



Barstow General Plan Update

City Council Briefing
February 20, 2024

Project Overview

2015

- City updated General Plan to guide growth and development through 2020

2020

- City initiated General Plan update on the topics of Housing, Safety, and Environmental Justice

2022

- City hired PlaceWorks to help conduct a comprehensive update of the entire General Plan



Project Overview

2023

- Community and stakeholder outreach
- Develop draft land use plan, goals, and policies

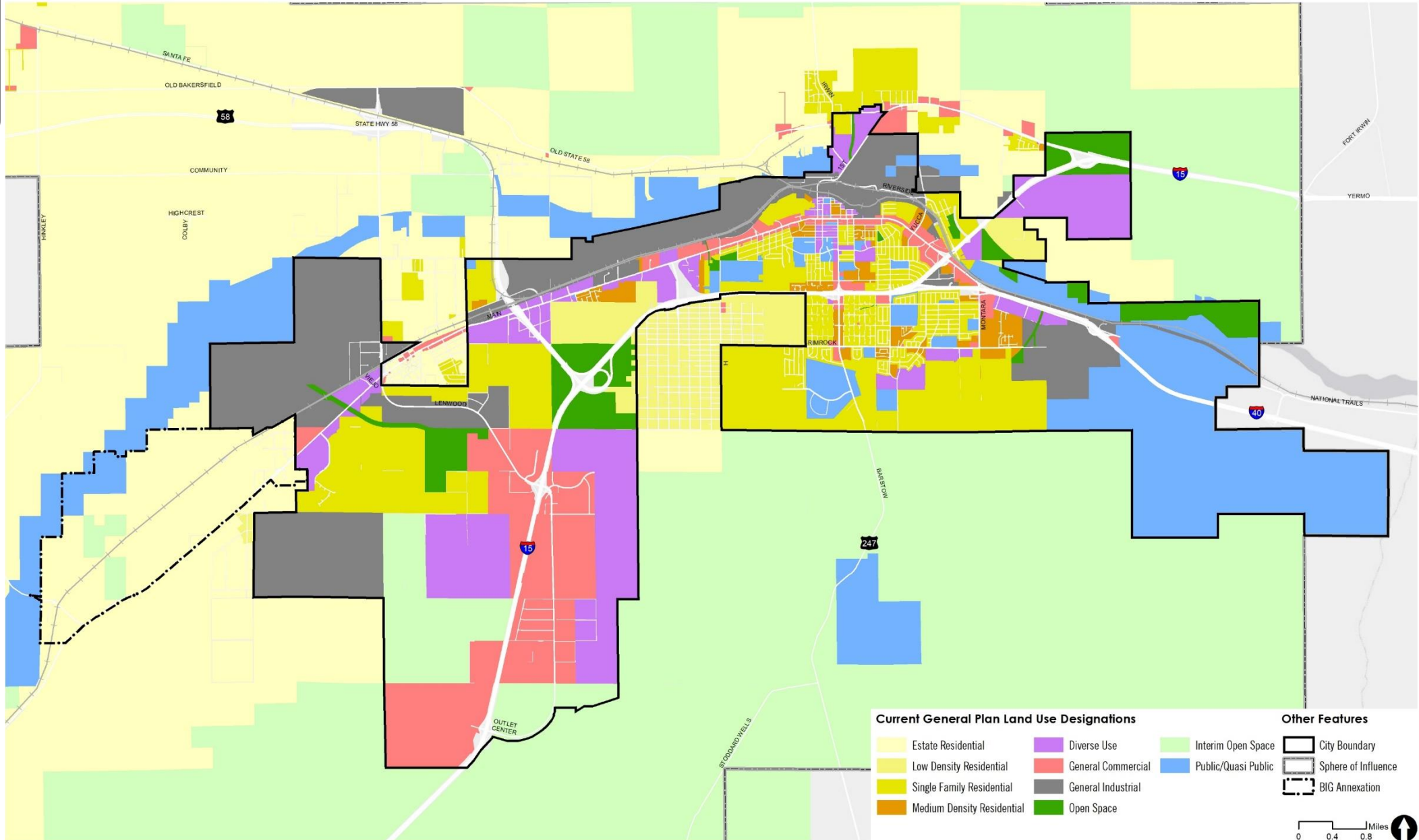
2024

- Additional outreach and environmental analysis
- Draft General Plan elements

2025

- Finalize Environmental Impact Report (EIR)
- Adopt General Plan and certify EIR

Current LU Plan

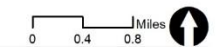


Current General Plan Land Use Diagram City of Barstow

Notes:

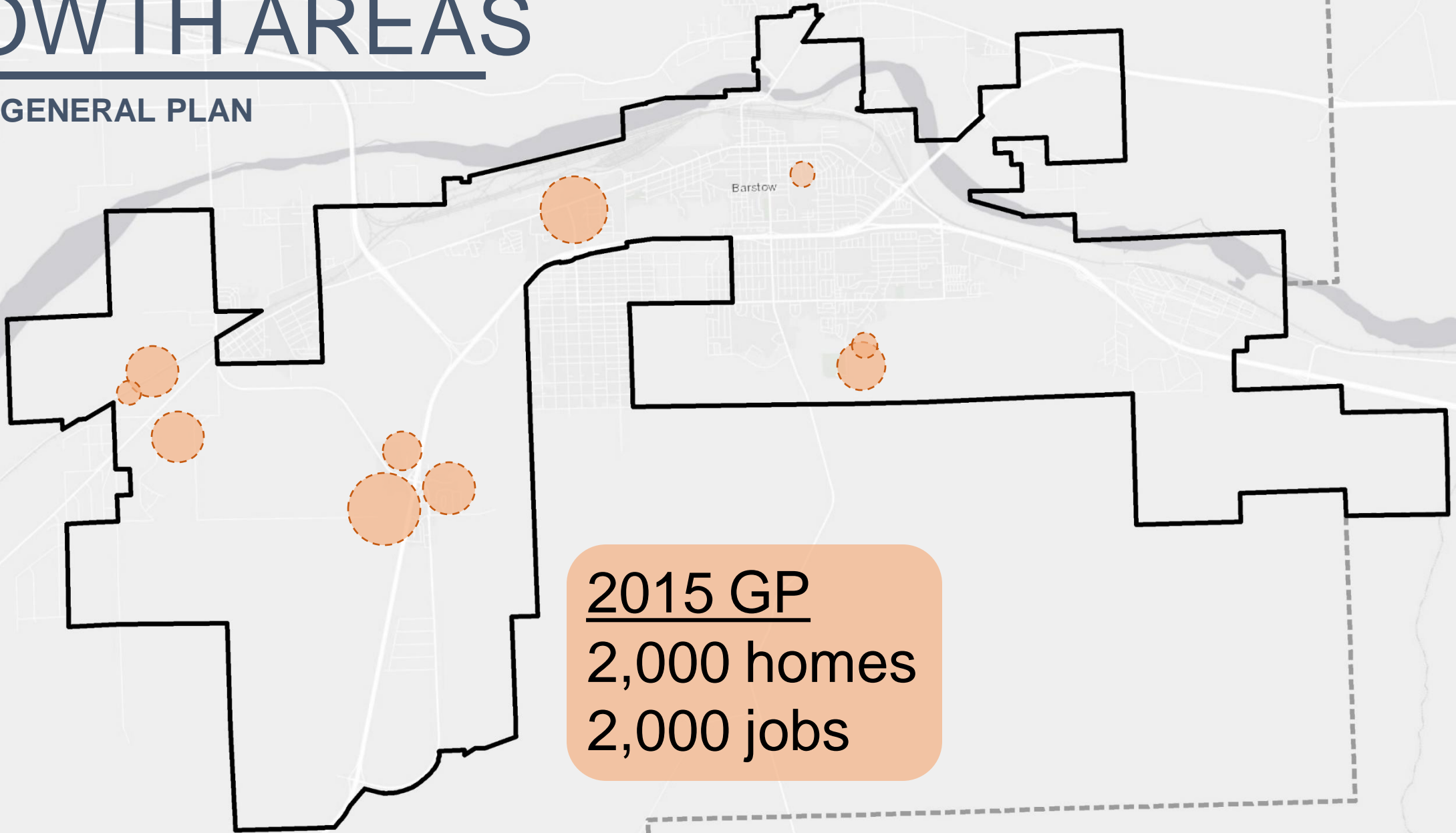
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GROWTH AREAS

