

BARSTOW GENERAL PLAN UPDATE AND BARSTOW INTERNATIONAL GATEWAY



**Draft Environmental Impact Report (DEIR)
Scoping Meeting**

March 13, 2024

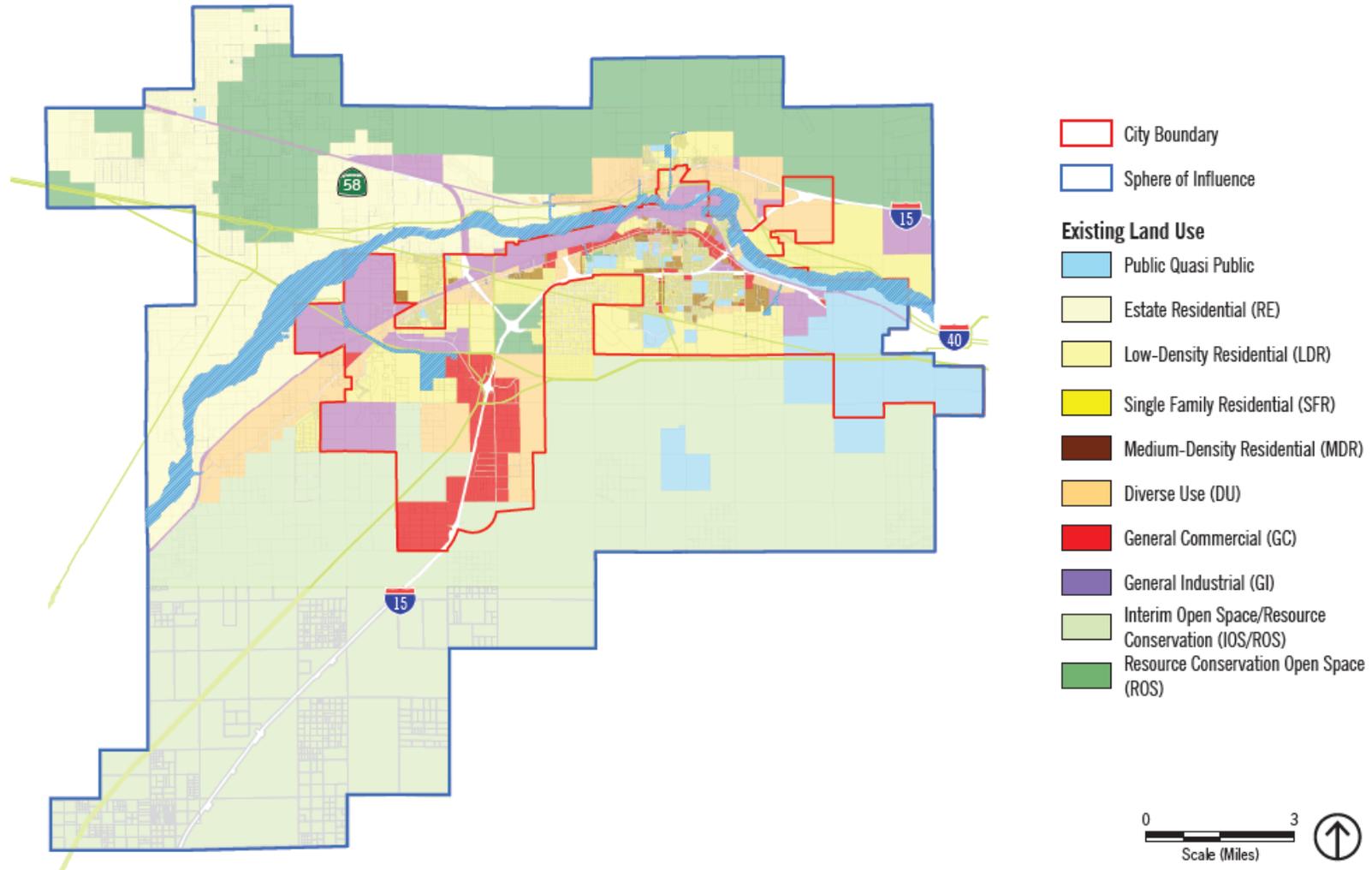
What is the Purpose of the Scoping Meeting?

- Determine Environmental Impact Report (EIR) Scope
 - Environmental topics
 - Potential Impacts
 - Possible ways to avoid or reduce impacts (Mitigation)
- Explain the Proposed Project
 - General Plan Update
 - BIG Specific Plan
- Provide opportunity for public input

