Safety Boundary
- FS1 Fire Safety Area 1
- FS2 Fire Safety Area 2

Map data compiled on 7-1/2 and 15-minute USGS quadrangle maps by the California Department of Forestry (CDF).
Positional accuracy of map data is at best plus or minus 750 feet.

Airport Safety Review

- AR3 (Airport Safety Review Area 3)
- AR4 (Airport Safety Review Area 4)

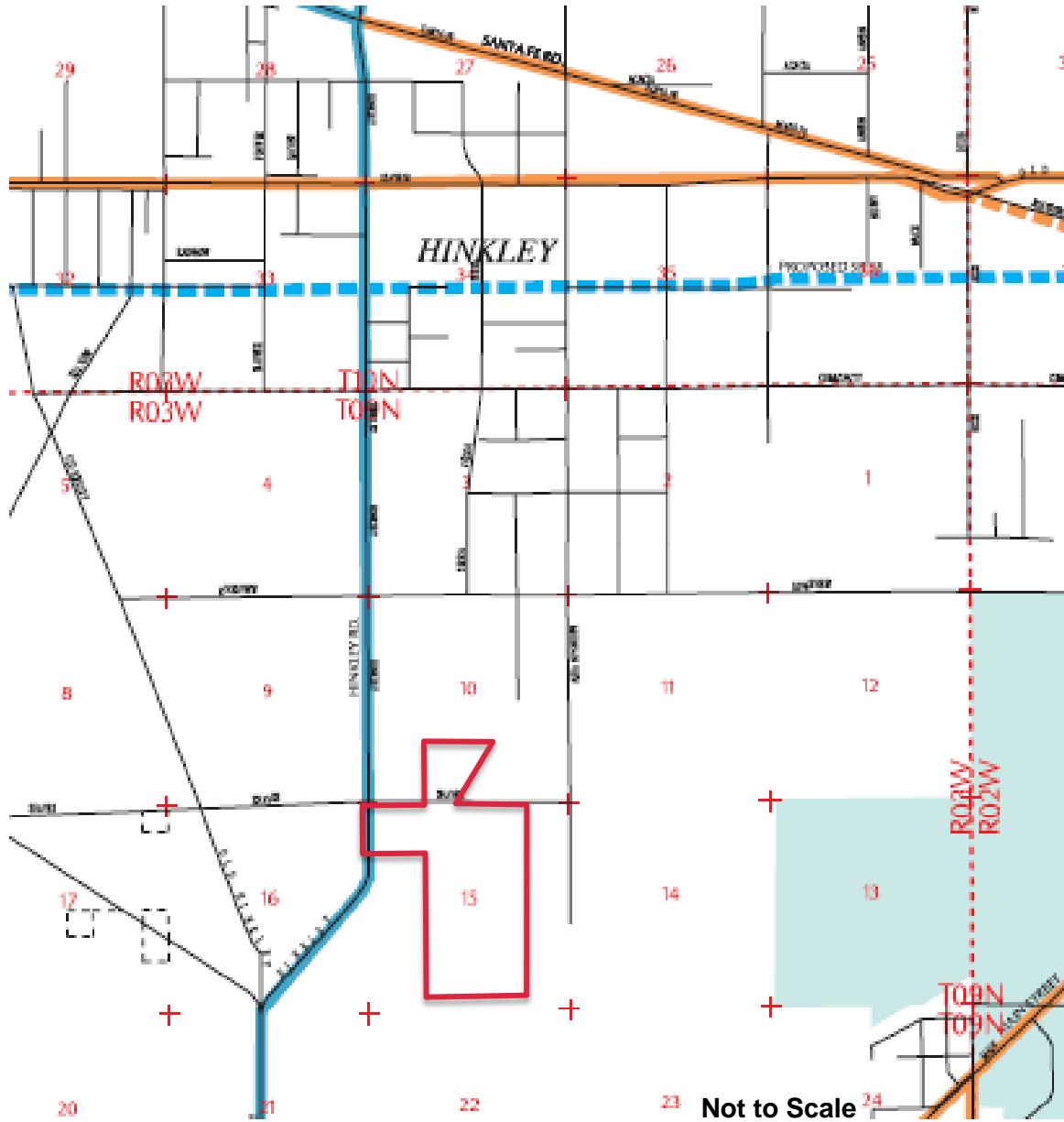
AR4 map data compiled on 1:100,000 scale USGS quadrangle maps by the United States Air Force.
Positional accuracy of map data is at best plus or minus 750 feet.

