



GENERAL PLAN 2048

# General Plan Update Process

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March 20, 2025  
Community Update Meeting

# What is a General Plan?

- City's comprehensive and long-term plan for growth and improvement
  - Overall vision of Barstow's desired future
  - Goals, policies, and maps to guide decisions when evaluating projects and investments
  - Actions to identify next steps for implementation



DRAFT



# GENERAL PLAN VISION



Barstow, nestled at the crossroads of history and progress in the heart of the Mojave Desert, is poised to be at the center of regional growth and serves as the Hub of the West.

The City and its people honor its past while forging a dynamic future, creating a complete community where residents thrive, visitors discover, and businesses flourish.

Through collaboration between city leaders, residents, businesses, community organizations, and other stakeholders, Barstow will proactively address current challenges while seizing opportunities to create a prosperous and resilient future.

# General Plan Objectives

- 1 Goals, policies, and implementation strategies that ensure Barstow is a healthy and safe community for residents, businesses, and visitors.
- 2 The addition of a substantial number of livable wage jobs that will strengthen the City's economic base and fiscal resiliency and provide career pathways for the community.
- 3 A large amount and wide range of housing opportunities that address the needs of the community and military installations, demand from new households generated by job growth, and full spectrum of lifestyles and life stages.

# General Plan Objectives

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A cohesive land use plan that appropriately transitions between residential, commercial, and industrial areas, encourages new development to leverage and improve existing infrastructure, and provides expansion opportunities to support long term growth.

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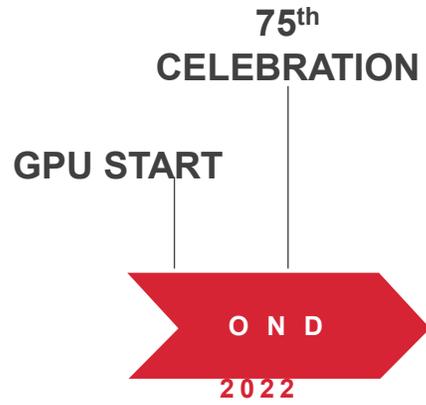
Economic opportunities that allow residents to (re)invest in the community and create generational wealth.

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Land use and circulation plans that capitalize on Barstow's unique location, as a node on the national supply chain, and existing industrial and rail infrastructure to attract and retain innovative industrial and rail operators and to support the efficient movement of goods.



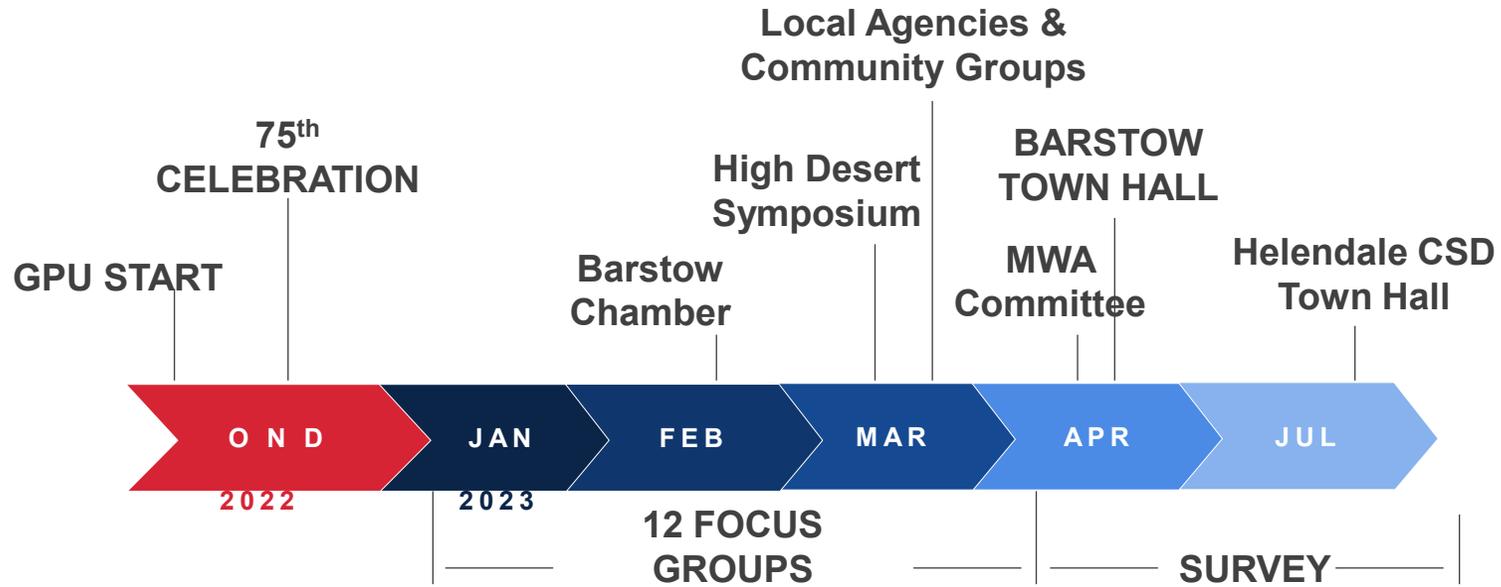
# Continuous Outreach



- 75<sup>th</sup> Celebration (500+)



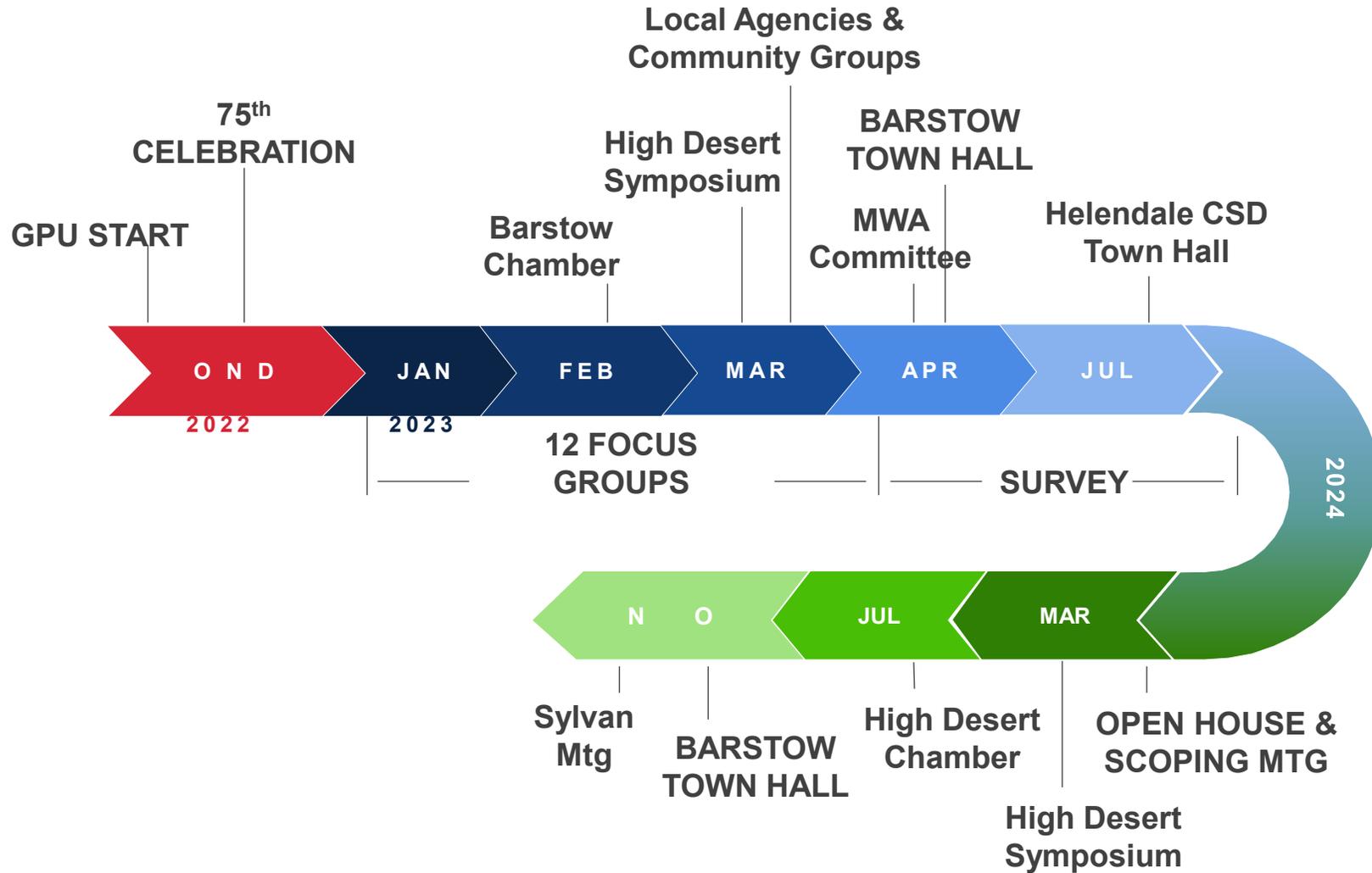
# Continuous Outreach



- Focus groups & community survey (250+)
- Town hall 2023 (300+)
- Other events (25 to 45 each)