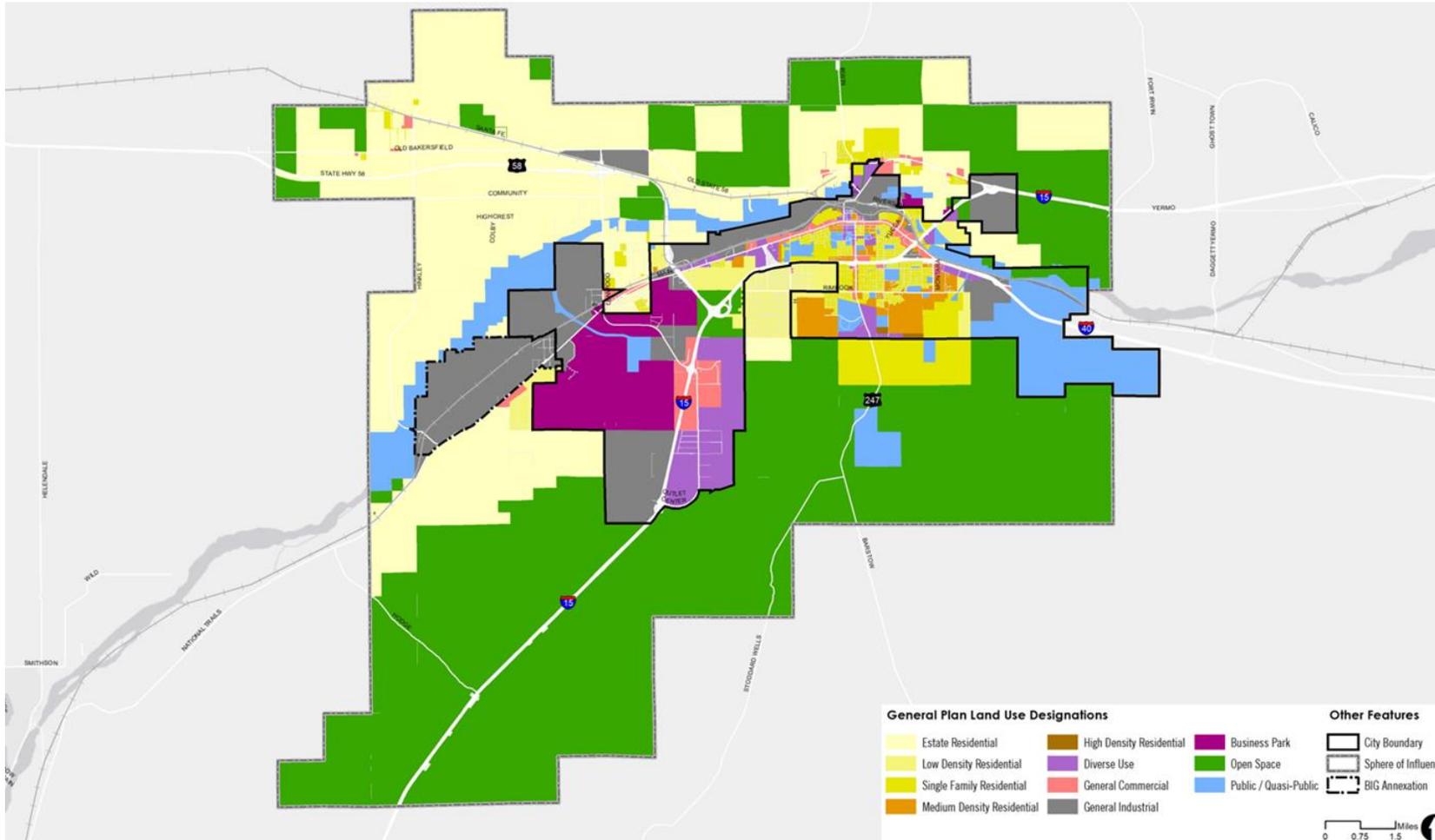
What is a General Plan?

- State-required “constitution” of the City
- Establishes the City’s vision and priorities for the next 25+ years
- Guide future actions (policy choices + development applications)
- Preserves and enhances community strengths
- Enables the community to come together to develop a shared vision for the future
- 8 required Elements or Topics:
 1. Land Use
 2. Circulation
 3. Housing
 4. Noise
 5. Conservation
 6. Safety
 7. Open Space
 8. Environmental Justice