CURRENT GENERAL PLAN



GROWTH AREAS

Development Interest

BNSF BIG

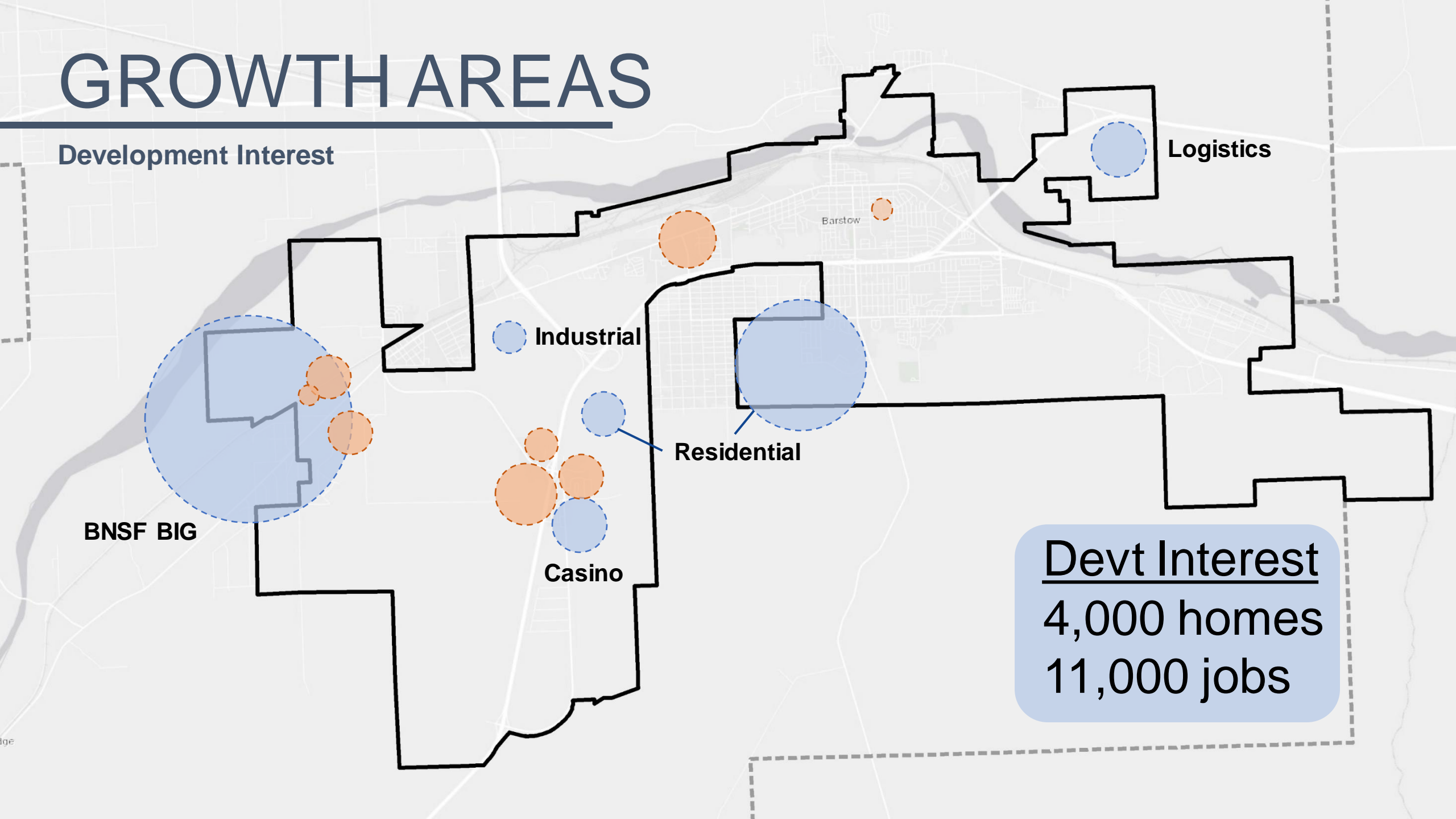
Industrial

Casino

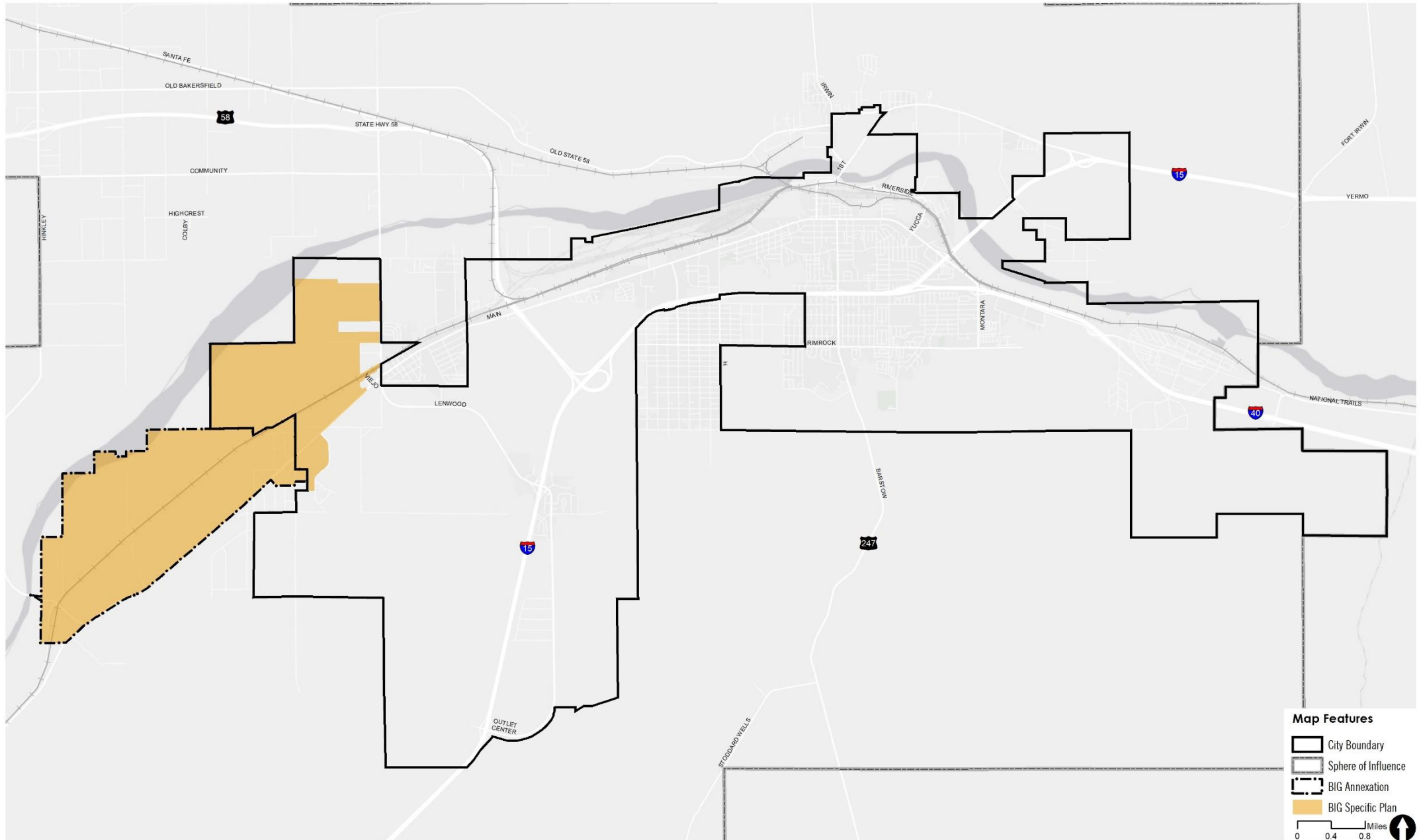
Residential

Logistics

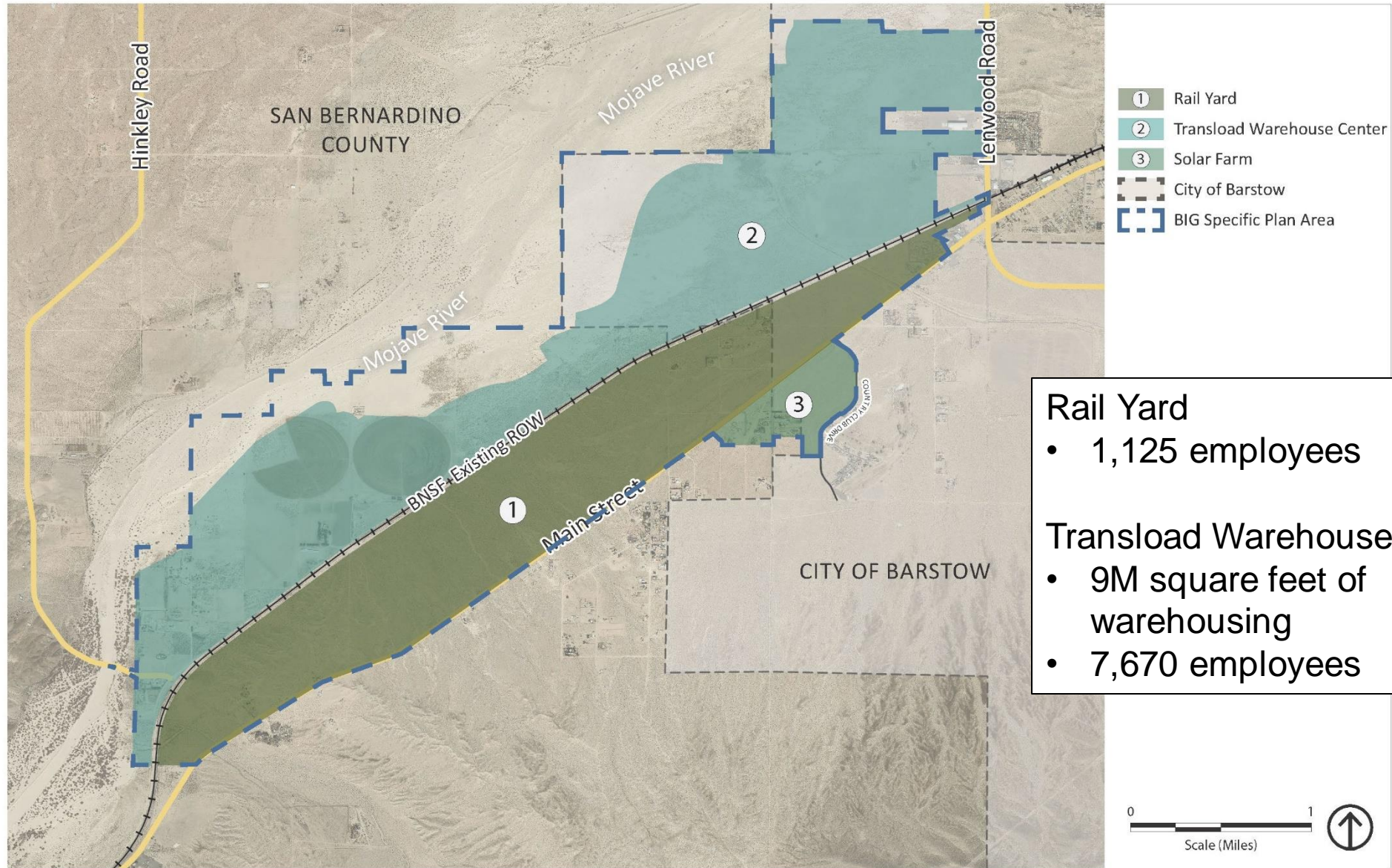
Devt Interest
4,000 homes
11,000 jobs



BIG Specific Plan



BIG Specific Plan



Source: Kimley-Horn and Associates, 2024.

Figure 3
BIG Conceptual Site Plan



Other Development Interest

Location

- East of I-15, north of Outlets
- West of Barstow Community College
- West of I-15 & Hwy 58
- South of I-15 & Old Hwy 58
- Casino south of Outlets

Approximate Intensity

500 homes
3,500 homes
500 KSF warehousing
700 KSF warehousing
200 KSF gaming/hotel



Planning Implications

- Built environment
 - How to arrange existing and new land uses
 - Improve and expand transportation, utility, and other infrastructure systems
 - Amount and type of new housing
- Natural environment
 - Grow while preserving desert environment
 - Energy, air, water, mineral resources



Planning Implications

- Barstow community
 - New jobs and training opportunities
 - School, park, and recreation facilities
 - Cultural and historic resources
- City of Barstow
 - Prioritizing and budgeting improvements
 - Providing community services / public safety
 - Partnerships with public and private entities



Summary of Outreach

- Stakeholder interviews between Aug 2022 and April 2023
- Town hall presentation April 26, 2023
- Public survey available from April to July 2023
 - 221 participants
- Survey and GP Update advertised through
 - Local radio (in English and Spanish),
 - Chamber of Commerce
 - Instagram, Facebook, and the City's website



Stakeholder Engagement

Organizations / Interest Groups

- Healthcare
- Education
- Students
- Youth Sports
- Seniors & Vets
- Homeless
- Ministerial
- Lenwood
- Silver Valley
- Small Business
- Real Estate
- MCLB
- Ft. Irwin

Top Priorities

- Encourage investment in community
- Create career opportunities
- Expand housing options
- Support local schools
- Improve public services & safety
- Increase recreation amenities