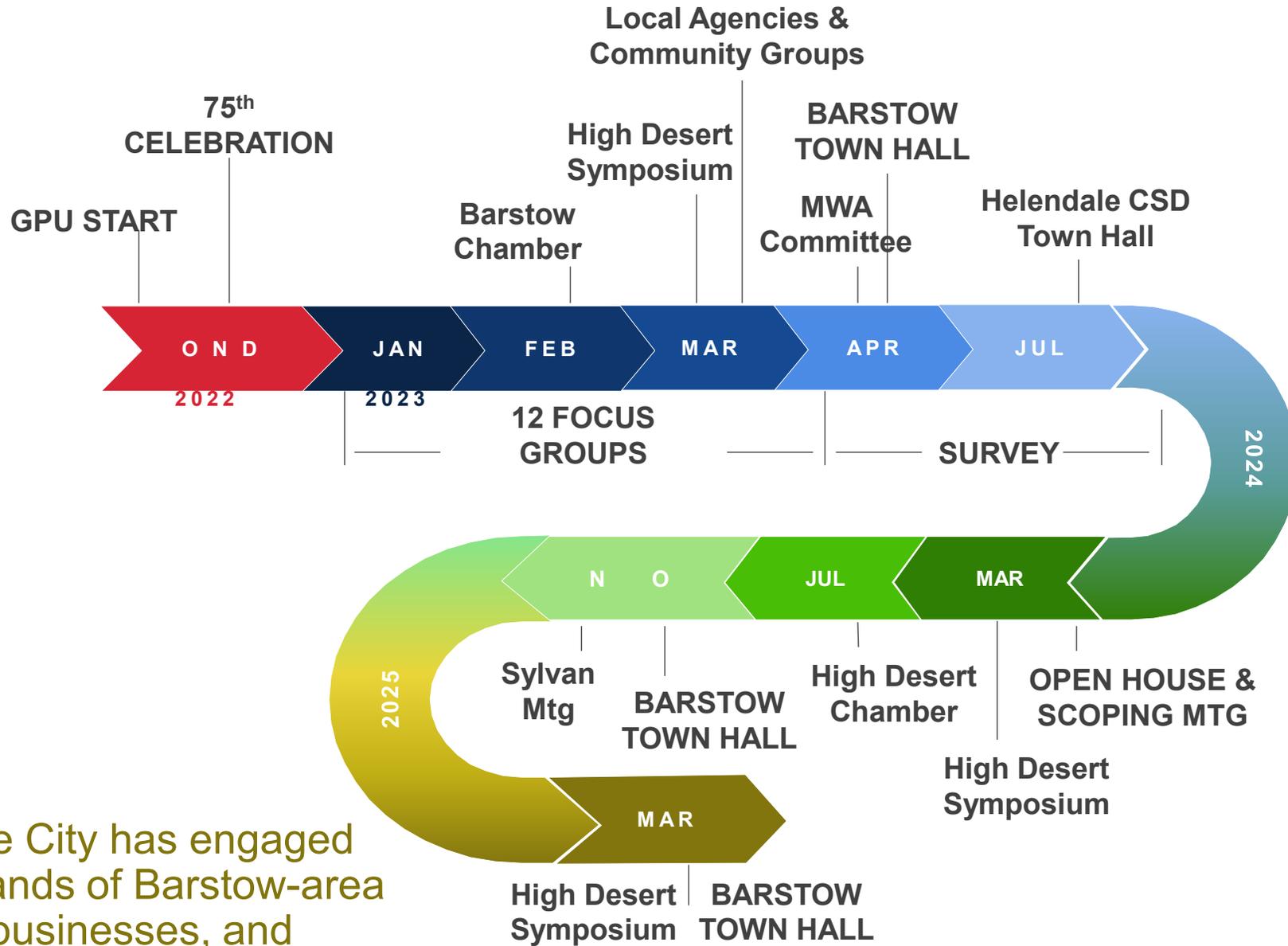
# Continuous Outreach



- Open house & scoping (200+)
- Town hall 2024 (300+)
- Other events (80 to 125 each)



# Continuous Outreach



To date, the City has engaged with thousands of Barstow-area residents, businesses, and organizations



# Stakeholder Engagement

## Stakeholders / Areas

- Healthcare
- Education
- Students
- Youth Sports
- Seniors & Vets
- Homeless
- Ministerial
- Small Business
- Real Estate
- MCLB
- Ft. Irwin
- Barstow
- Helendale
- Lenwood
- Silver Valley
- Sylvan
- Spring Valley Lake/VVCC

## Top Priorities

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



# Most Common Questions

## BIG Specific Plan

When will everything happen?

Will there be a lot of trucks or is almost everything by train?

## Future Jobs

How many jobs?

What types of jobs?

Will there be job training?

## Land Use Changes

What new uses are going to be allowed?

How will this affect my home or business?

## Public Facilities

How will this affect roads and infrastructure?

Where will schools and parks go?

# Planning and Environmental (2023 & 2024)

2023

- Land use and circulation planning
- Evaluation of other development interests
- Initial growth projections

2024

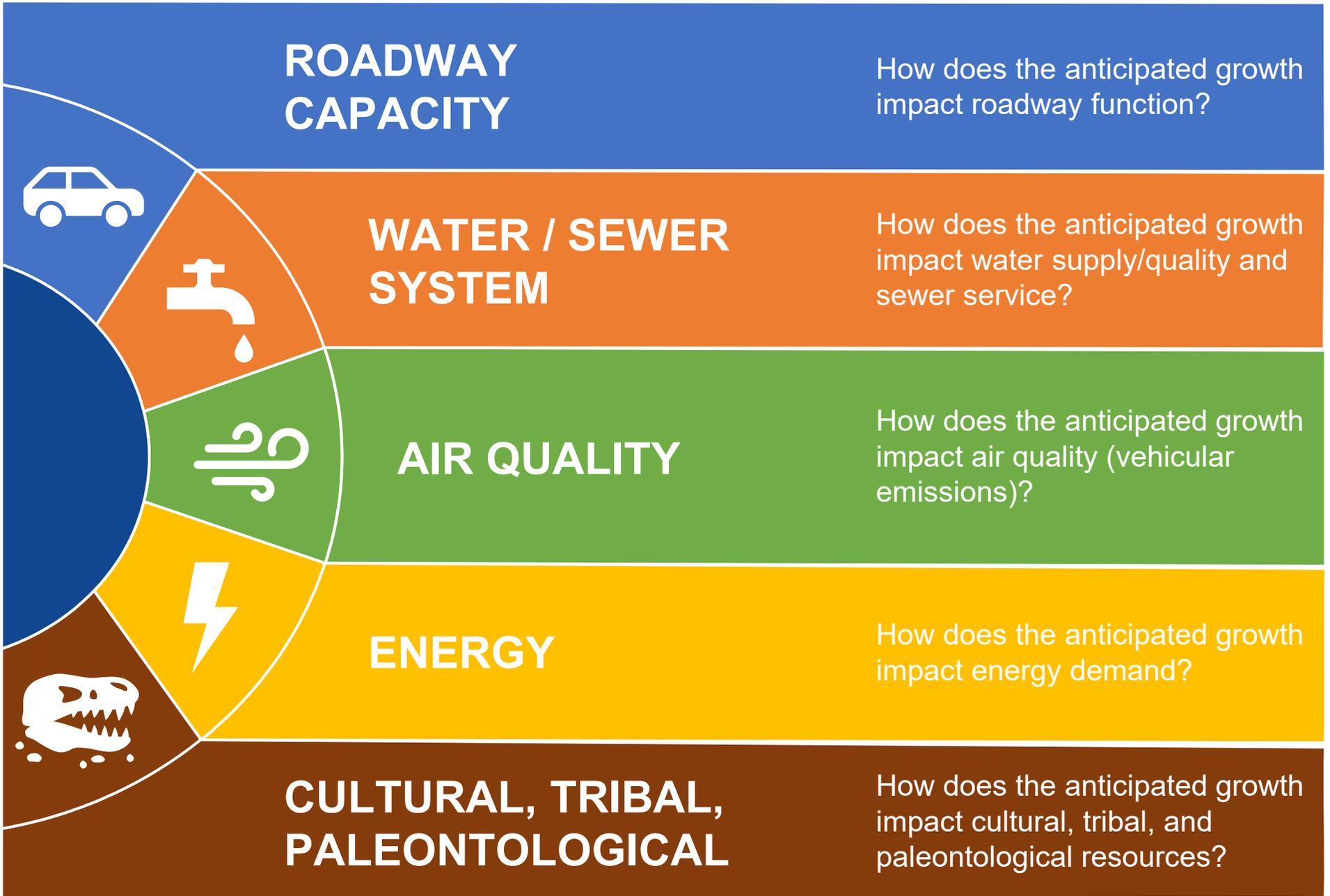
- Coordination with regional, state, federal, tribal entities
- EIR scoping meeting
- Evaluation of preliminary BIG Specific Plan/application
- Technical studies (trans/infrastructure)
- Draft goals, policies, and implementation