Current Land Use Plan

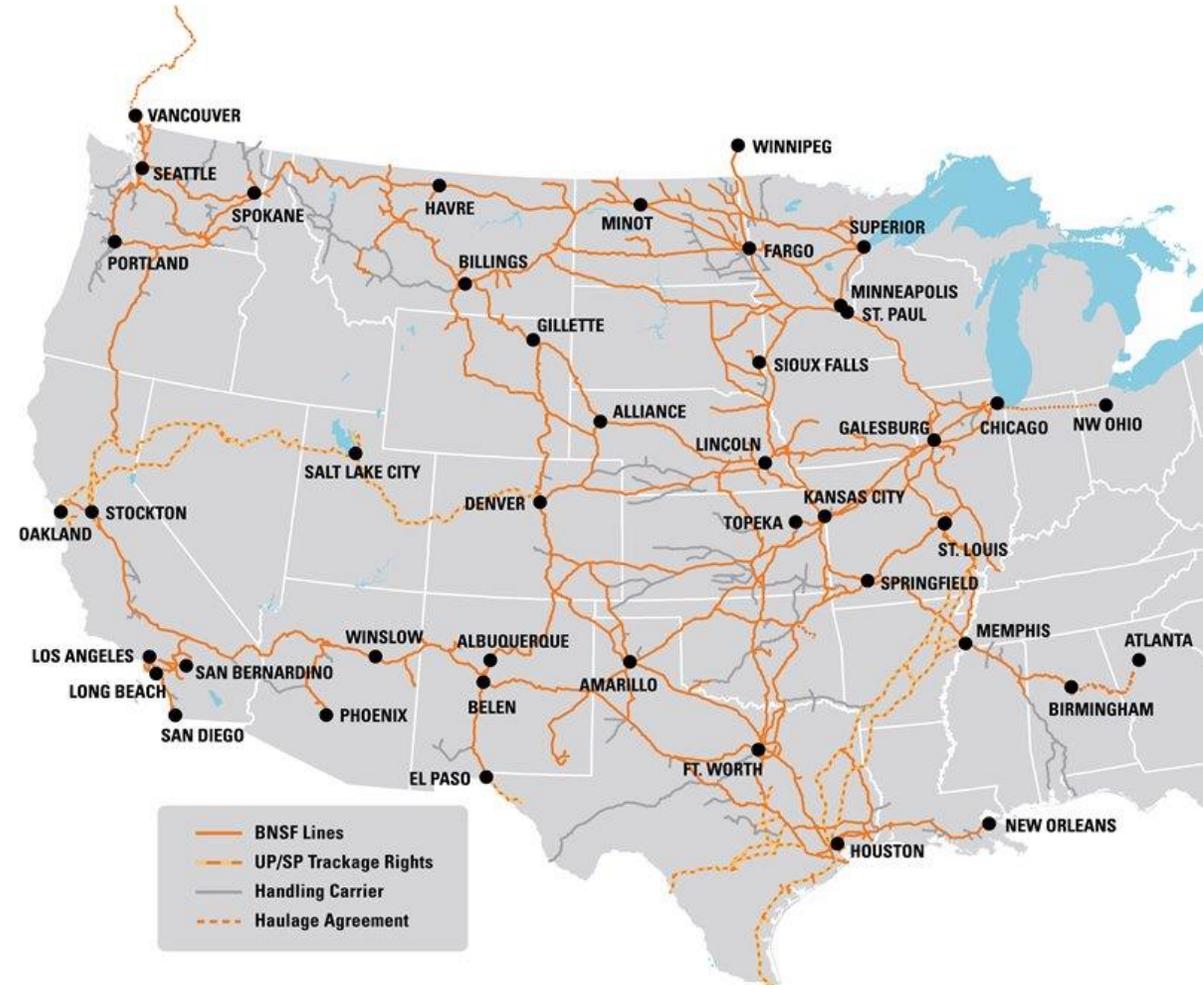


Proposed Land Use Plan (Working Draft)



About BNSF Railway

- Owned by Berkshire Hathaway
- ~37,000 employees
- Average of 1,200 trains/day, approximately 10 million units per year
- 32,500+ route miles in 28 states and three Canadian provinces