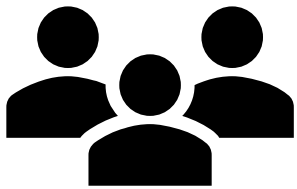


Survey Results – Top Priorities

Safe
neighborhoods

Enhanced
educational
resources

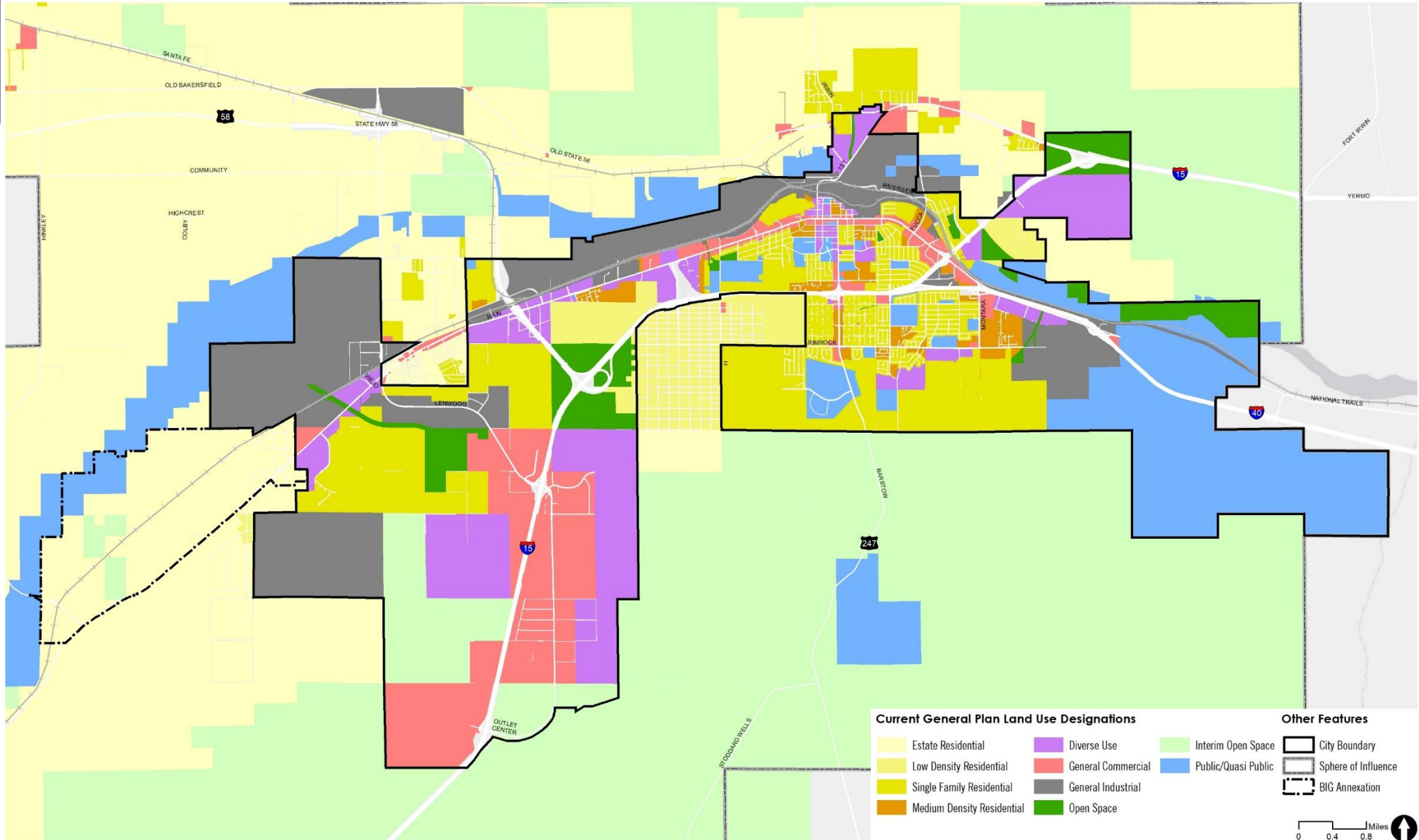
More housing
opportunities



More livable
wage jobs

A vibrant
downtown

Current LU Plan



Current General Plan Land Use Diagram City of Barstow

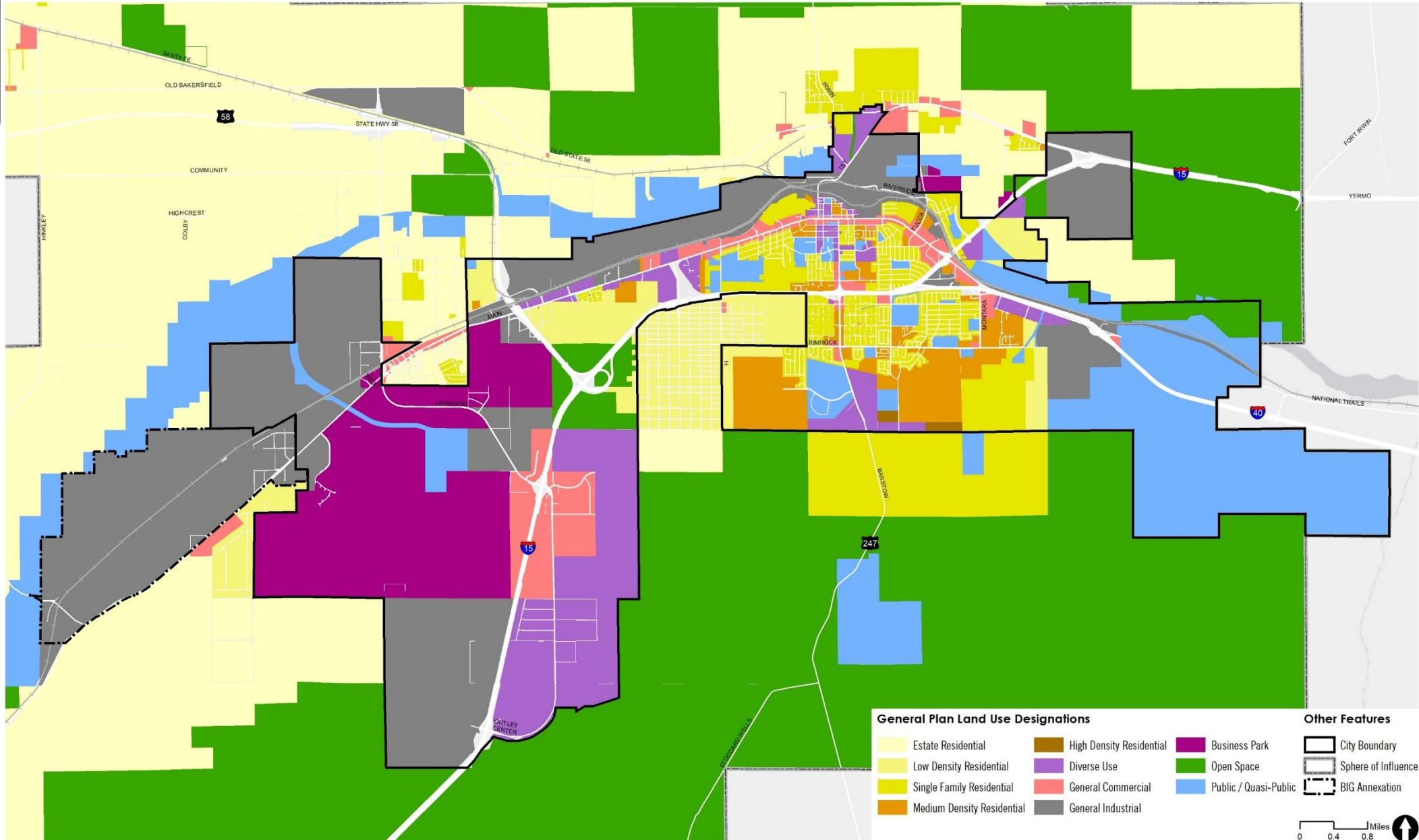
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Draft LU Plan



General Plan Land Use Designations

Estate Residential	High Density Residential	Business Park
Low Density Residential	Diverse Use	Open Space
Single Family Residential	General Commercial	Public / Quasi-Public
Medium Density Residential	General Industrial	

Other Features

City Boundary
Sphere of Influence
BIG Annexation



General Plan Land Use Diagram | Working Draft

City of Barstow

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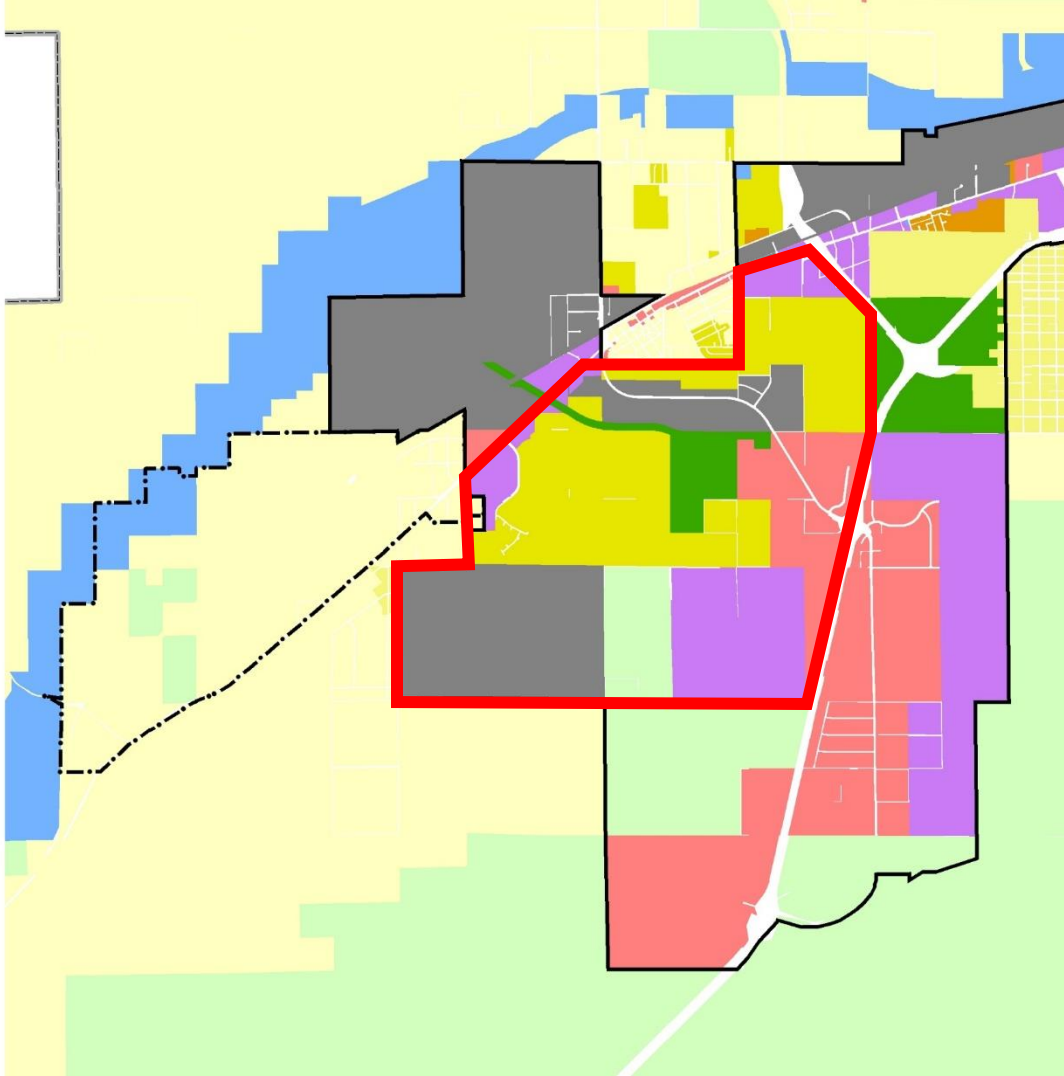
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Land Use Changes

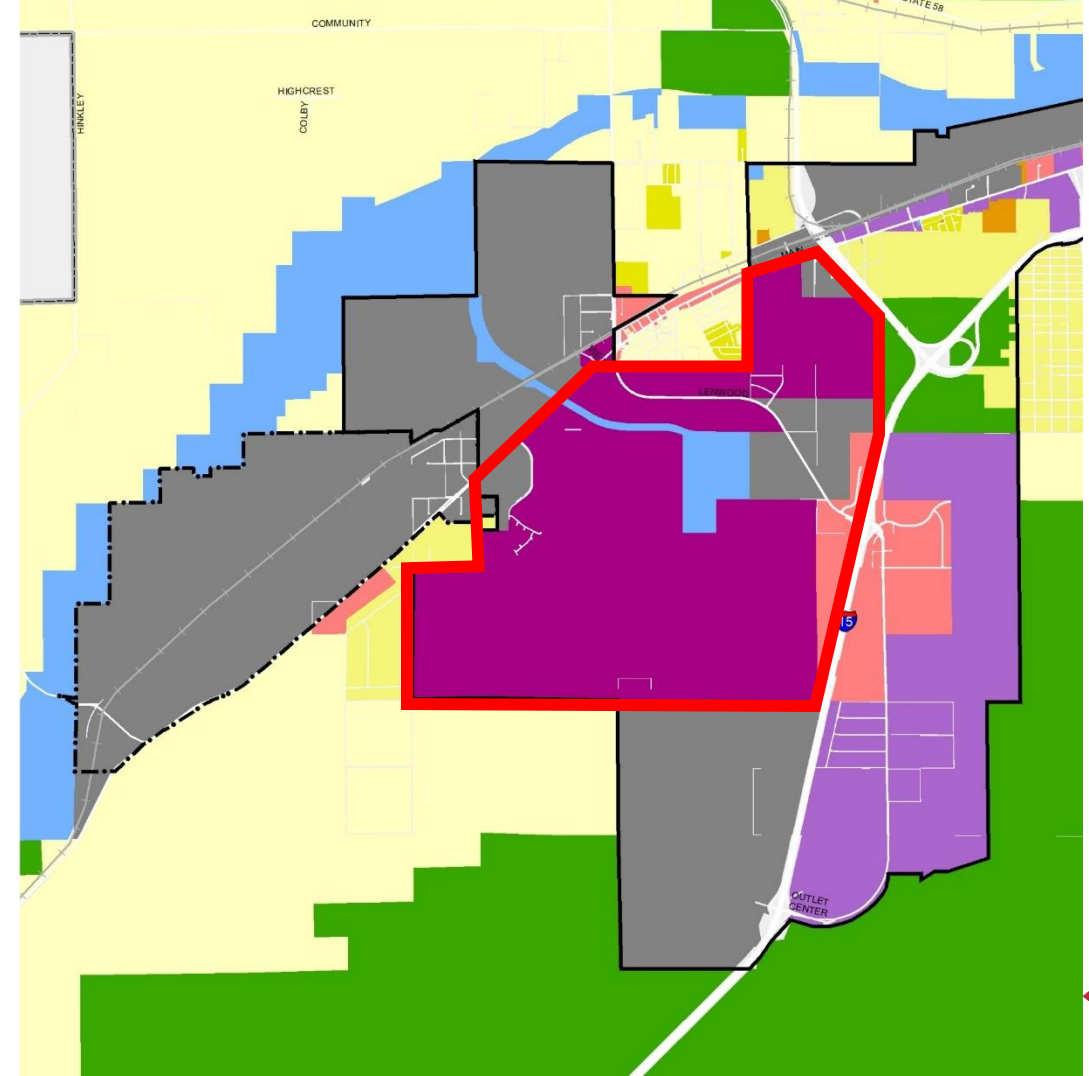
Current Plan

- Patchwork of residential, commercial, mixed-use, and industrial designations
- No cohesive vision for future development