2025

- Refinements to land use and circulation plans

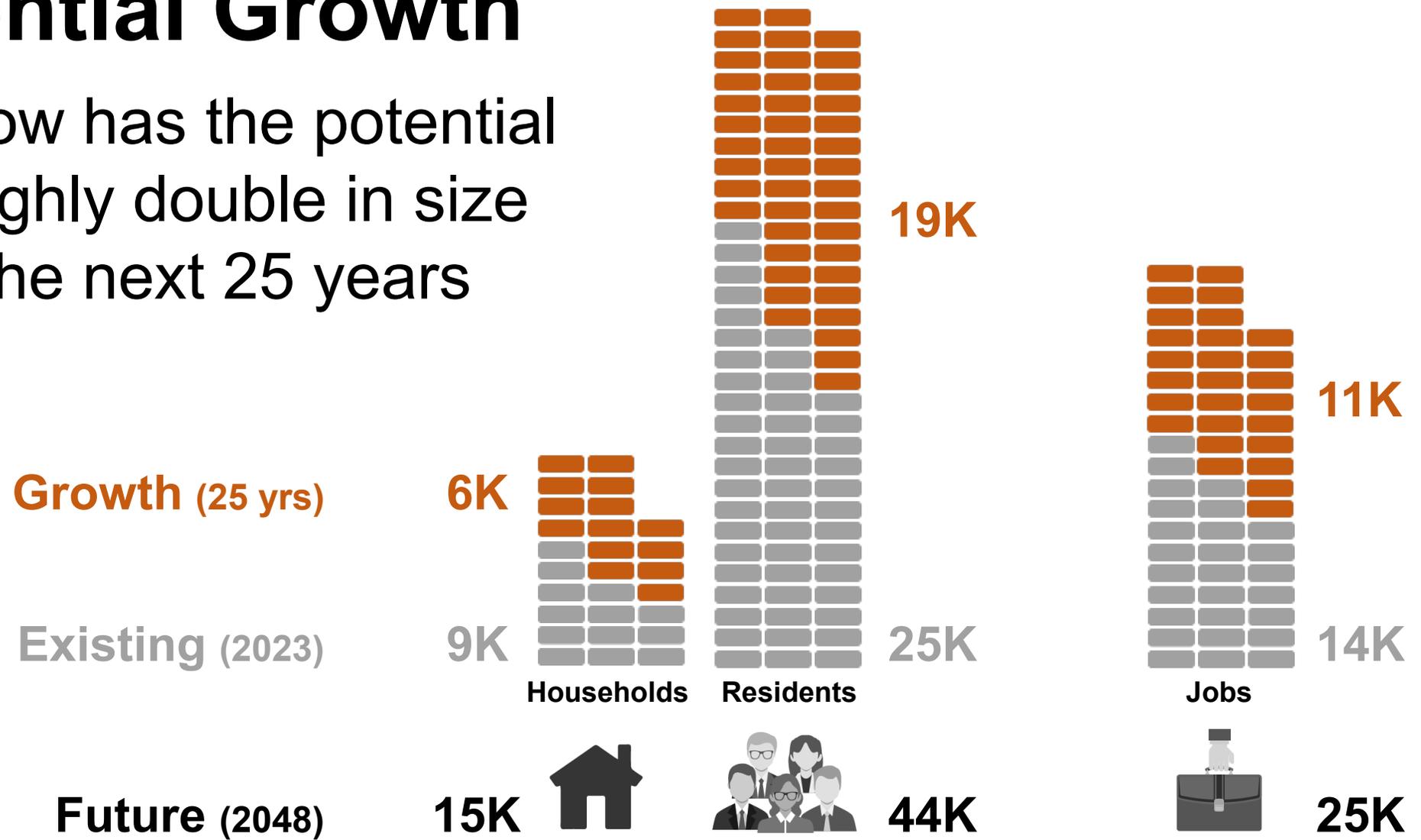


# Technical Analysis



# Potential Growth

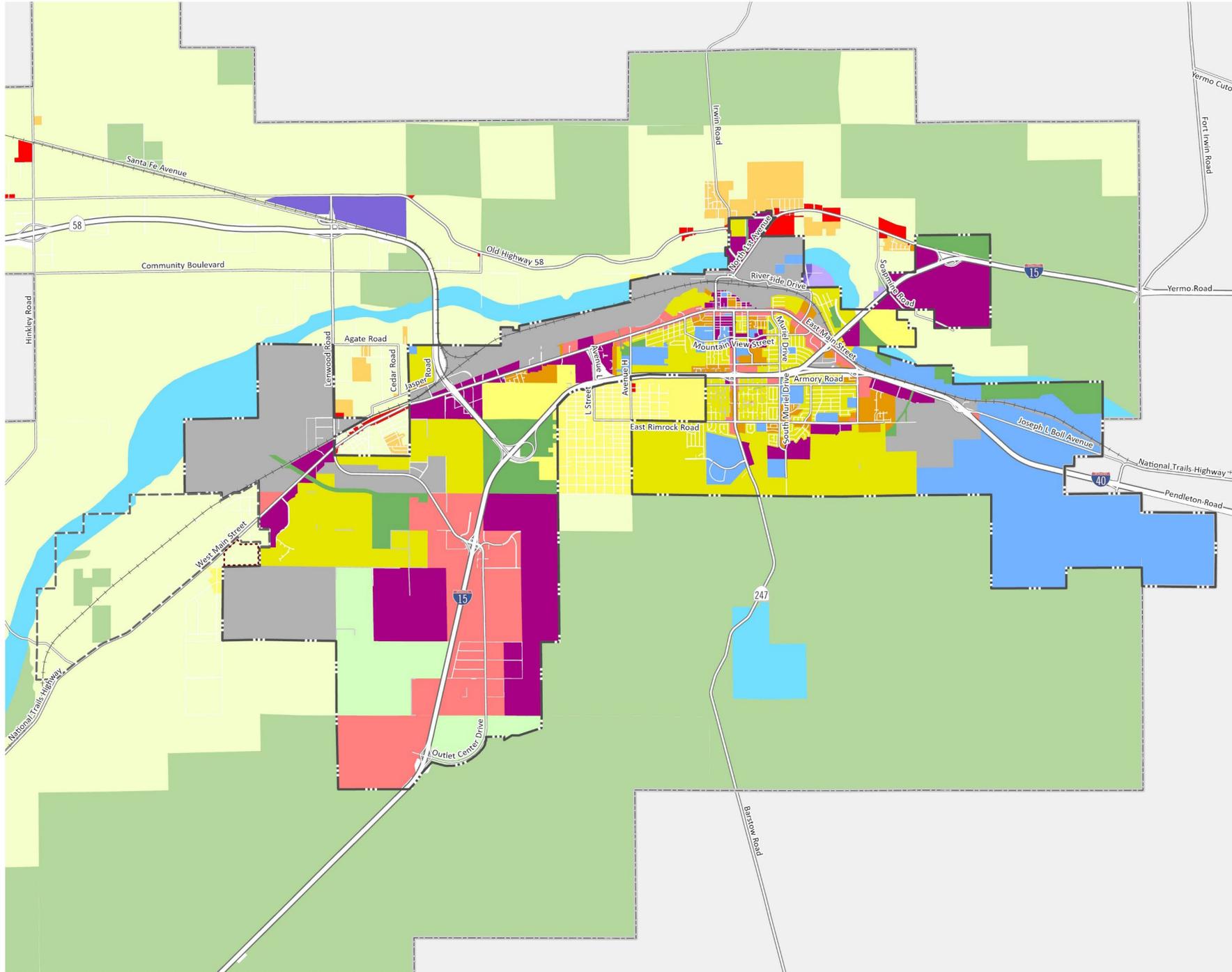
Barstow has the potential to roughly double in size over the next 25 years