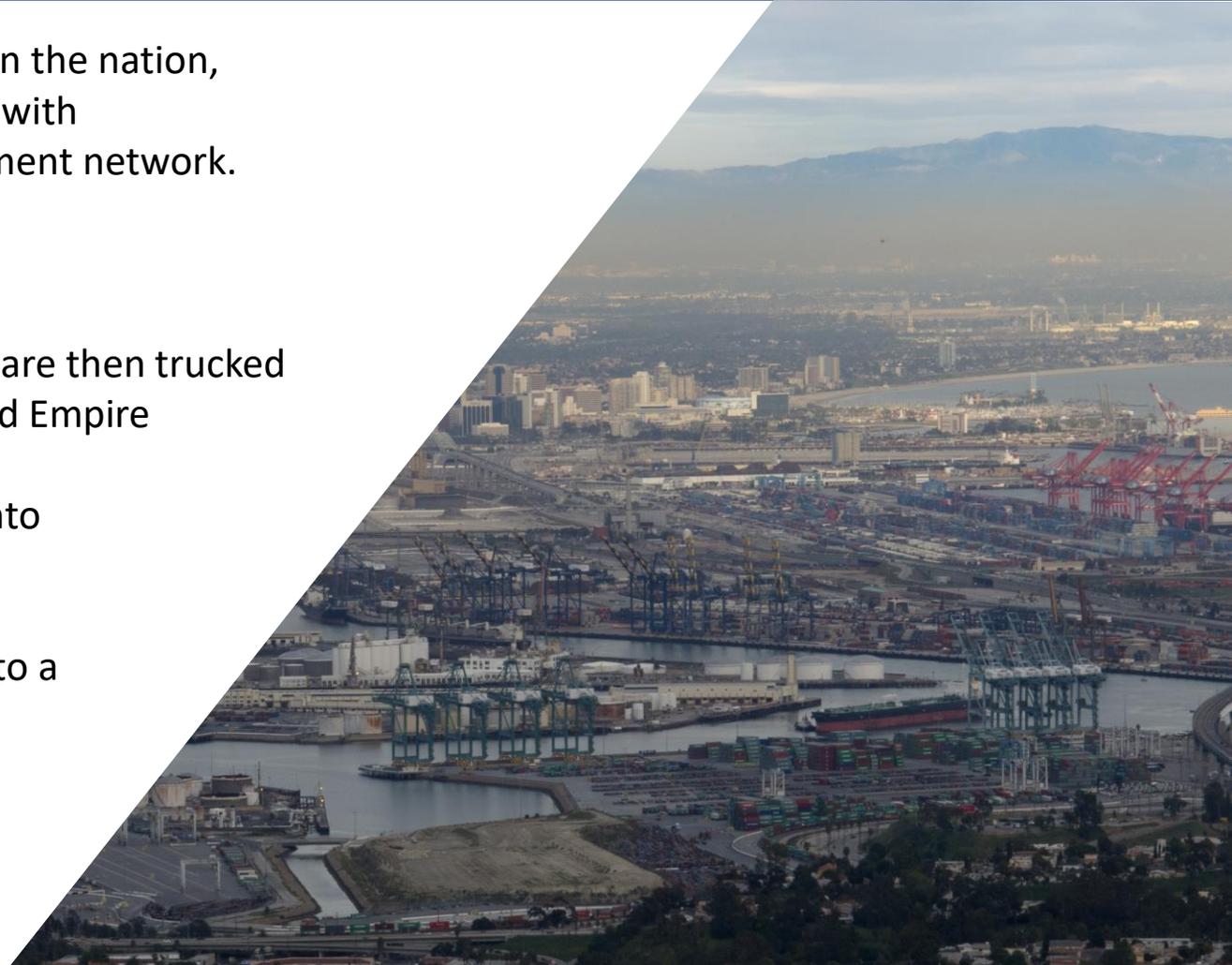


Goods Movement in Southern California

The Ports of Los Angeles and Long Beach are the largest in the nation, 40% of goods entering the U.S. Record demand, coupled with inefficiencies, has put a strain on the ports' goods movement network.

CURRENT PROCESS

1. International cargo arrives in 40-foot containers that are then trucked from the Ports to warehouses in Los Angeles or Inland Empire
2. Containers are unloaded, classified, and re-loaded onto 53-foot domestic containers
3. Domestic containers are either transported by truck to a railyard and loaded onto trains headed for destinations across the United States; or are trucked across the country



Impacts of Inefficiency

- Increased congestion and traffic on highways, impacting air and quality of life
- Longer, multi-hour commutes for residents in the high desert who travel to and from the Inland Empire and elsewhere for employment
- Supply chain delays/inefficiencies



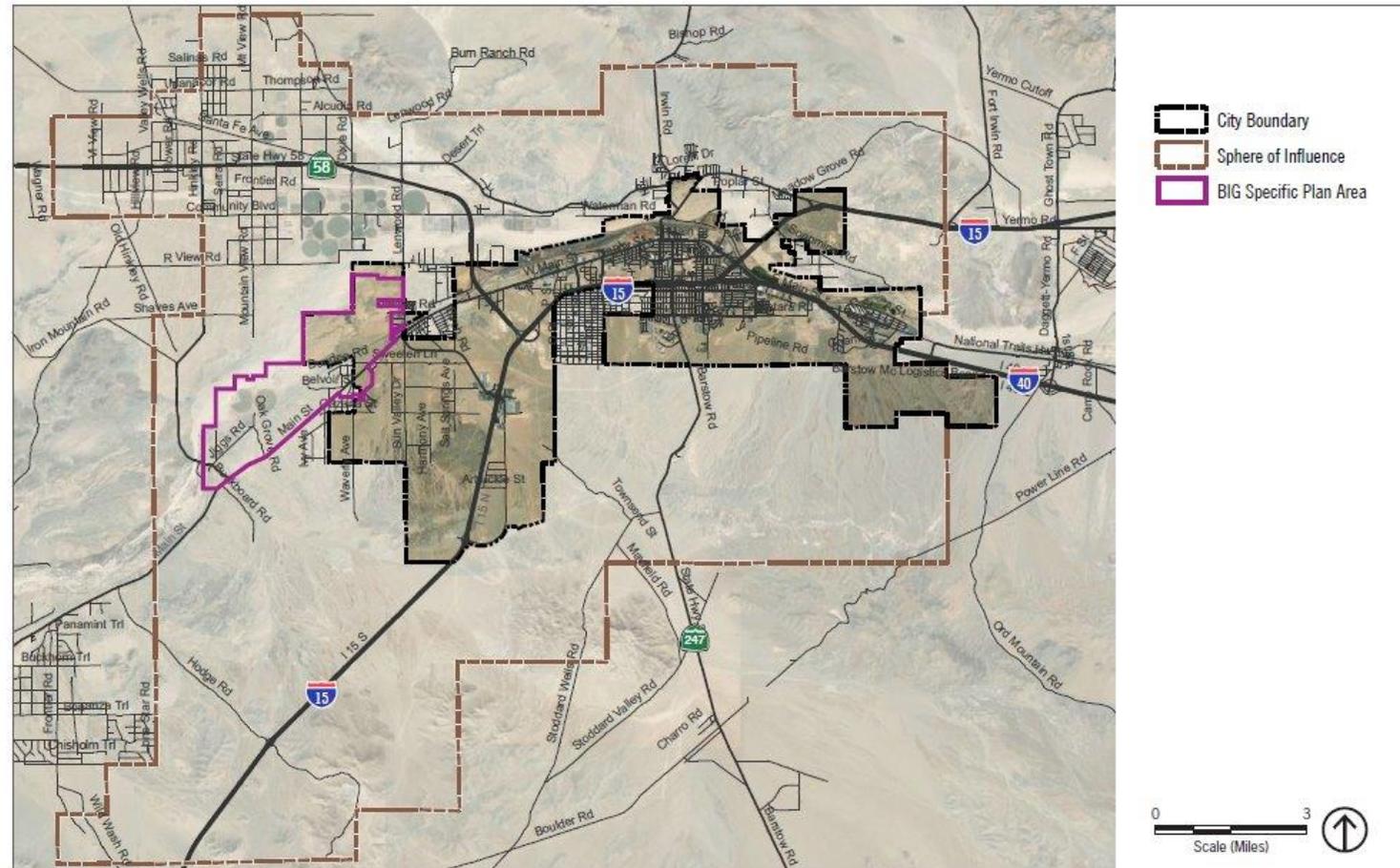
Barstow International Gateway

- **BNSF proposes the Barstow International Gateway ("BIG")**, a \$1.5 B+ state-of-the-art master-planned facility that will allow for fast, efficient rail service
- Goods would move on trains directly from the Ports of Los Angeles and Long Beach through the Alameda Corridor to BIG's integrated intermodal and transload facilities in Barstow.
- Largest facility in North America with 4,500+ acres