Barstow Area



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EXPLANATION

Existing	Proposed	
		Freeway
		Major Divided Highway
		Major Arterial Highway
		Major Highway
		Secondary Highway
		Controlled/Limited Access Collector
		Mountain Major Highway
		Mountain Secondary Highway
		State Highway (Special Standards or Conditions)

Railroads



Ridesharing Facilities

Jurisdictional Control

	Private Unincorporated Lands
	Bureau of Land Management
	National Parks and Monuments, Nation Forests and Wildlife Refuges
	Military Reservations (includes US Army, Navy, Air Force, and Army, Cor of Engineers)
	State, County, and Municipal Lands
	Indian Lands and Reservations
	Unclassed Water Body
	Incorporated Cities

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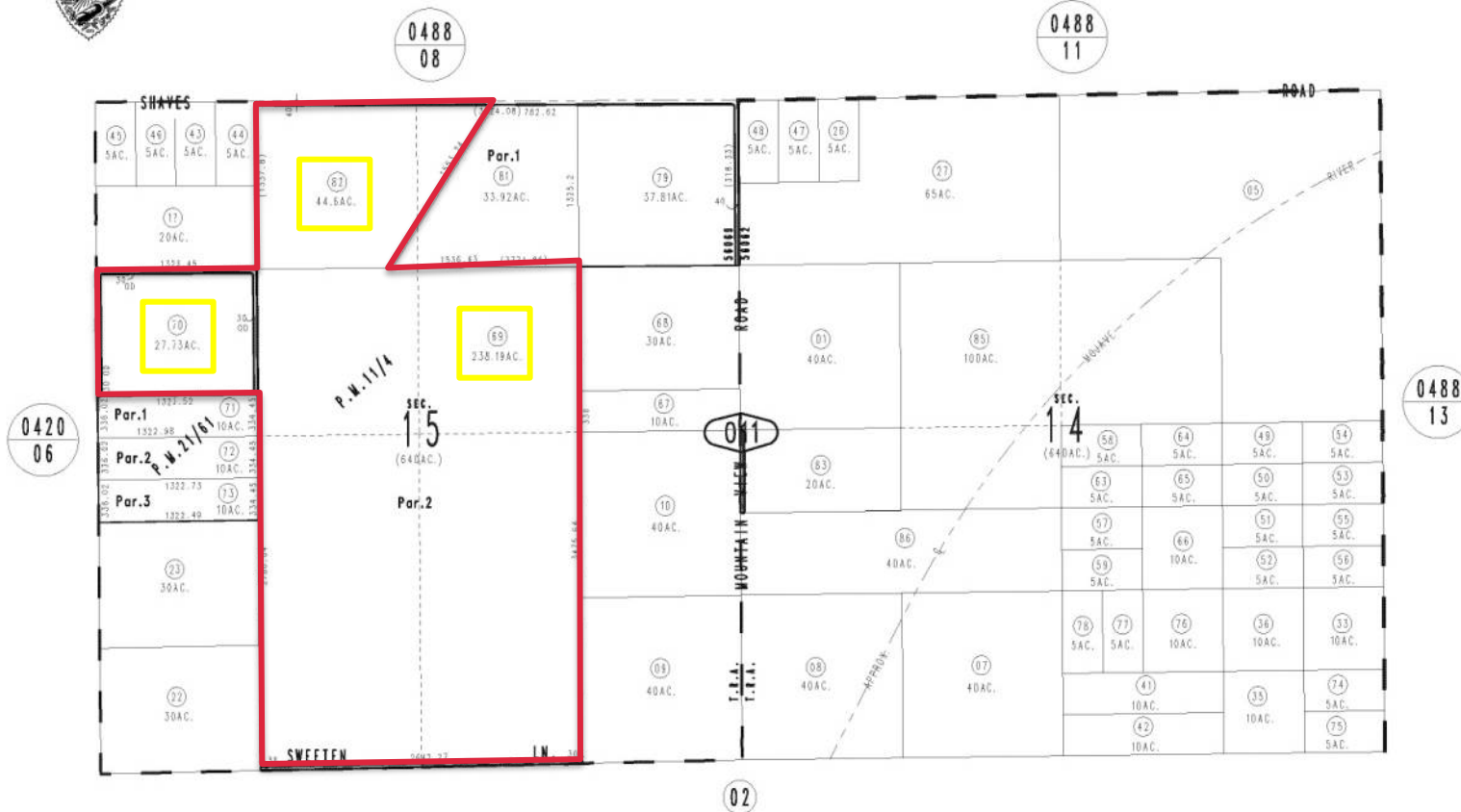
THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