Note: Figures shown exclude unincorporated Barstow, which is not forecasted to change, but represents ~3K HH, 9K POP, 1K JOBS

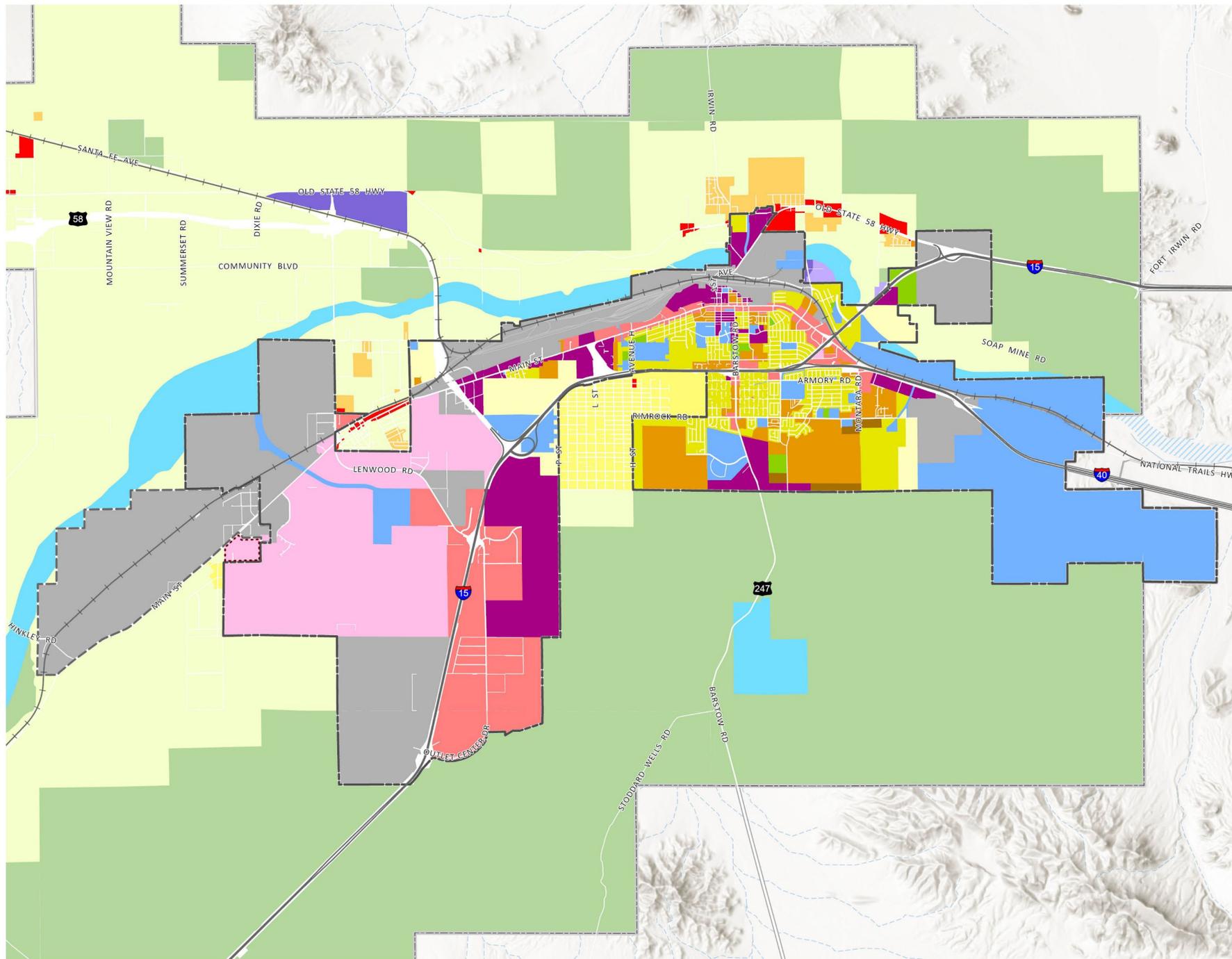


# Current LU Plan



- Sphere of Influence
- City Boundary
- Annexation Area A
- Annexation Area B
- Rail Line (Main Sub-Network)
- Current (2015) General Plan Land Use**
- Estate Residential (RE)
- Low Density Residential (LDR)
- Single Family Residential (SFR)
- Medium Density Residential (MDR)
- Diverse Use (DU)
- General Commercial (GC)
- General Industrial (GI)
- Resource Conservation Open Space (ROS)
- Interim Open Space/Resource Conservation (IOS\ROS)
- Public/Quasi Public (PQP)
- Right of Way
- County Land Use Categories (apply outside city boundary/annexation areas)**
- Rural Living
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Commercial
- General Industrial
- Limited Industrial
- Public Facility
- Resource/Land Management

# Draft LU Plan



- Sphere of Influence
- City Boundary
- Annexation Area A
- Annexation Area B

#### City Land Use Designations

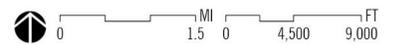
- Low Density Residential
- Single Family Residential
- Medium Density Residential
- High Density Residential
- Diverse Use
- Commercial
- Industrial
- Business Park
- Open Space
- Public / Quasi-Public

#### County Land Use Categories (apply outside city boundary/annexation areas)

- Rural Living
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Commercial
- General Industrial
- Limited Industrial
- Public Facility
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#### Notes:

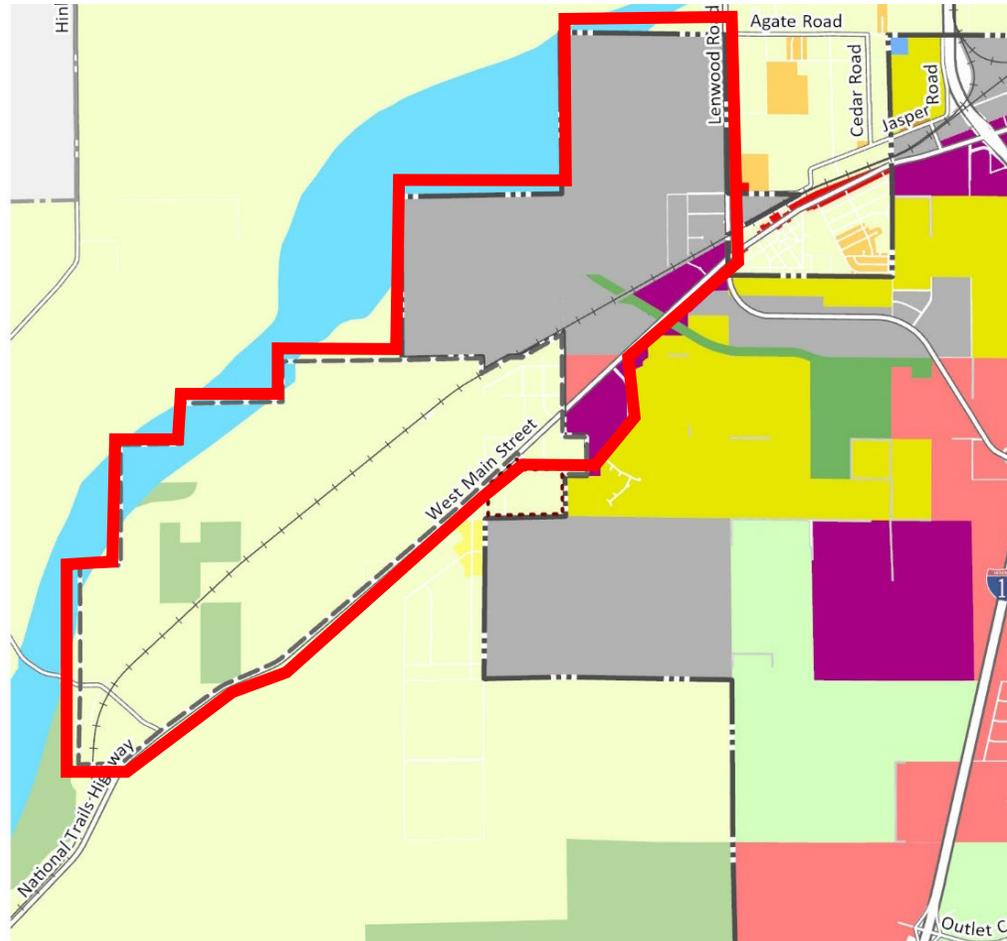
1. All land outside of the city boundary will remain under the land use jurisdiction of the County until annexed. For areas outlined for annexation, the diagram conveys the City's equivalent and/or desired future land use. All other areas are illustrated using the County's land use categories.
2. This map depicts the current alignment of rail facilities. Alignments within and connected to the BIG Specific Plan area are proposed for change and will be reflected on future maps.