Barstow International Gateway

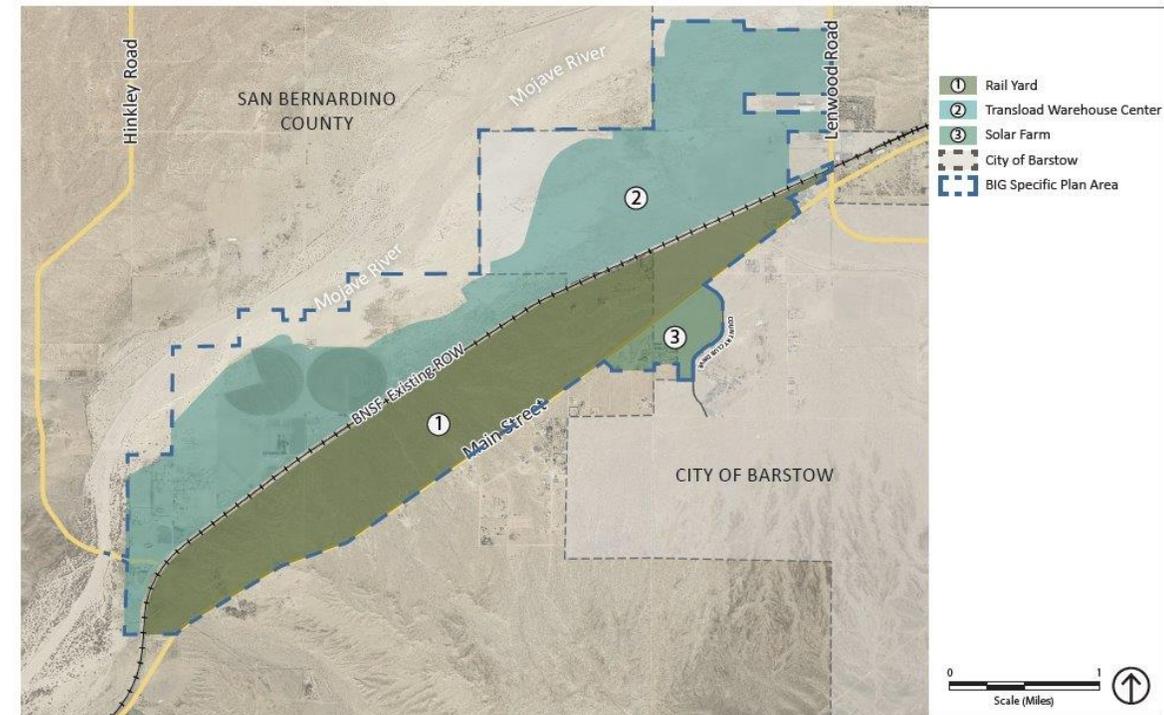
- Fully integrated rail and transload for a streamlined supply chain
- Significant land for on-site warehouse development
- Access to the fastest intermodal route and largest hub network
- More sustainable supply chain solution



Source: City of Barstow, PlaceWorks, BNSF 2024.

Barstow International Gateway Components

- **BIG Specific Plan** to establish site-specific zoning and standards
 - **Rail Yard**
 - Block swap yard to allow transfer of blocks of intermodal rail cars between trains
 - Intermodal facility to facilitate transfer of containers between rail cars and onsite transload warehouse via zero-emissions electric hostlers
 - Ancillary rail areas include container yard, chassis storage, and maintenance of way
 - Transload warehouse center with 9 million square feet primarily dedicated to processing 20-foot and 40-foot international containers into 53-foot domestic containers for placement from and back onto the rail line
 - **Solar Farm** would generate a source of clean energy for the rail yard
- **Offsite Rail and Non-Rail Improvements** include Lead track extensions, drainage, utilities, and roadways to serve BIG



Source: Kimley-Horn and Associates, 2024.