Sec.14 & 15, T.9N.,R.3W., S.B.B.&M.

Barstow Unified
Tax Rate Area
56062 56069

0421-01



0420
06

0488
08

0488
11

0488
13

02

October 2003

Parcel Map No 2419, P.M. 21/61
Parcel Map No 1166, P.M. 11/4

Assessor's Map
Book 0421 Page 01
San Bernardino County

REVISED

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\$1.5B facility could bring historic change to Barstow, High Desert

[Geoff Fisk](#)

2014-03-05 15:37:39



BARSTOW • The City Council's unanimous approval late Monday night of an exclusive negotiating agreement with Scuderia Development ranks as the first step in a process that has historic implications for Barstow.

The city and Newport Beach-based Scuderia are now contractually bound to a set of obligations and tasks that could pave the way for a \$1.5 billion aluminum manufacturing plant in Barstow. Scuderia has said the 2.95-million-square-foot facility would bring at least 2,000 highly skilled manufacturing jobs to the area.

"That is a tremendous number of jobs to be able to have in this community," City Manager Curt Mitchell said. "And working with (Barstow Community College) to identify training programs that will provide the skill of labor that's needed. I guarantee that many of those jobs will come from our local residents. I can't stress how important that is."

The next steps include the establishment of a project schedule and an obligation for both parties to enter talks to produce a disposition and development agreement. Phase 1 is expected to take three years to complete.

"A project of this magnitude has all kinds of ancillary benefits," Councilman Merrill Gracey said. "Housing starts, businesses coming in. And we cannot have something this large without being able to service all of the people that are going to be employed by this."

The council approved the ENA following a lengthy discussion in both closed and public sessions. Scuderia submitted a letter of intent to the council in November and has been in discussions with the city since then.

"We've had a prerequisite to this for about three or four months in closed sessions," Mayor Julie Hackbarth-McIntyre said. "So this is bringing the first phase forward to the public to get the information. There are a lot of moving parts, there's a lot of information, and there's a lot of potential for not only our city but the whole region."

The facility would be located on a nearly 965-acre lot in Lenwood, on vacant land south of the now-defunct Sun & Sky Country Club and golf course. The site is about 5 miles southwest of the outlet center at

Lenwood Road and Interstate 15. Scuderia already owns 258 of the 965 acres at the location. The city is in talks to acquire the rest of the property.

During Monday's public session, Scuderia CEO Eric Shen explained why Barstow was chosen for the proposed project.

"BNSF (Railway) and the inland port being in such close proximity to the subject site makes it ideal for us to be able to transport our finished product anywhere in the country, anywhere on the continent," Shen said. "The railyard, the inland port, also has a very efficient access to the port of Long Beach, one of the major ports where we'll also be bringing in primary raw material, as well as exporting finished product."

"The amount of money that we are able to save by being in such close proximity to such efficient logistics and distribution transport facilities means that this is an ideal location," Shen added. "Additionally, the skill set that is located in Southern California makes it ideal for us to draw upon the labor pool, to be able to operate and produce at this new project."

The aluminum plant was a hot topic among locals Monday, as numerous residents posted in the comments section of an article that appeared on the Desert Dispatch website.

"Nice to have new businesses come to Barstow, but how many Barstow residents are 'highly skilled' enough for those jobs?" Cory Sabblut-Baker said.

Councilman Richard Harpole responded to Sabblut-Baker's comment by saying "(Barstow Community College) will be developing a training program based on the skill sets identified by Scuderia so there will be a local trained workforce when the facility is ready to open."

Geoff Fisk can be reached at 760-256-4123 or Gfisk@DesertDispatch.com.

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