# Land Use Changes

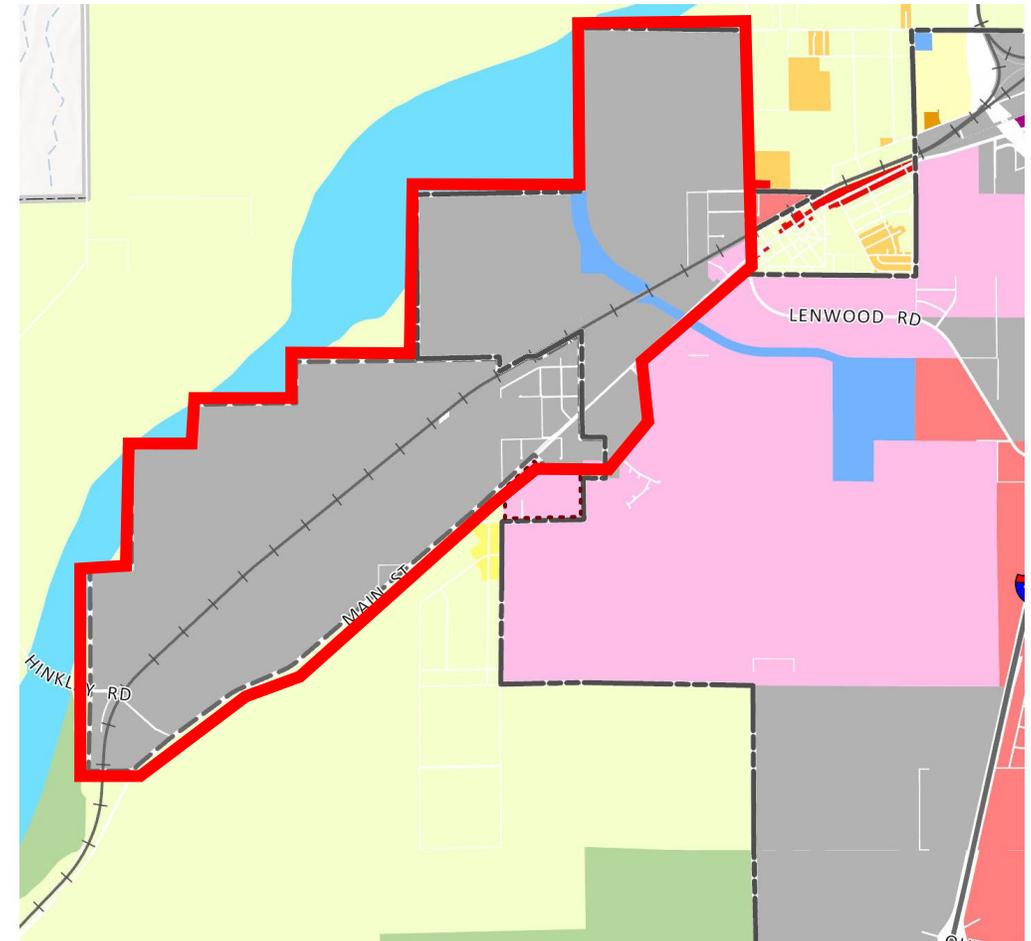
## Current Plan

- (City) Mix of industrial/commercial
- (County) Rural residential and limited agricultural uses (*mostly vacant land*)



## Draft Plan

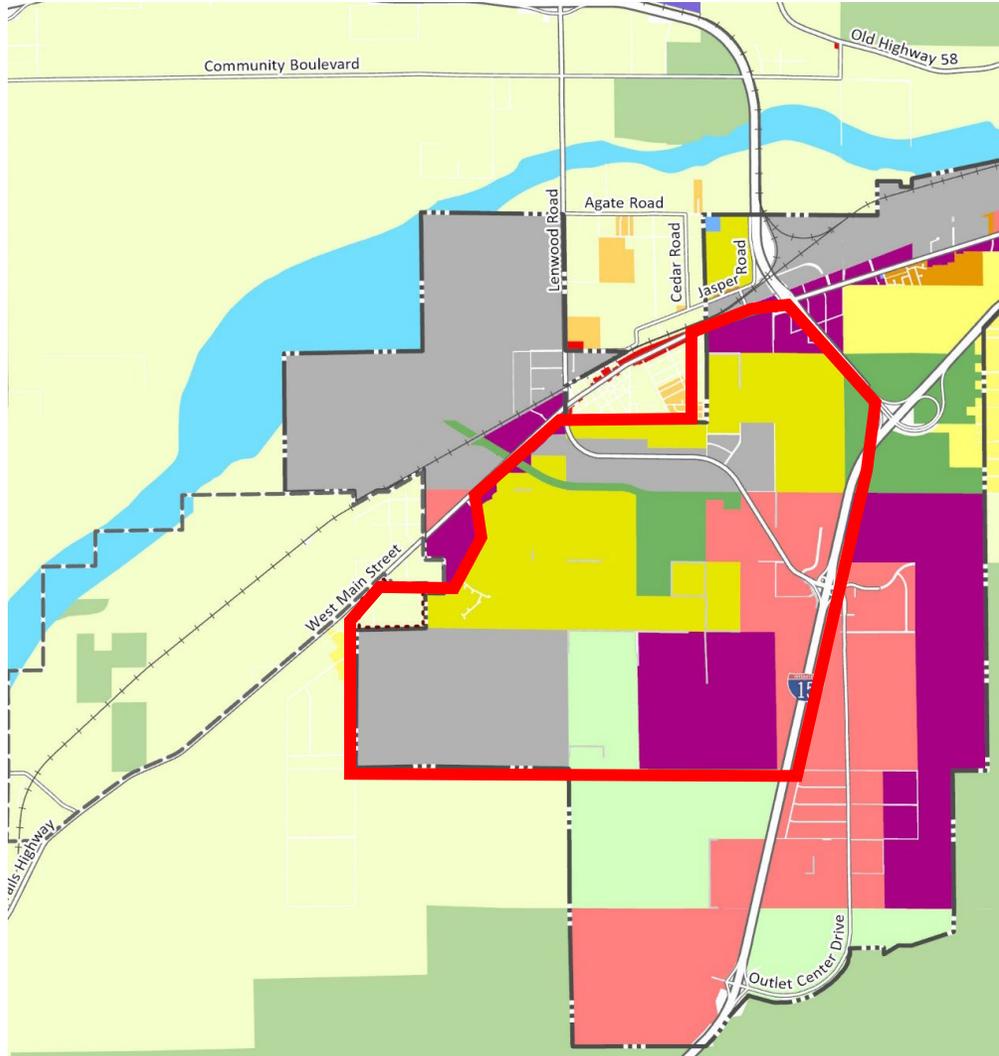
- Industrial to reflect the BIG Specific Plan
- Annexation into the City