Proposed BIG Specific Plan Offsite Rail Improvements

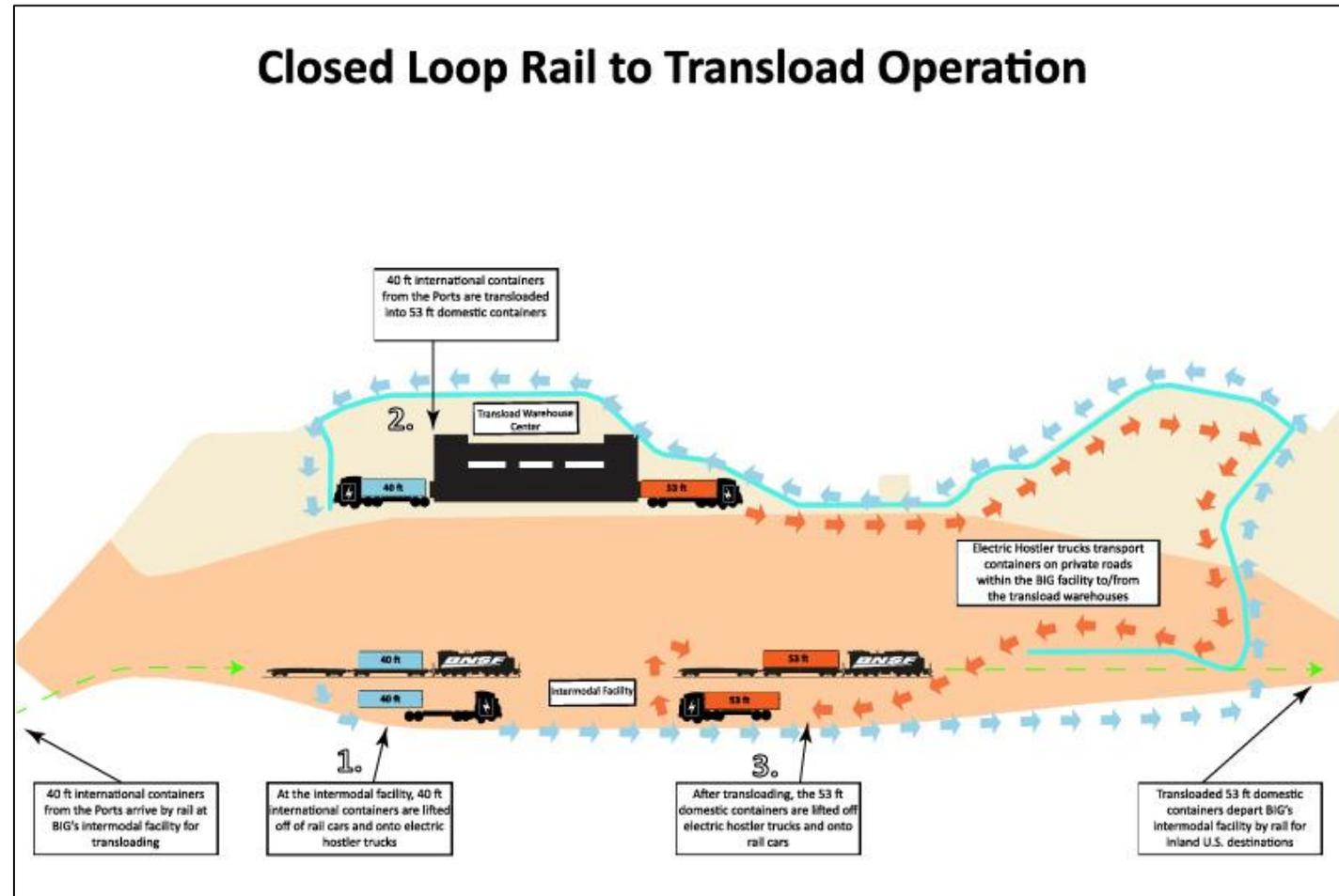


- BNSF Existing ROW
- Offsite Rail Improvements
- - - City of Barstow
- - - BIG Specific Plan Area



Solution: How It Works

1. Cargo containers arriving at the Ports will be transferred directly from Ports to trains for transport to BIG
2. Containers will then be handled with zero- and near-zero-emission cargo-handling equipment
3. Containers will be transloaded at the on-site transload warehouses with minimal truck movement
4. Containers will be sorted by destination and loaded on trains moving east to maximize rail and distribution efficiency



BIG Benefits

Economy

- Brings thousands of direct and indirect jobs to high desert communities

Supply Chain

- Allows for more efficient transfer of cargo directly between ships and rail
- Maximizes rail and distribution efficiency regionally and across the U.S. supply chain
- Improves fluidity and reliability of rail corridor

Environment

- Reduces truck and freeway congestion in the Los Angeles Basin and Inland Empire, improving air quality