Draft Plan

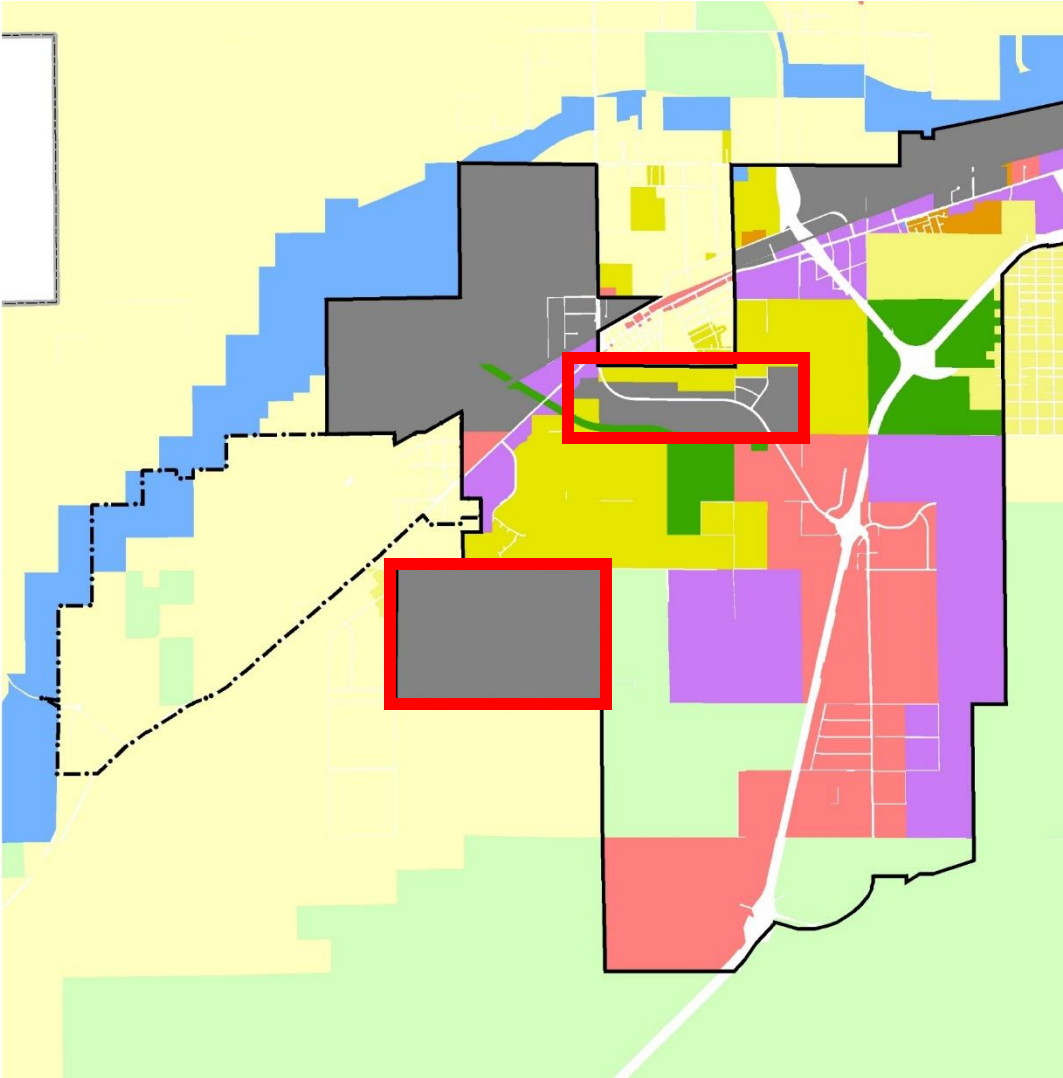
- New Business Park designation encourages wide range of commercial/light industrial uses
- Create hub for local and regional businesses



Land Use Changes

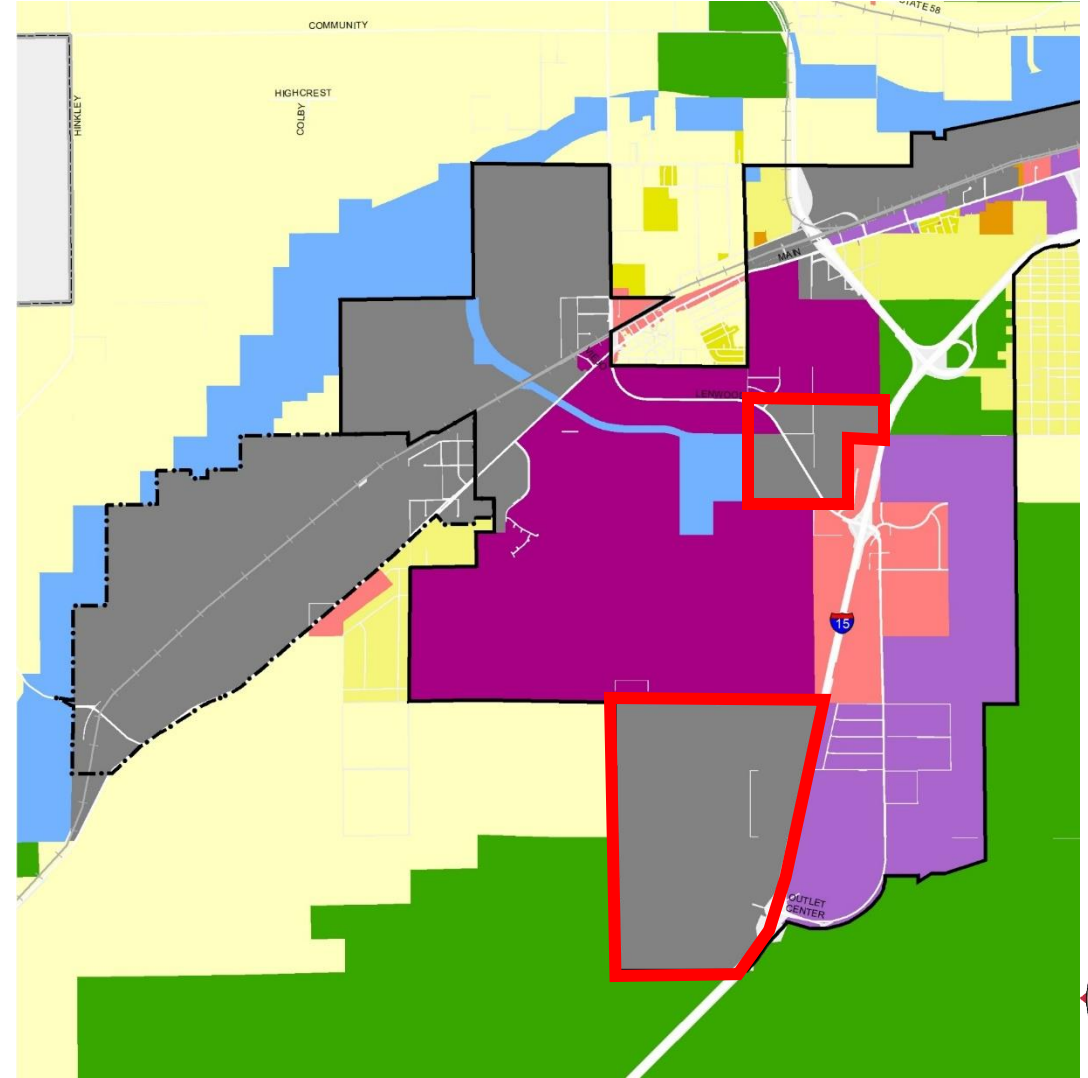
Current Plan

- Planned industrial uses disconnected from I-15
- Intermingling of residential and industrial uses



Draft Plan

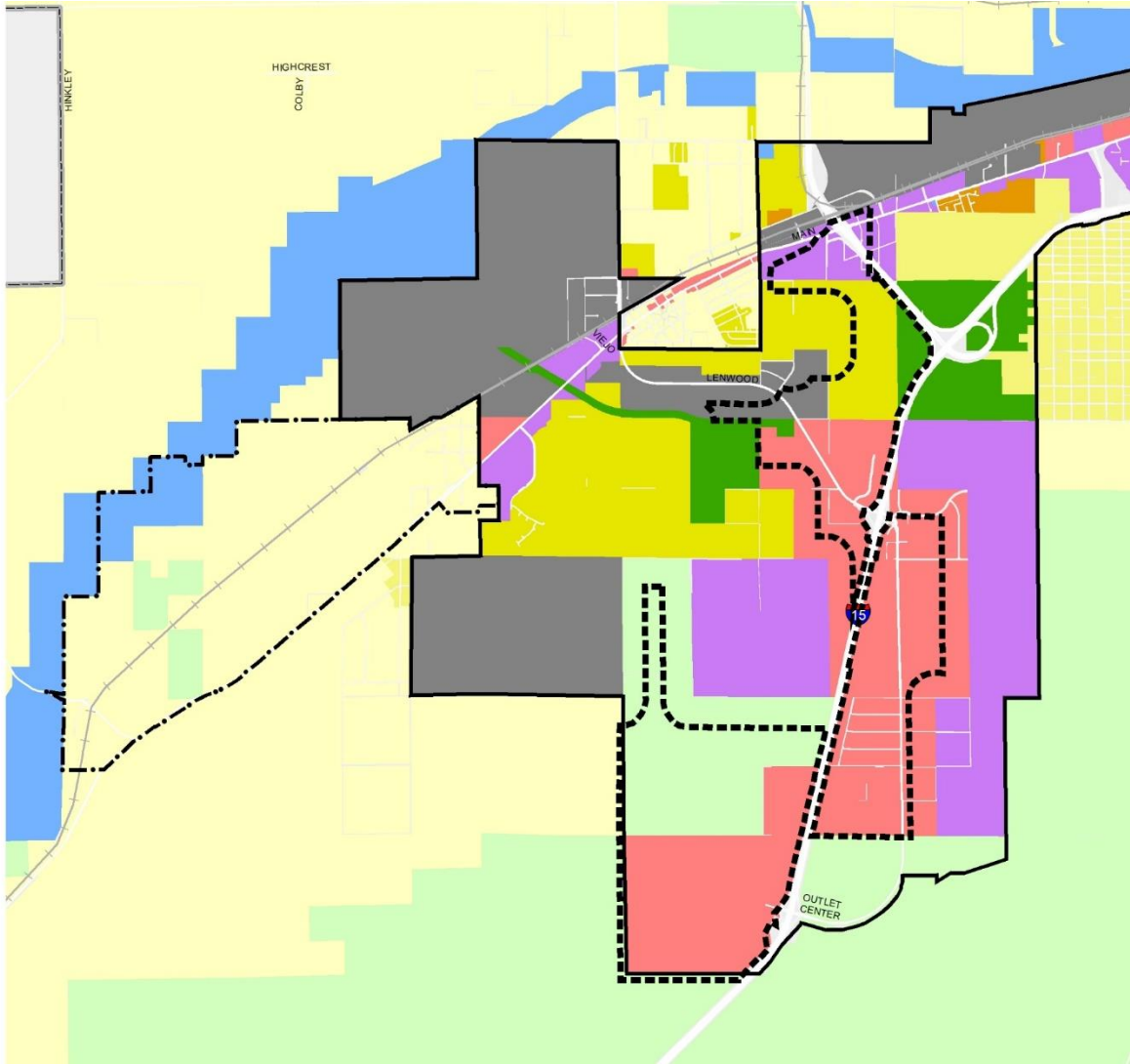
- Clustered industrial uses closer to I-15
- Leverage existing/planned infrastructure
- Truck-intensive uses away from core community



Land Use Changes

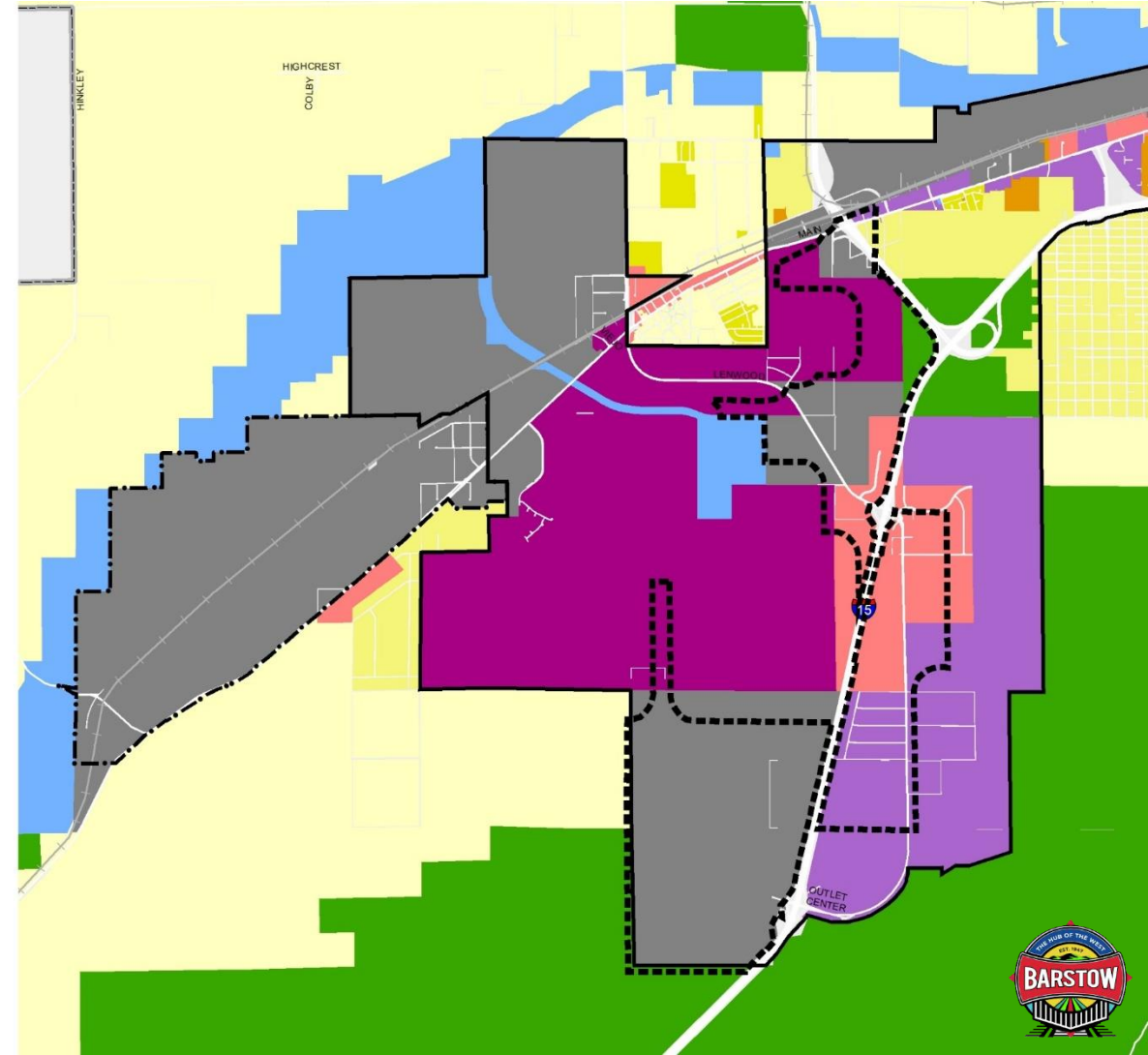
Current Plan

- Green Zone overlaps a variety of land uses, including residential areas west of I-15