# Land Use Changes

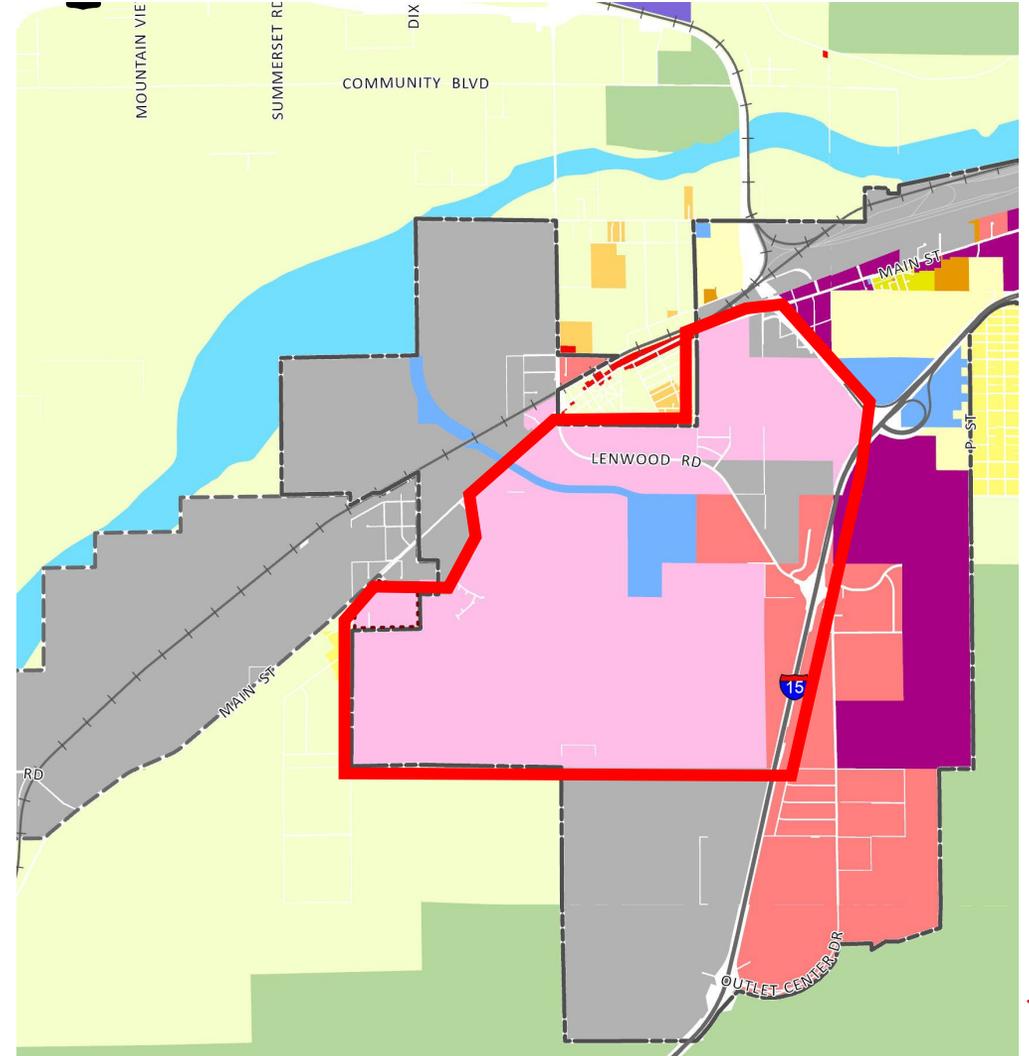
## Current Plan

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



## Draft Plan

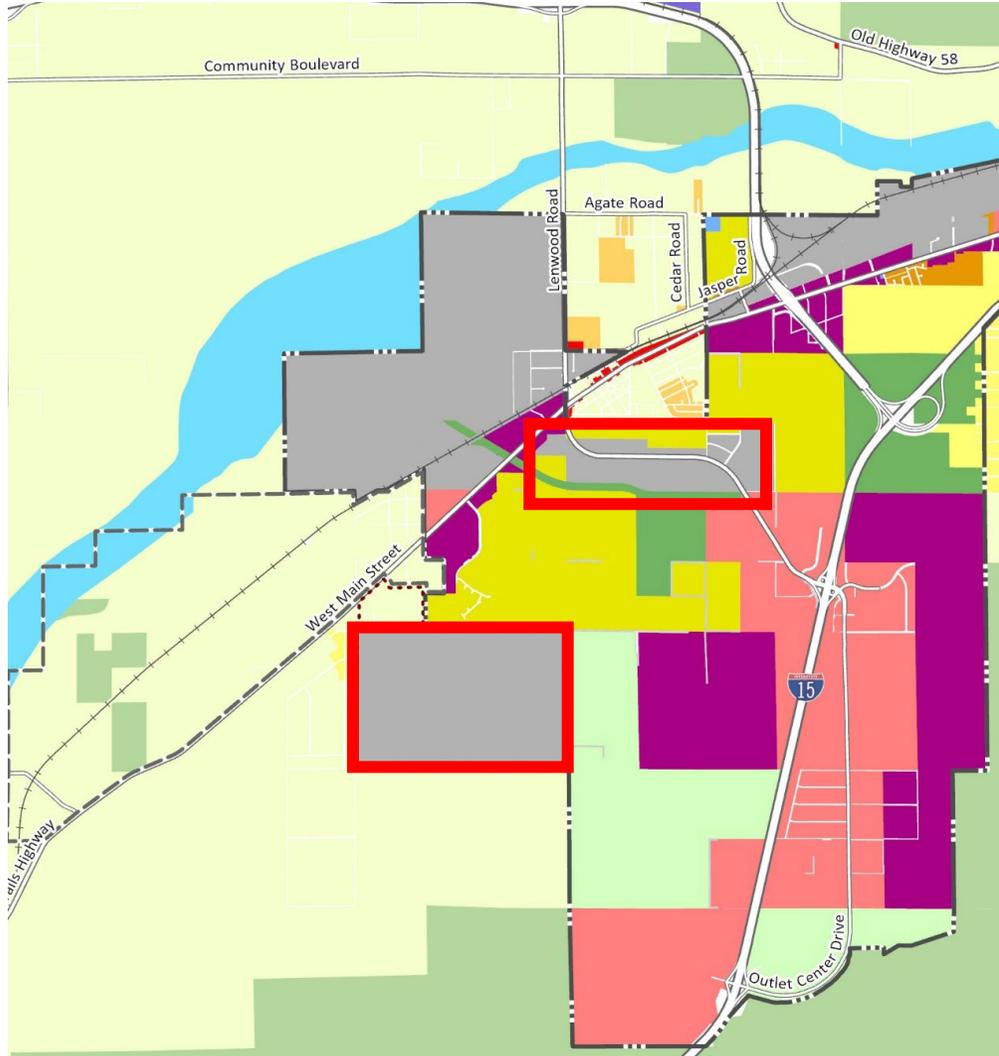
- New Business Park designation encourages employment focus (no warehousing)
- Compatible locations for commercial/industrial



# Land Use Changes

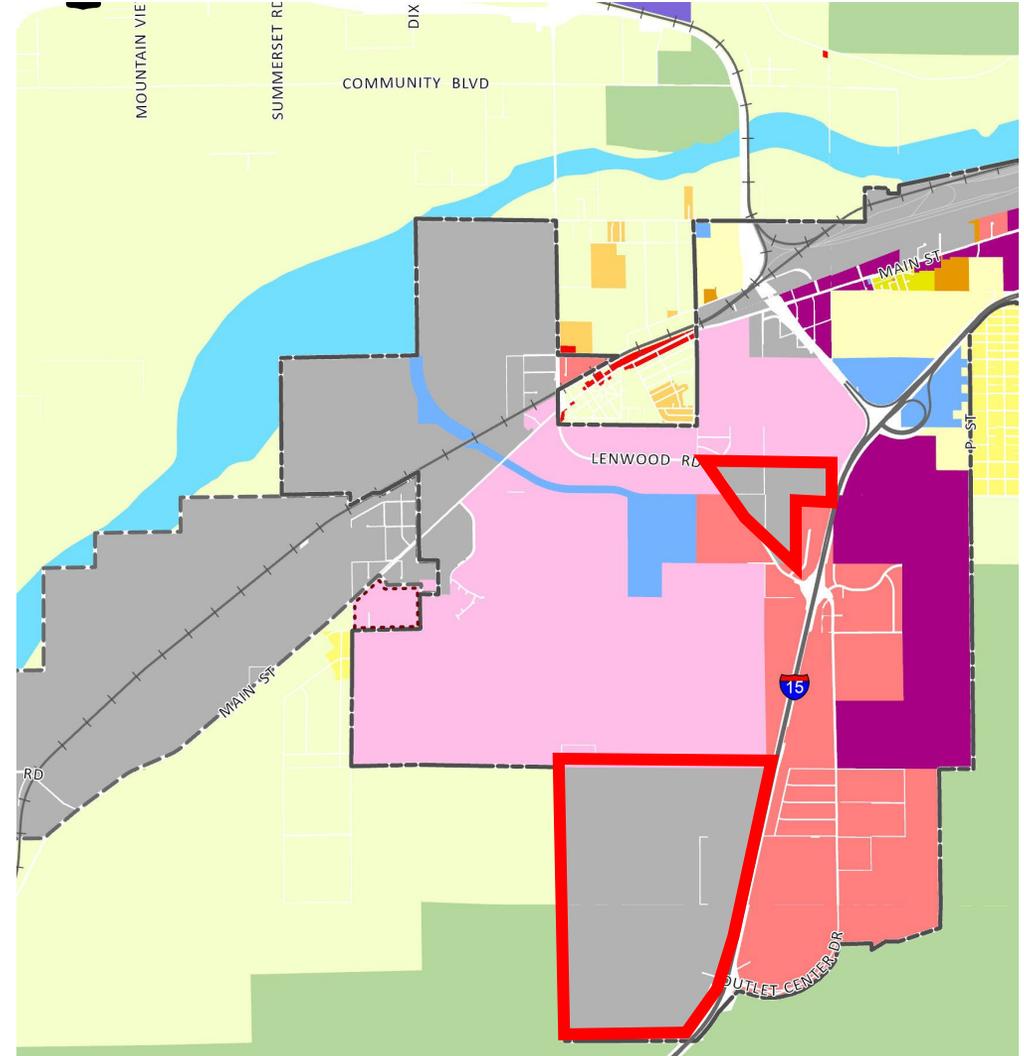
## Current Plan

- Planned industrial uses far from I-15
- Intermingling of residential / industrial uses