BIG Features

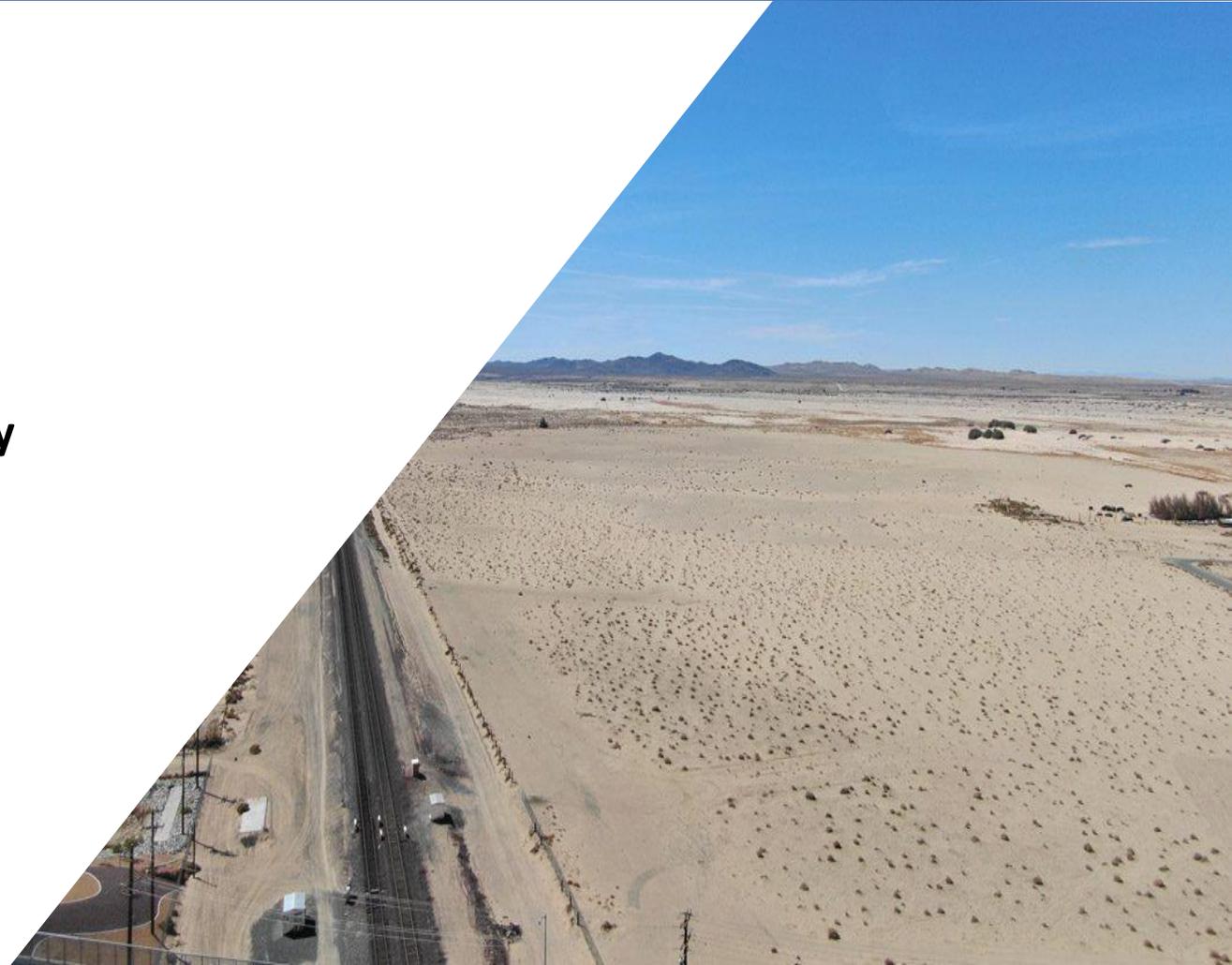
Facility Design

- Maximizes use of rail; minimal truck/drayage traffic
- Battery-electric yard & local dray trucks; electric wide-span cranes; and hybrid rubber-tired gantry cranes
- Solar photovoltaic systems on-site
- Sufficient on-site parking
- Internal private roadways to move containers between the IMF and warehouses, making it an integrated operation
- Automated gates to minimize truck queuing, idling time and emissions
- Designated entry/exit points from public roads



High Desert Community Benefits

- Located on mostly vacant land, **away from densely populated urbanized areas**
- Shifts freight off roadways, **reducing roadway traffic and wear and tear**
- Provides **job opportunities** closer to home, reducing commutes



Buildout Estimates for GPU & BIG (Buildout Year 2048)

Statistic	City of Barstow	BIG	Balance of SOI	Total
Dwelling Units				
Existing (2023) ¹	8,549	34	3,504	12,087
Future (2048)	15,469	34	3,504	19,007
Projected Growth	6,920	0	0	6,920
Population				
Existing (2023) ¹	24,569	91	10,548	35,208
Future (2048)	45,890	91	10,548	56,529
Projected Growth	21,321	0	0	21,321
Non-Residential Square Feet				
Existing (2023) ¹	11,382,700	0	N/A	11,382,700
Future (2048)	16,437,100	9,000,000	N/A	25,437,100
Projected Growth	5,054,400	9,000,000	N/A	14,054,400
Employment				
Existing (2023) ¹	13,564	0	937	14,501
Future (2048)	18,250	8,795	937	27,982
Projected Growth	4,686	8,795	0	13,481

Note: BIG = Barstow International Gateway; SOI = Sphere of Influence

¹ PlaceWorks and the City of Barstow.

Environmental Review

What is a Notice of Preparation?

- Contains a brief description of the project, its location, and where documents relating to the project can be found.
- Notifies responsible agencies and other interested parties that an EIR will be prepared.
- Solicits input regarding the scope, focus, and content of the upcoming EIR.
- **40-day** public review period (**Concludes March 26, 2024**)

What Topics are Covered in the EIR?