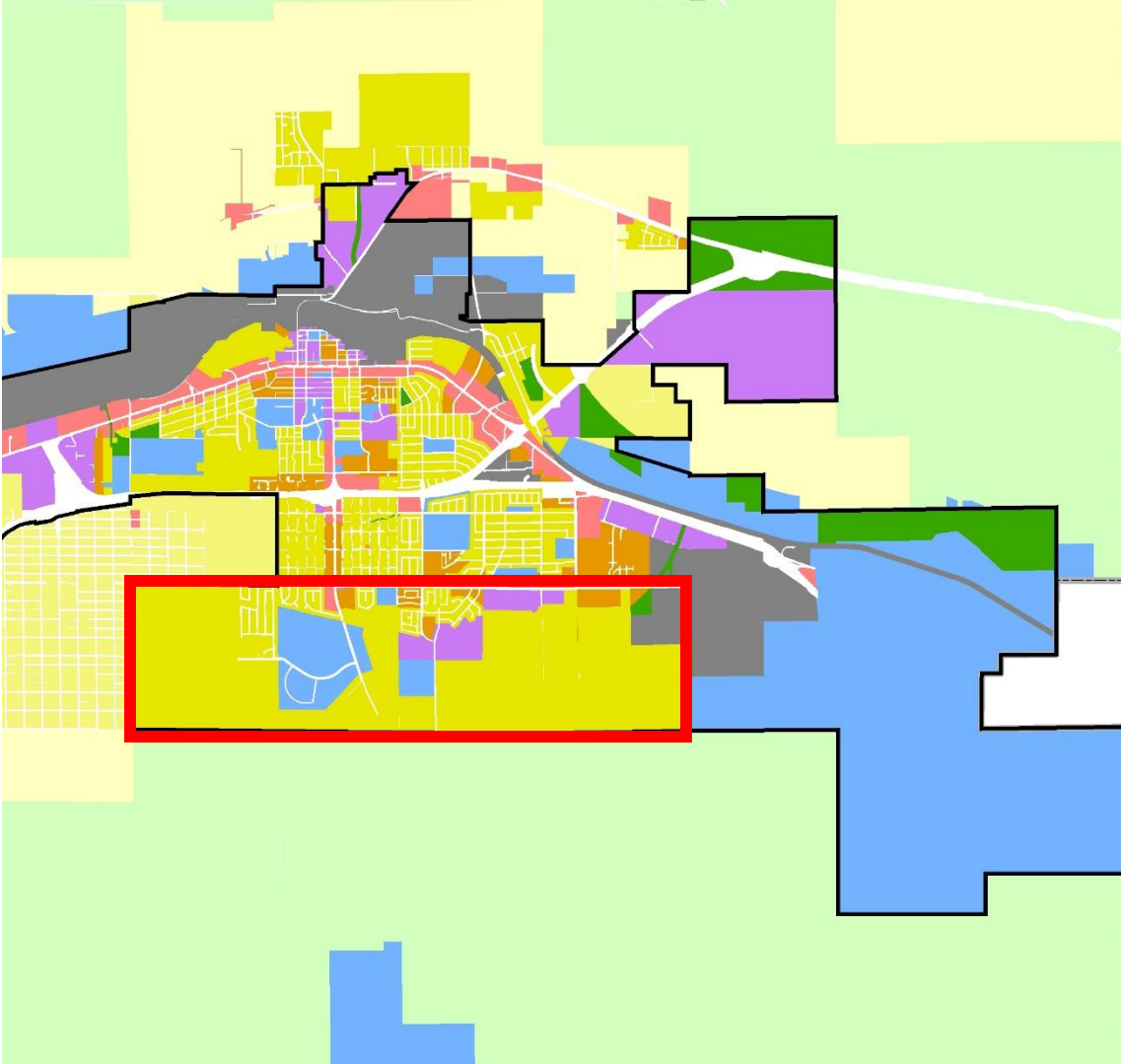
Draft Plan

- More consistent with nonresidential land use pattern



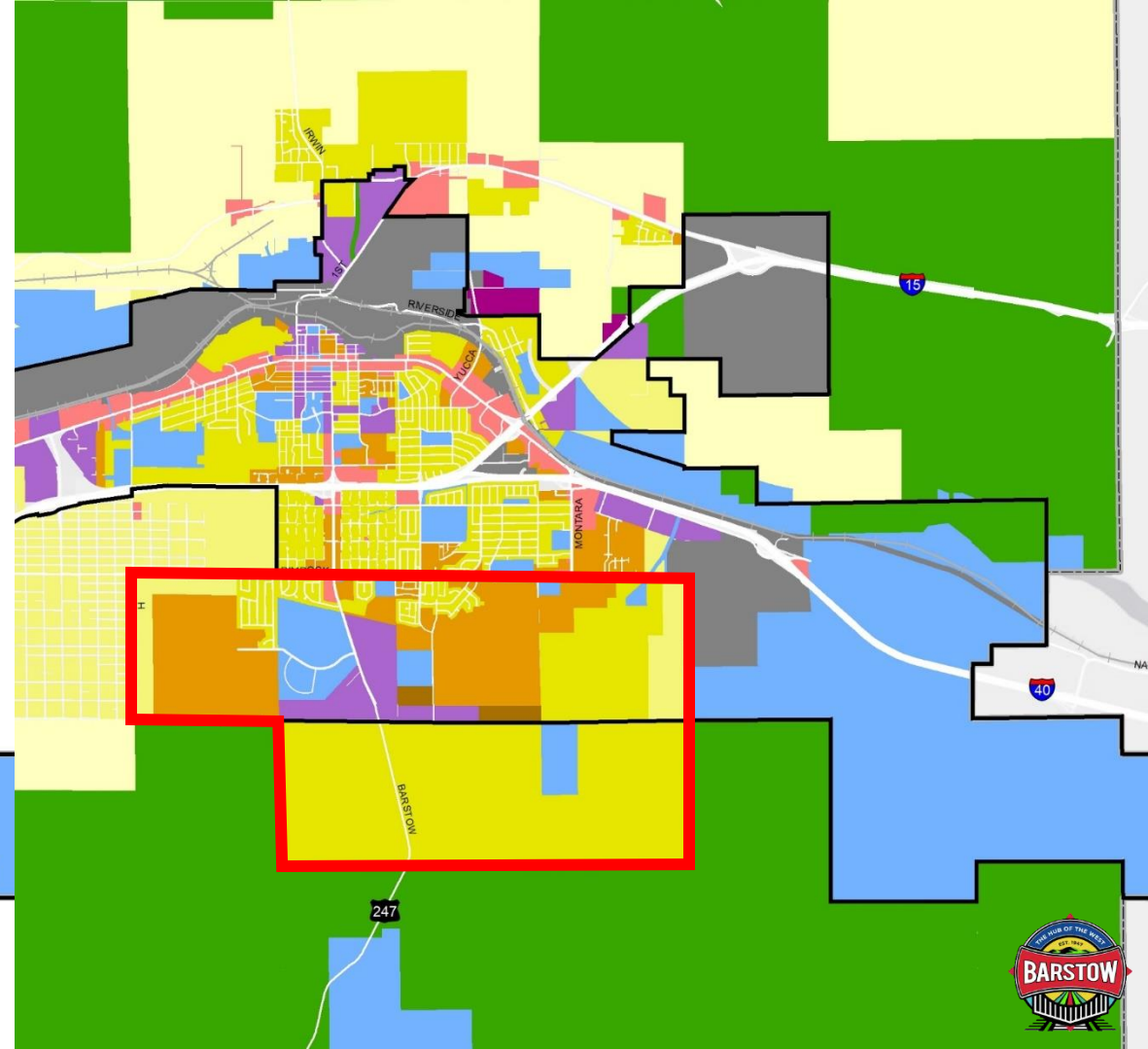
Current Plan

- Primarily vacant land planned for low-density residential with some clusters of diverse use



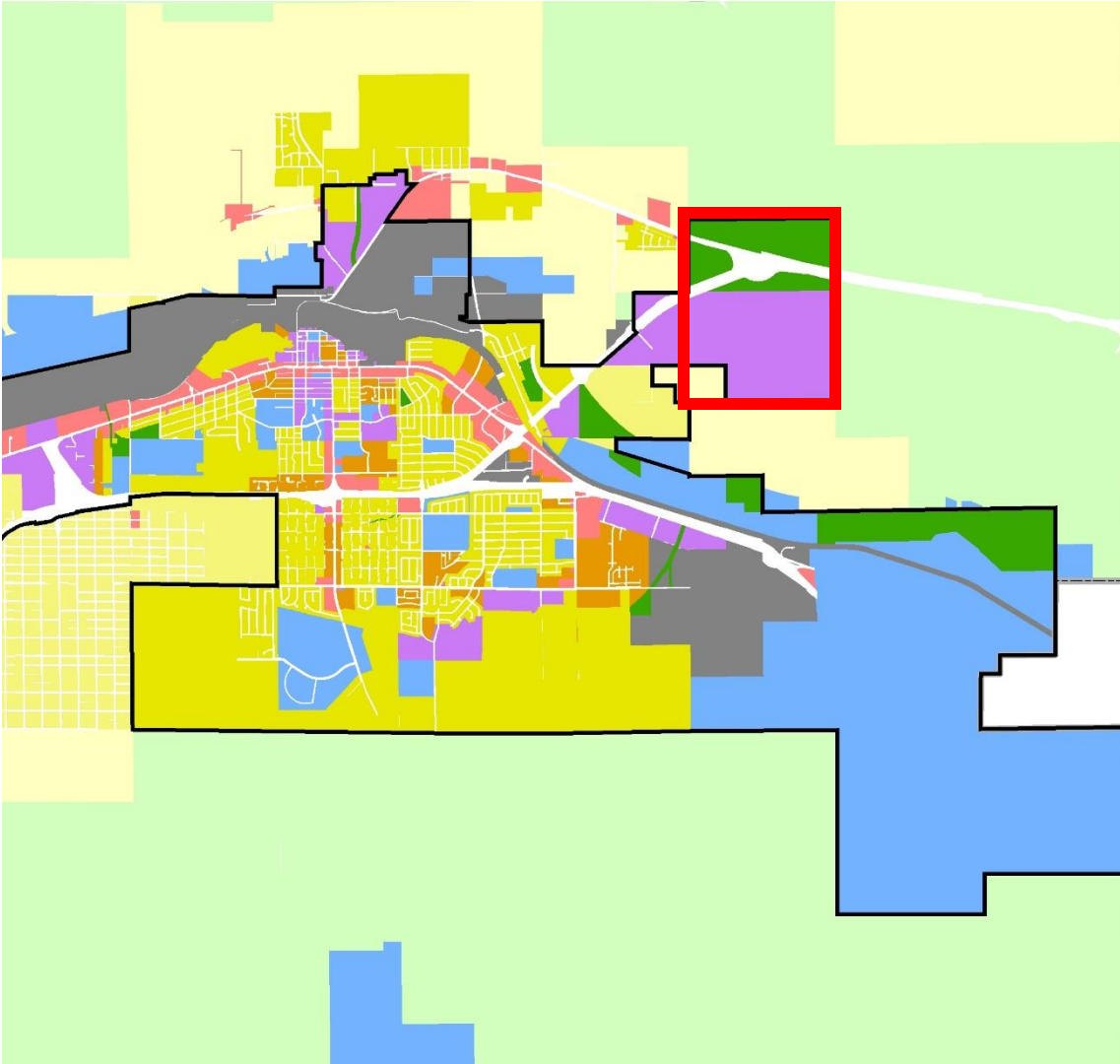
Draft Plan

- Increase residential capacity in an area with access to existing infrastructure and services
- Facilitates improvement of existing amenities