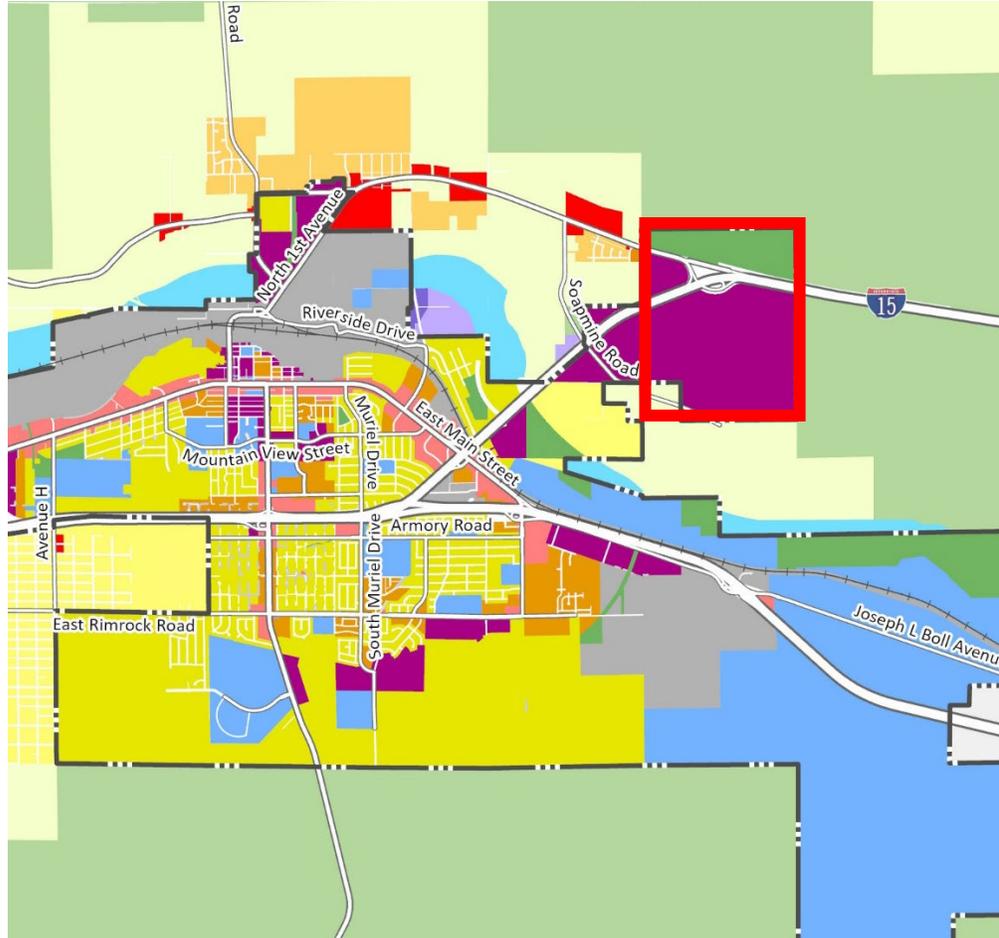
## Draft Plan

- Clustered industrial uses closer to I-15
- Truck-based uses away from core community



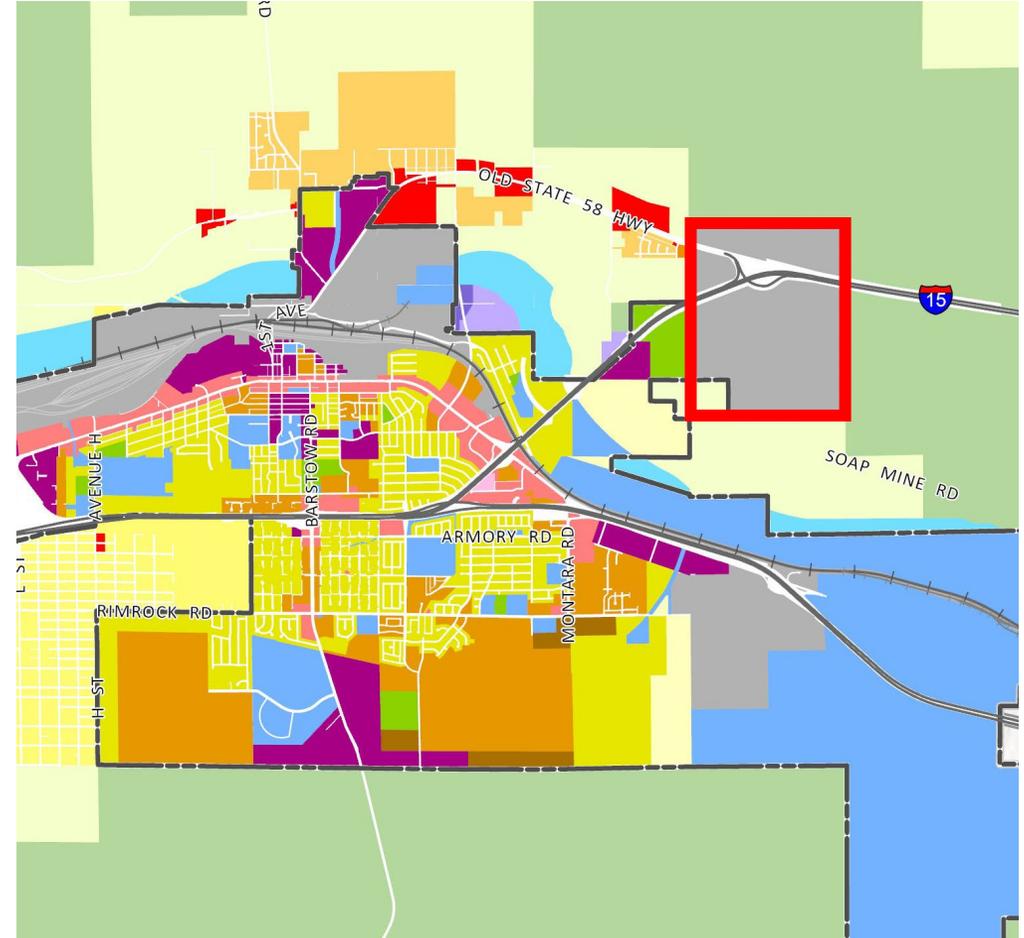
## Current Plan

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



## Draft Plan

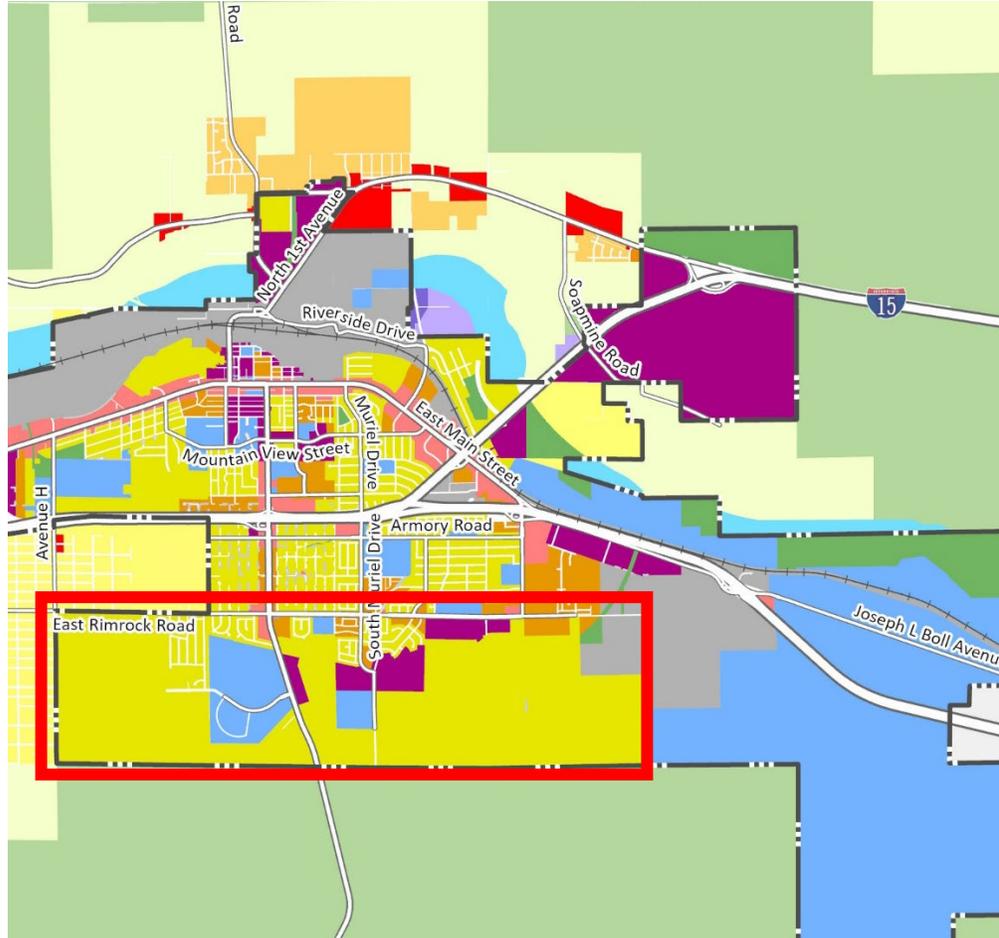
- Property owner interest in logistics
- Allows for expansion of commerce while minimizing impacts on core community