- 1. Aesthetics**
- 2. Agricultural and Forestry Resources**
- 3. Air Quality**
- 4. Biological Resources**
- 5. Cultural Resources**
- 6. Energy**
- 7. Geology and Soils**
- 8. Greenhouse Gas Emissions**
- 9. Hazards and Hazardous Materials**
- 10. Hydrology and Water Quality**
- 11. Land Use and Planning**
- 12. Mineral Resources**
- 13. Noise**
- 14. Population and Housing**
- 15. Public Services**
- 16. Recreation**
- 17. Transportation**
- 18. Utilities and Service Systems**
- 19. Tribal Cultural Resources**
- 20. Wildfire**

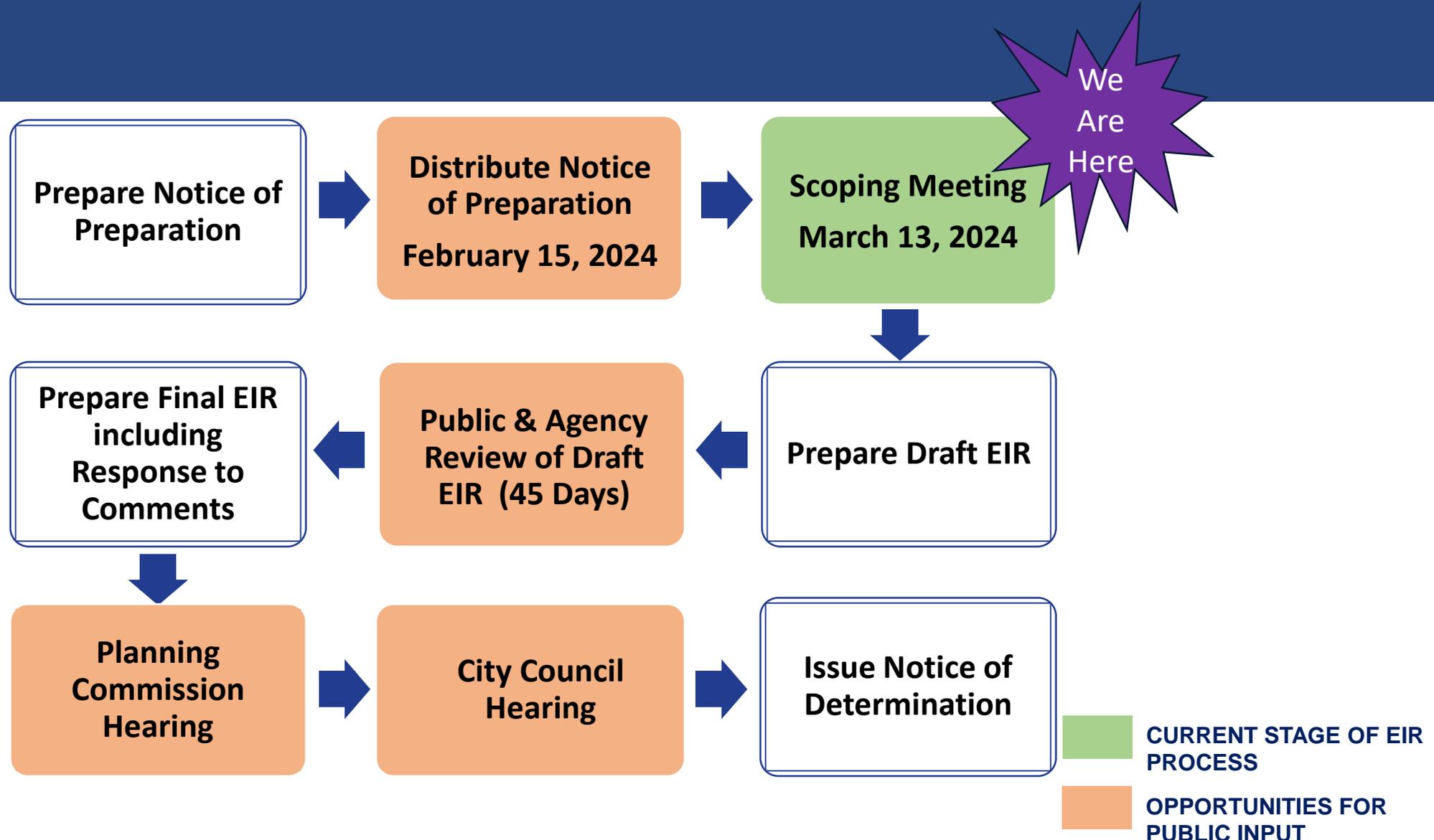
Type of EIR

- General Plan Update at the programmatic level
 - Cumulative in nature
 - Focus on community expectations
 - Policy level mitigation measures
- BIG Project at the project level
 - Specific to BIG
 - Project-level mitigation measures

The EIR Evaluates Change

- The EIR will evaluate change against a threshold based on Appendix G of the CEQA Guidelines
- Only if a potential impact exceeds the threshold can mitigation be required
- Mitigation (a change to the project) would be a policy, implementation measure, or procedure
- Mitigation is only recommended if existing laws, permits, or policies are inadequate

Overview of EIR Process



Comments on the EIR Scope?

- Happy to take your comments and questions.
- We may not have answers because we haven't completed the studies.
- We will answer questions we can on the EIR and CEQA process.
- Questions may not receive an individual response but will be considered in the EIR.

How to Submit Comments

Comments on the NOP and Scoping Meeting may be submitted in the following ways:

1. Make a written comment tonight on the forms provided.
2. Send by email to generalplan@barstowca.org by March 26, 2024.
3. Mail comments to City by March 26, 2024 to the following address:

Genesis Crank, Planning and Community Development Administrator
City of Barstow, Community Development Department
220 E. Mountain View Street, Suite A
Barstow, CA 92311

Please include the name, email, and/or telephone number of a contact person at your agency or organization who can answer questions about the comment.

THANK YOU!



For more information, visit:

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