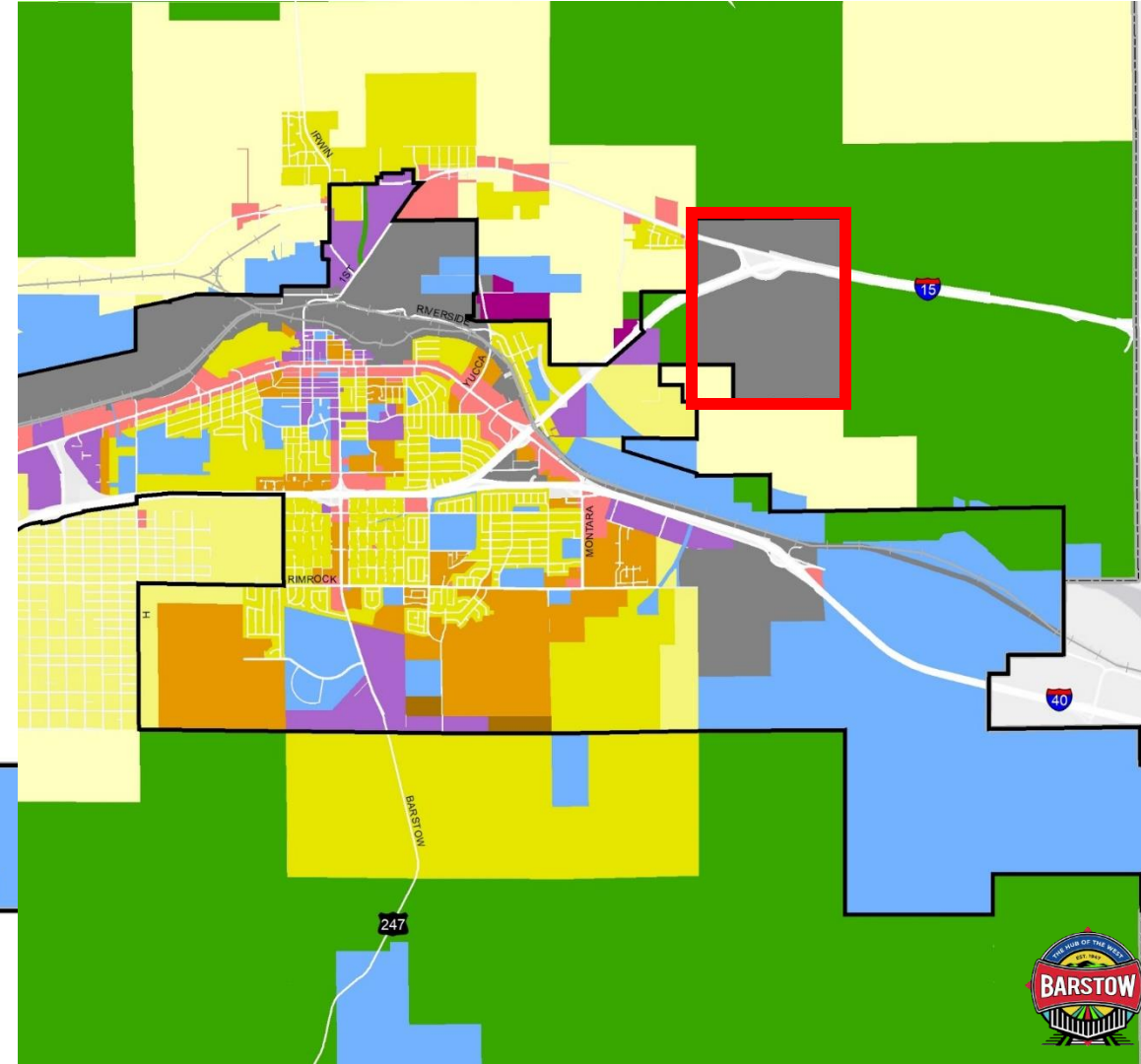
Current Plan

- Vacant land at Old Hwy 58 and I-15
- Limited development prospects under current Diverse Use designation

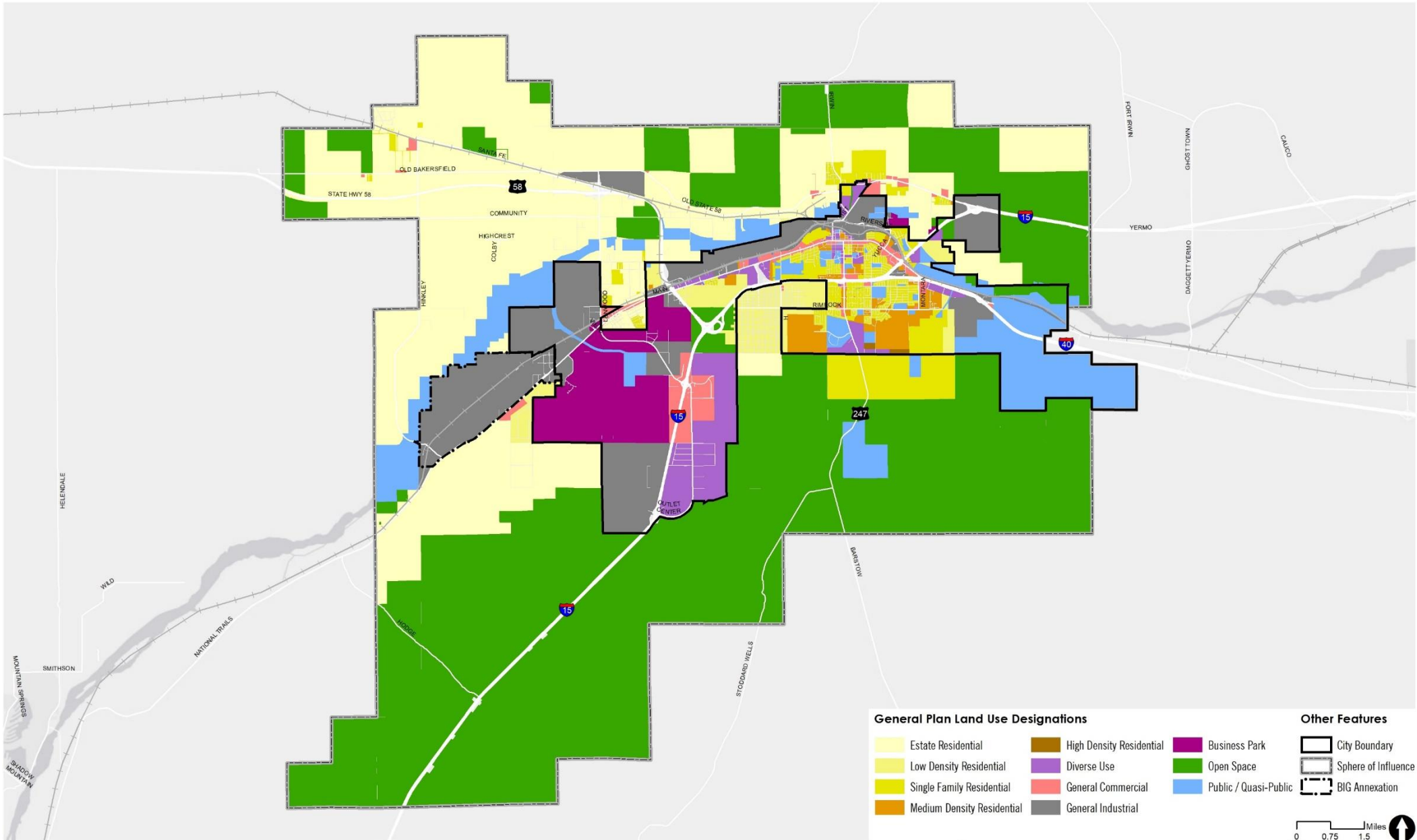


Draft Plan

- Property owner interest in logistics/warehouse
- Allows for expansion of commerce while minimizing impacts on core community



Draft LU Plan



General Plan Land Use Designations

- Estate Residential
- Low Density Residential
- Single Family Residential
- Medium Density Residential
- High Density Residential
- Diverse Use
- General Commercial
- General Industrial
- Business Park
- Open Space
- Public / Quasi-Public

Other Features

- City Boundary
- Sphere of Influence
- BIG Annexation



General Plan Land Use Diagram | Working Draft

City of Barstow

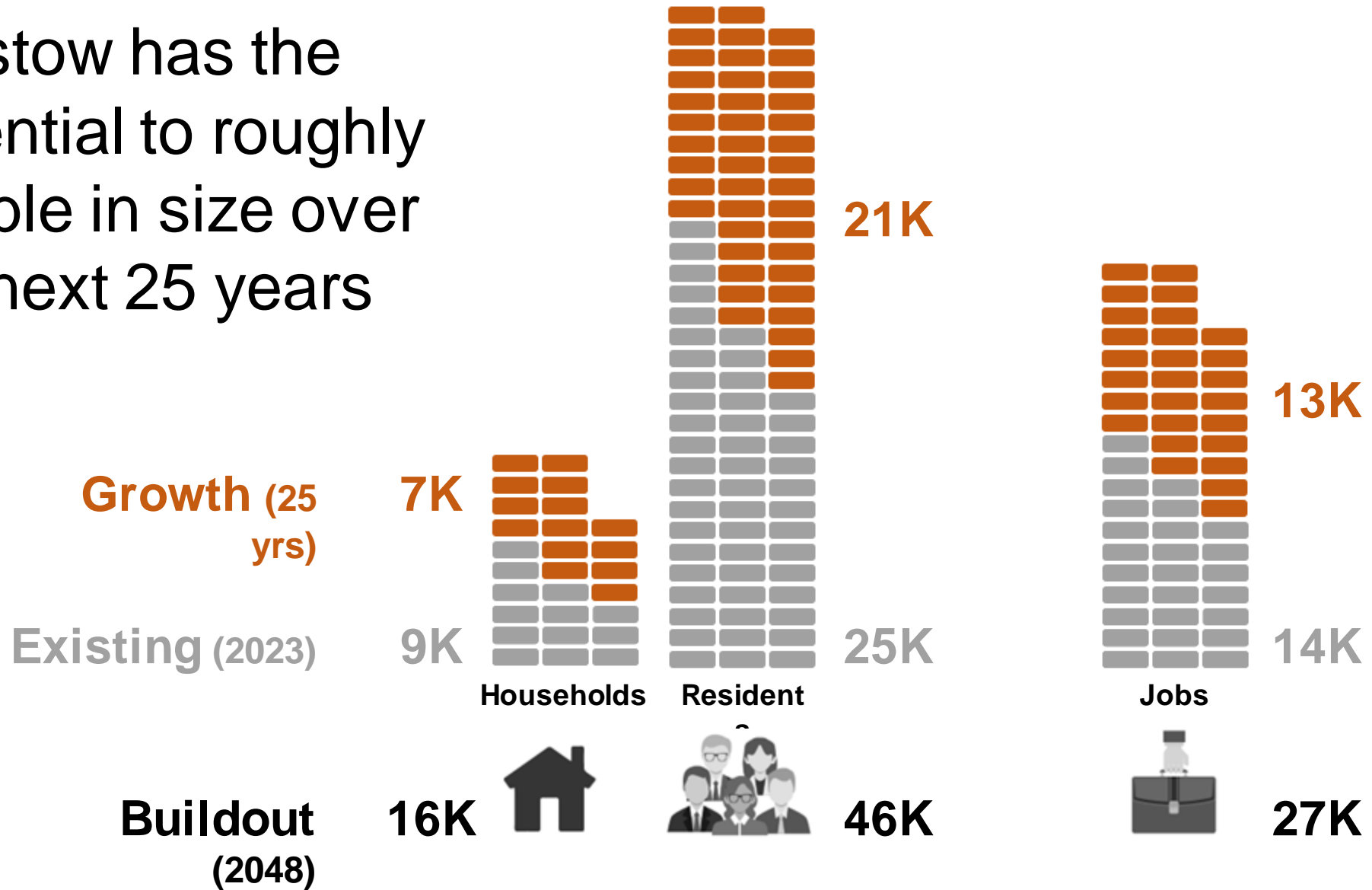
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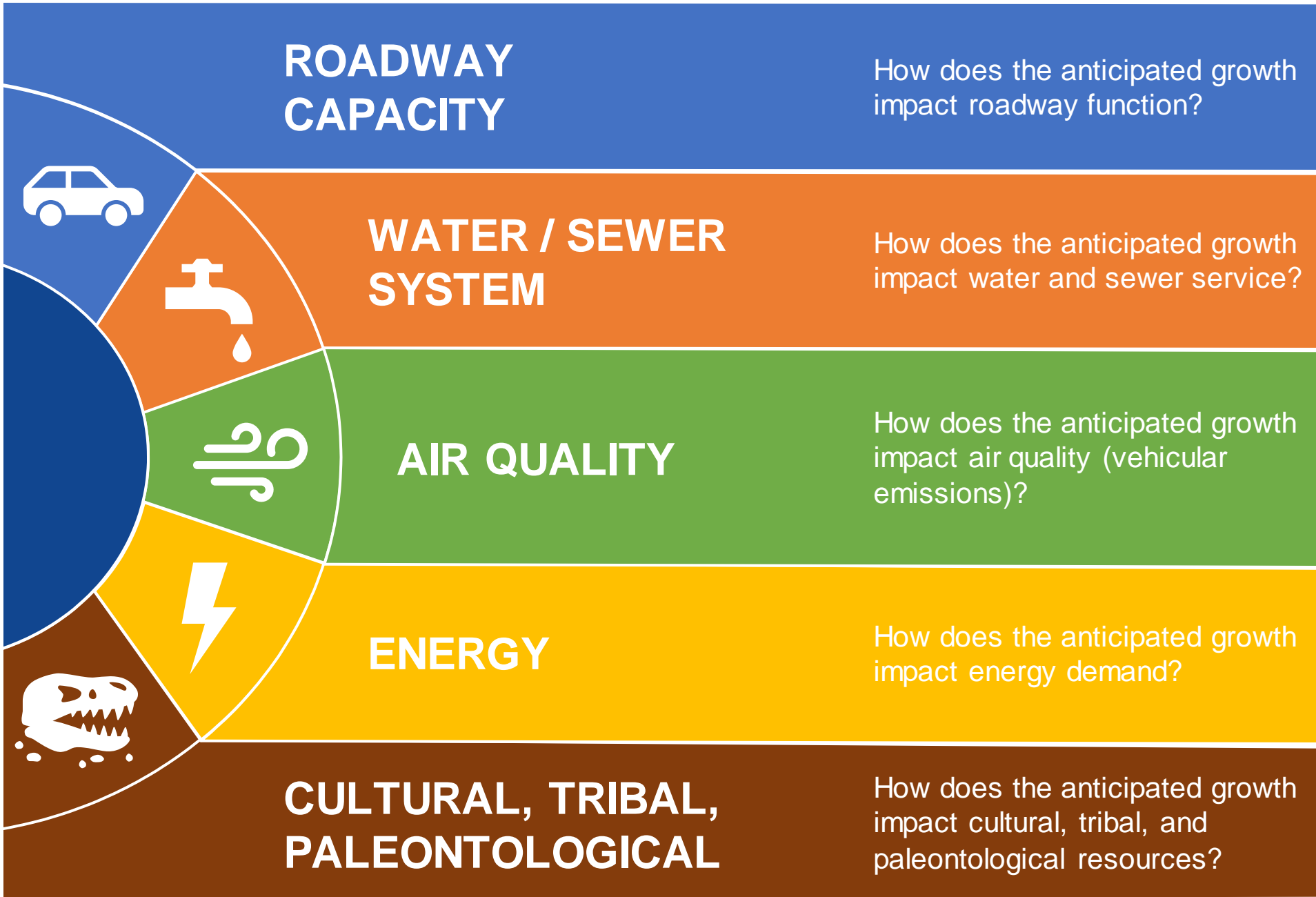