# Land Use Changes

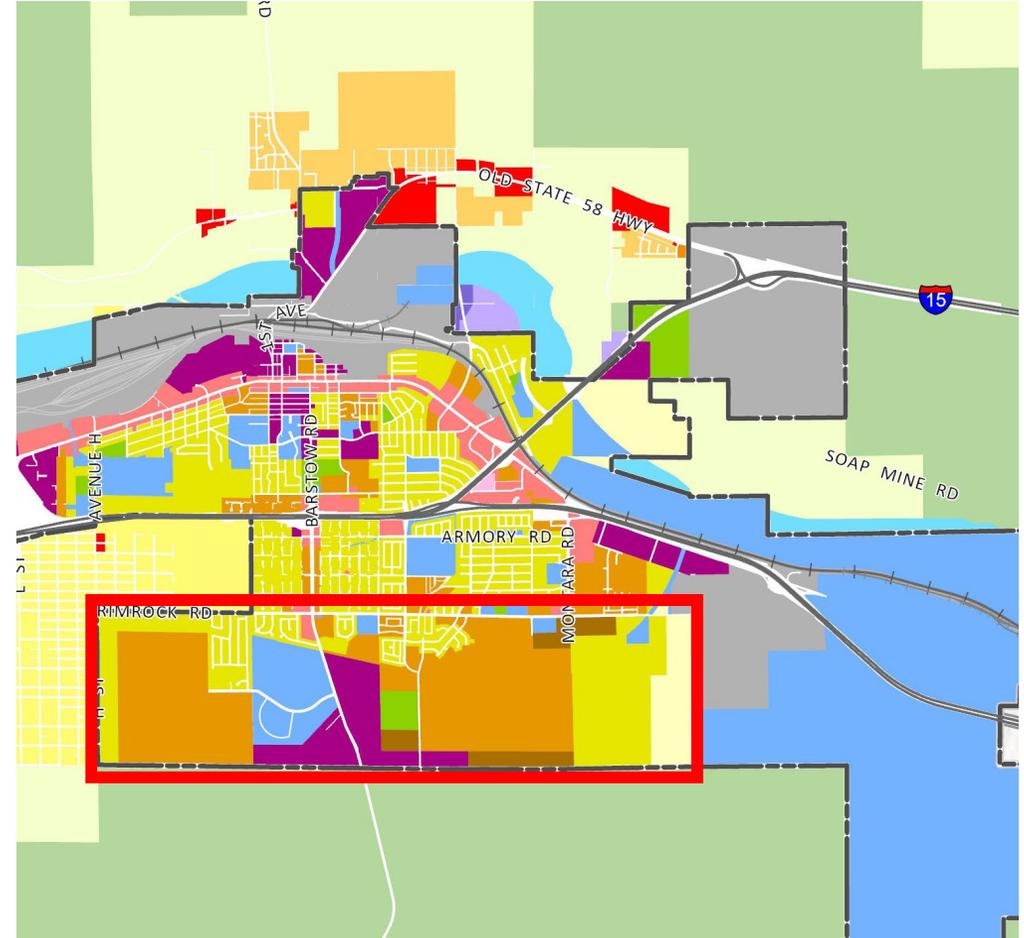
## Current Plan

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



## Draft Plan

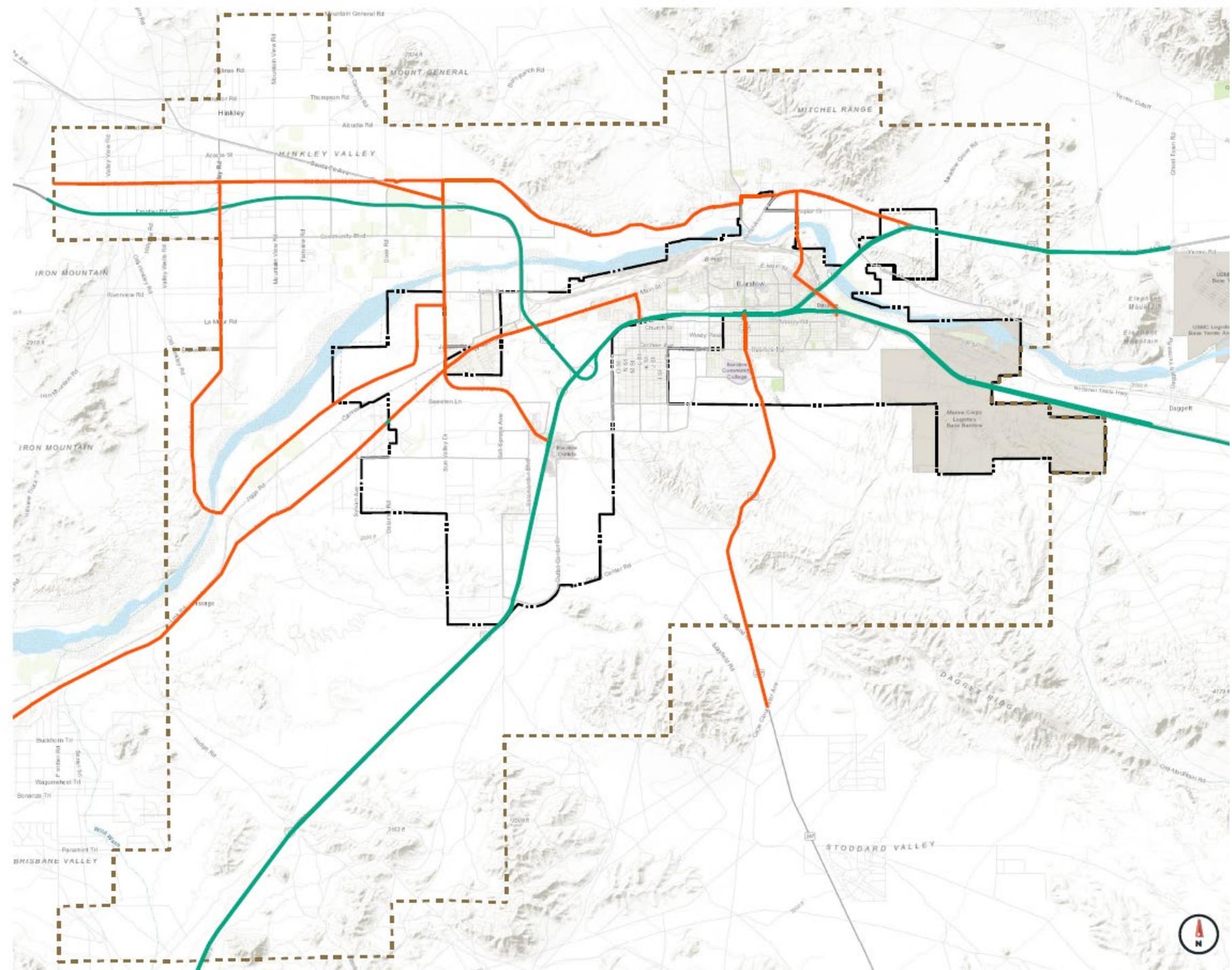
- Residential with access to existing infra/services
- Facilitates improvement of existing facilities and ensures greater access to new amenities



Evaluate current and potential truck routes to address land use compatibility and goods movement

### Potential Truck Routes

- Freeway Facility
- Truck Route
- City Boundary
- Sphere of Influence



# Timeline and Next Steps



*Note: estimated timeline subject to change*



# Stay Informed and Involved

- Submit comments & questions via e-mail [generalplan@barstowca.org](mailto:generalplan@barstowca.org)
- Visit the City website for the latest news, materials, and draft documents for review [www.barstowca.org](http://www.barstowca.org)

<https://www.barstowca.org/departments/community-development-department/planning/general-plan-update>