Buildout

Barstow has the potential to roughly double in size over the next 25 years



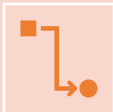
Technical Analysis



Environmental Analysis under CEQA



CEQA is a process to inform decision makers and the public about the possible impacts of a decision on the environment



CEQA is also a process to identify feasible ways to mitigate such impacts and evaluate alternatives



EIR evaluates the projected buildout of the land use plan compared to what is on the ground today



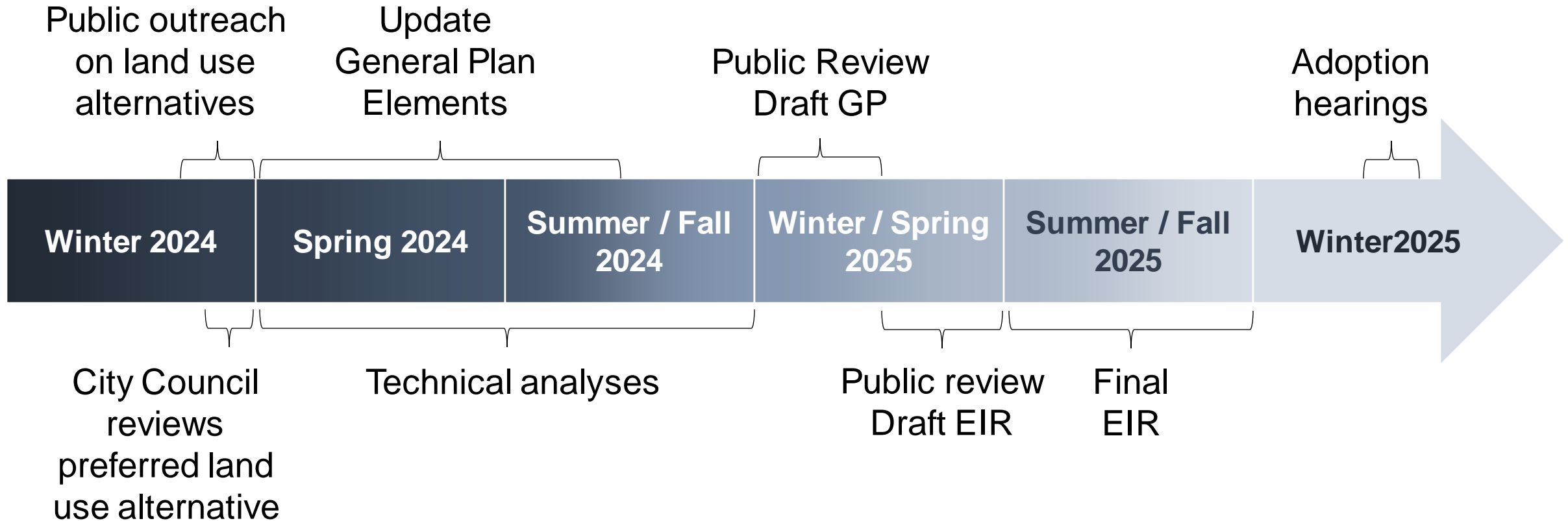
Topics ranging from air quality to hydrology to transportation

Environmental Impact Report

- City is preparing an Environmental Impact Report (EIR)
 - Comprehensive General Plan update
 - Entire planning area (incorporated and sphere of influence)
 - BIG Specific Plan, including pre-zoning and annexation
- GPU evaluated at a programmatic level (*standard for planning documents*)
- BIG Specific Plan evaluated at a project level (*clearance for entitlement and development*)



Project Timeline



Note: estimated timeline subject to change



Next Steps

- Notice of Preparation (NOP) of the Draft EIR
 - Released February 15, 2024
 - 40-day public comment period through March 26, 2024
- General Plan Open House & Scoping Meeting
 - Wednesday, March 13, 2024, at 6:00 PM
 - Cora Harper Fitness Center -- 841 Barstow Road, Barstow, CA 92311

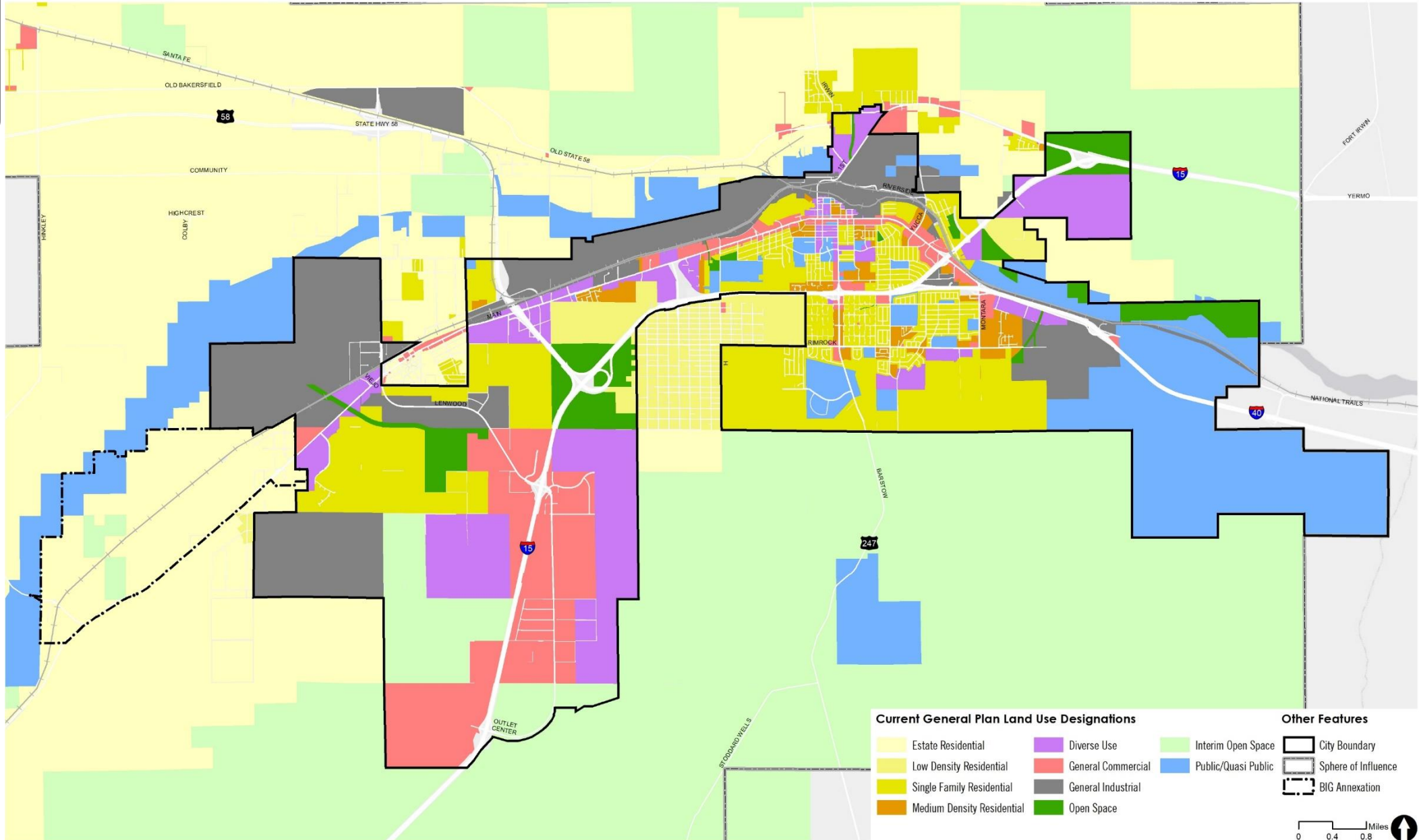




Questions / Comments



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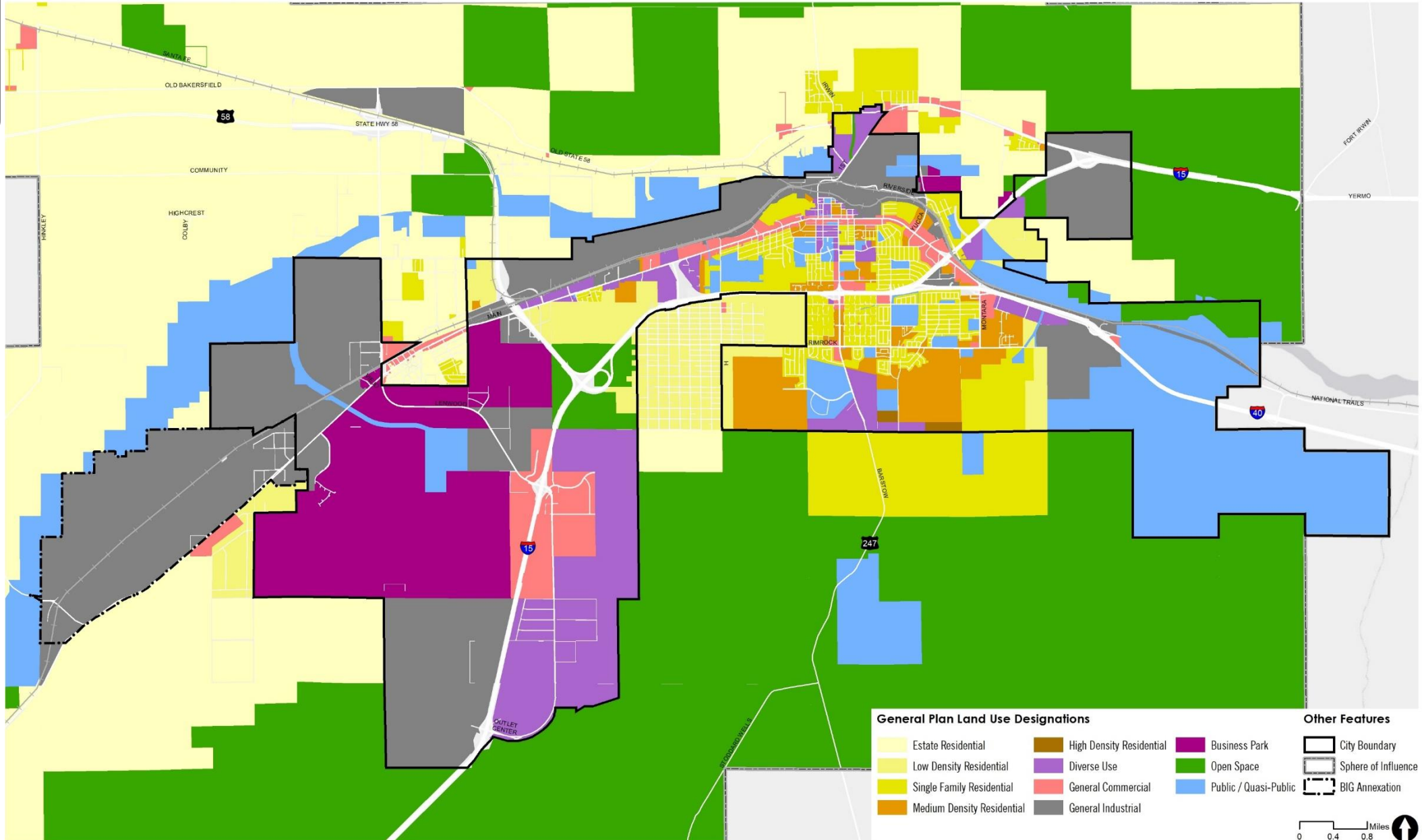
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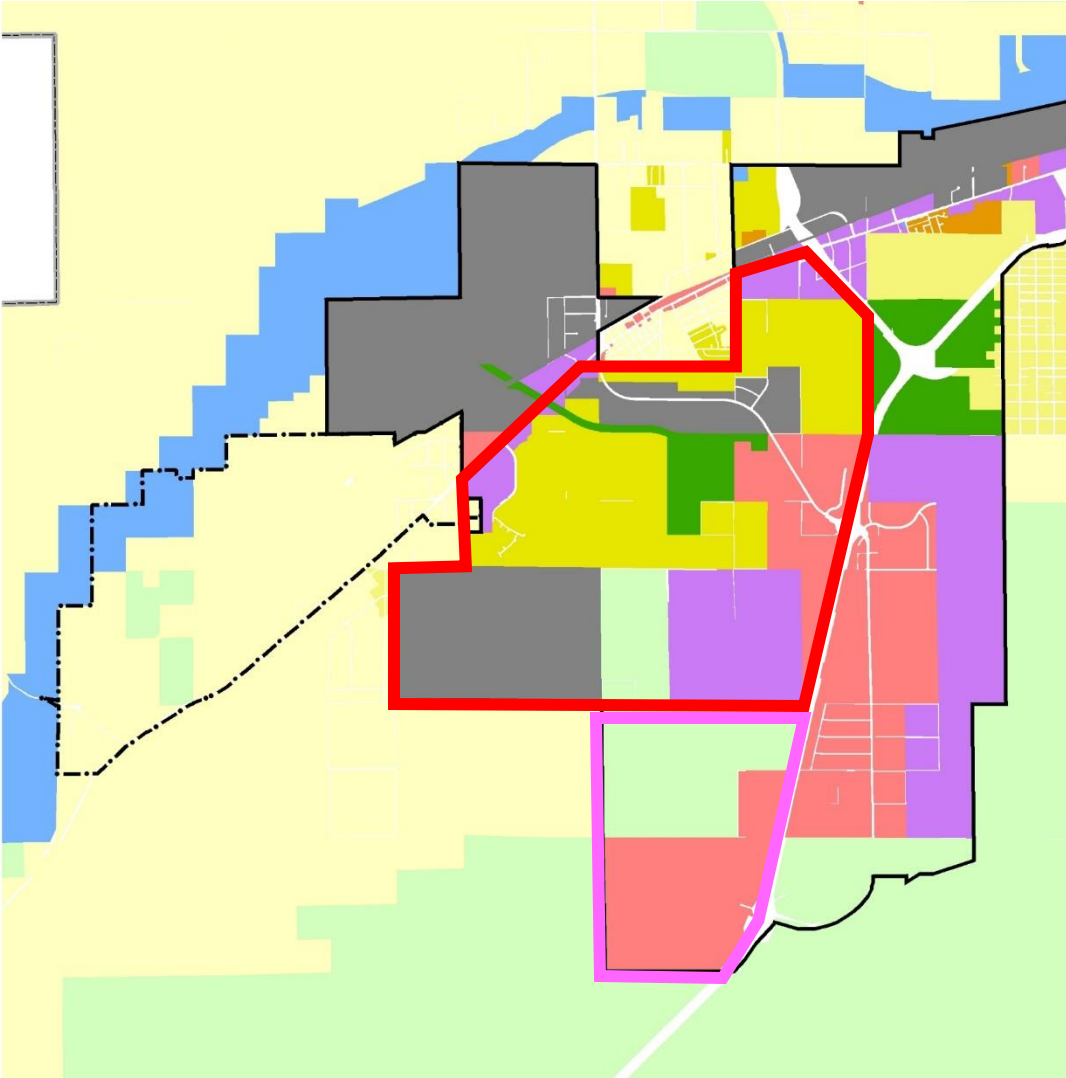
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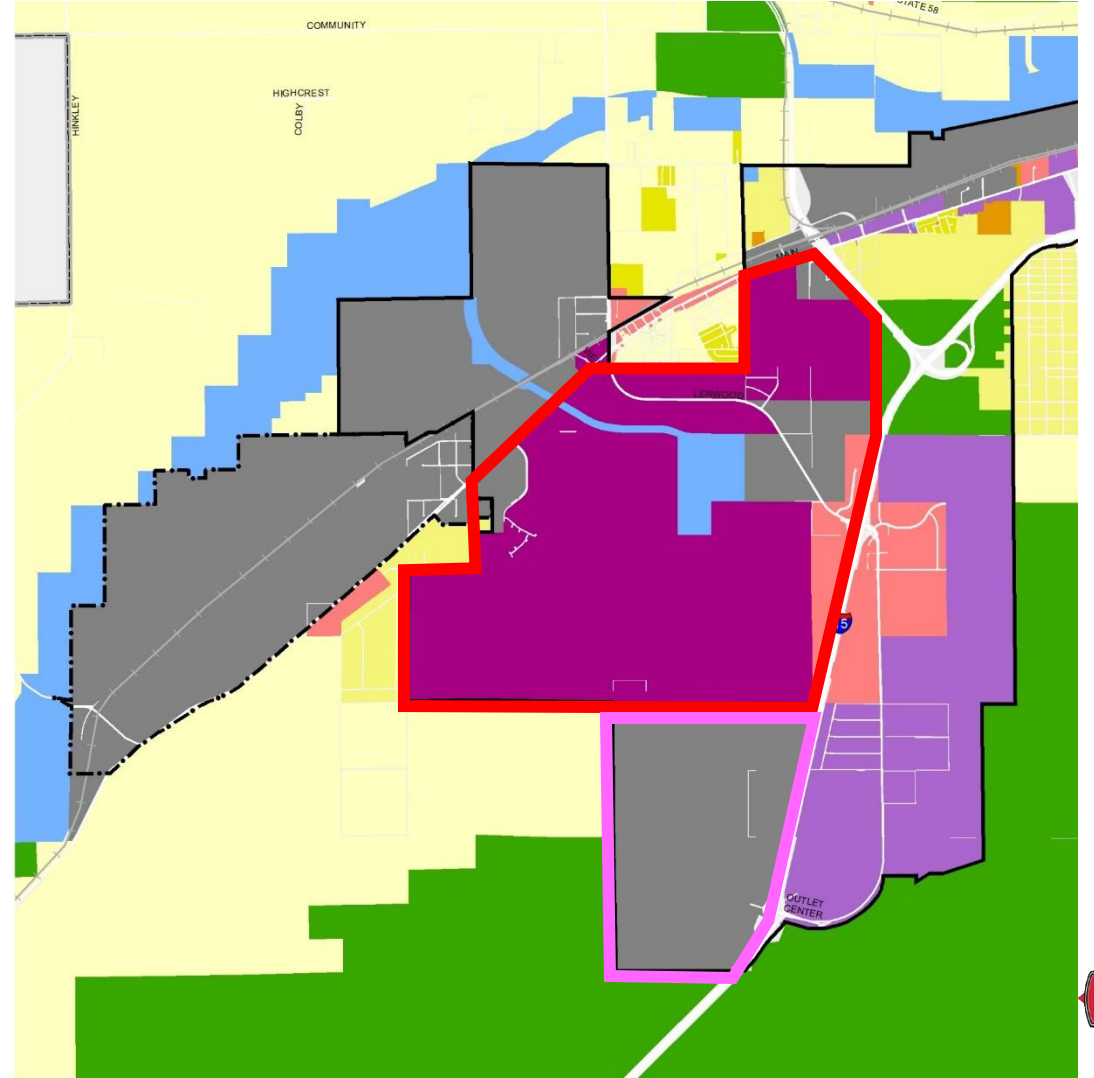


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Current Plan

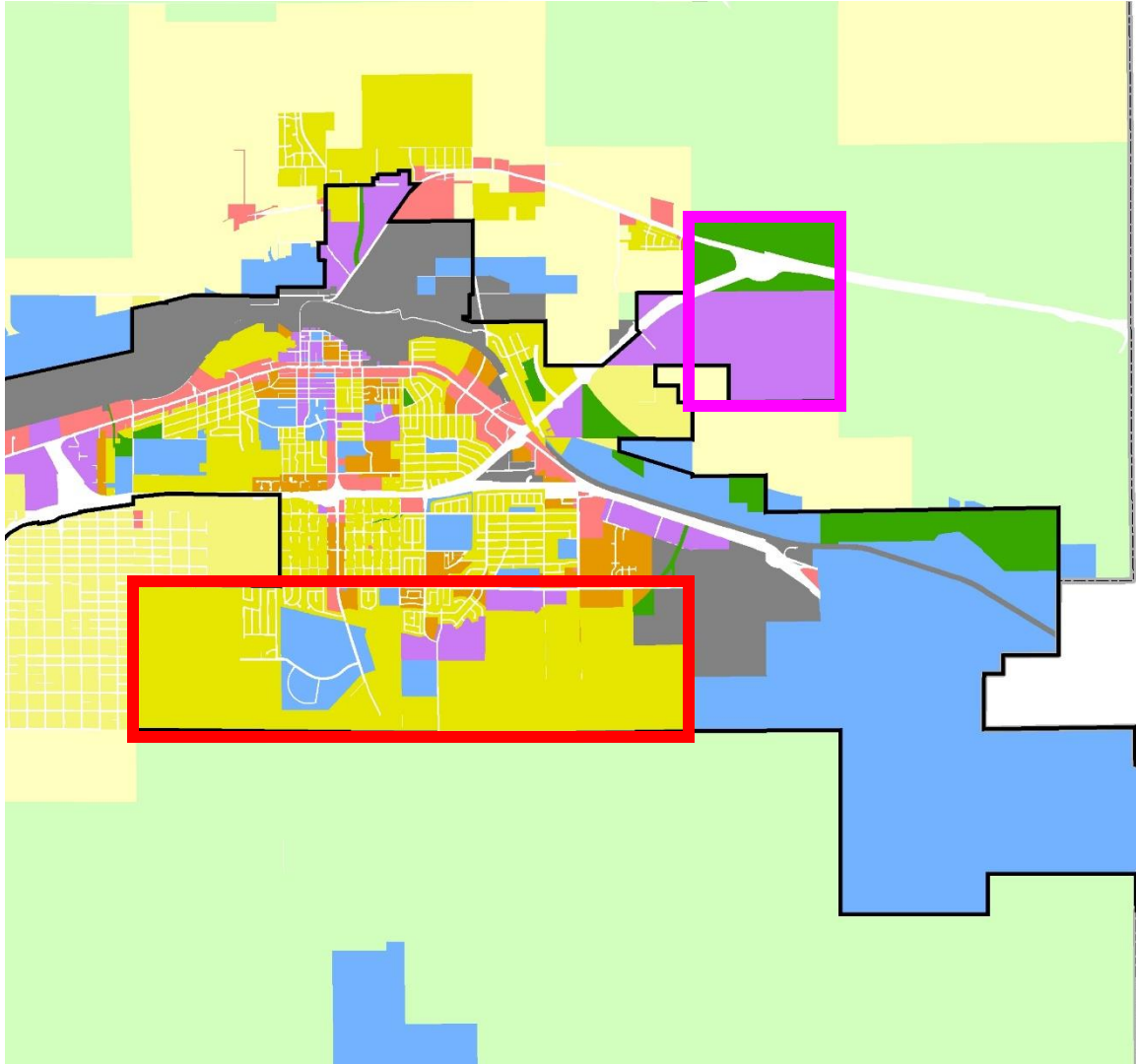


Draft Plan



Land Use Changes

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