2.0 INTRODUCTION AND PURPOSE

The California Environmental Quality Act (CEQA), Public Resources Code §§ 21000 et seq. specifies that before a public agency decides to approve a project that could have one or more adverse effects on the physical environment, the agency must inform itself about the project's potential environmental impacts, give the public an opportunity to comment on the environmental issues, and take feasible measures to avoid or reduce potential harm to the physical environment.

This document is an Environmental Impact Report (EIR) prepared by the City of Barstow (City) in compliance with CEQA. This EIR evaluates the potential environmental impacts associated with the proposed update of the City's General Plan, the Barstow International Gateway (BIG) project, and the BIG Specific Plan (collectively referred to as the "Project" or "proposed Project"). The proposed update of the City's General Plan provides an updated 25-year long planning blueprint for the City: 2023 to 2048. The BIG project proposes a new integrated rail facility consisting of a rail yard, intermodal facility, warehouses, a 21 megawatt (MW) solar farm, and off-site rail and non-rail improvements. The goal of BIG is to streamline moving containerized goods from the Port of Los Angeles and Port of Long Beach (collectively referred to herein as the "Ports") by rail, rather than on trucks, significantly reducing truck traffic and associated air emissions, and to foster economic growth and job opportunities in the Barstow area. The BIG Specific Plan provides the site-specific zoning regulations and development standards for the BIG Specific Plan area. The EIR provides a project-specific review of the construction and operation phases of BIG.

The State CEQA Guidelines are located within the California Code of Regulations (CCR), Title 14, Division 6, Chapter 3, §§ 15000-15387, while the CEQA Statute is codified as Public Resources Code (PRC) §§ 21000-21189.57.

2.1 PURPOSE OF THE ENVIRONMENTAL IMPACT REPORT

This EIR evaluates the potentially significant, adverse, and beneficial environmental impacts resulting from the overall Project implementation. **Section 3.0: Project Description** describes the Project's location, environmental setting, background and history, characteristics, discretionary actions, goals/objectives, construction schedule/phasing, agreements, and required permits and approvals. **Section 5.0: Environmental Analysis** discusses the Project's affected environments, regulatory framework, the methodology for analyzing environmental impacts, impact thresholds and significance criteria, environmental impacts, mitigation measures, and resulting significance of environmental impacts. Following public review of the Draft EIR, a Final EIR will be prepared, in which the City, as the Lead Agency, will respond to public comments on the Draft EIR.

2.2 COMPLIANCE WITH CEQA

According to the State CEQA Guidelines § 15064(f)(1), preparation of an EIR is required whenever a project may result in one or more significant effects on the environment. Public agencies are required to consider the information presented in the EIR when determining whether to approve a project. CEQA requires that State and local government agencies consider the environmental effects of projects over which they have discretionary authority before acting on those projects.

This EIR analyzes the Project's environmental effects to the degree of specificity appropriate to the current proposed actions, as required by State CEQA Guidelines § 15146. The analysis considers the Project activities to determine the short-term and long-term effects associated with their implementation. This EIR discusses both direct and indirect Project impacts, as well as cumulative impacts associated with other past, present, and reasonably foreseeable future projects.

Based on significance criteria, the Project's effects have been categorized as either "no impact," "less than significant impact," "less than significant with mitigation incorporated," or "significant and unavoidable impact" as addressed in **Section 5.0: Environmental Impact Analysis**. Mitigation measures are recommended to avoid or lessen potentially significant impacts, which will be summarized in the Final EIR Mitigation Monitoring and Reporting Program (MMRP). If the Project would result in significant unavoidable impacts, despite implementation of feasible mitigation, the decision-makers may approve the Project based on a Statement of Overriding Considerations. This determination would require the decision-makers to balance the Project's benefits to determine if they outweigh the identified significant unavoidable impacts.

2.3 NOTICE OF PREPARATION/EARLY CONSULTATION

On February 15, 2024, the City published the Notice of Preparation (NOP) for the Project, and distributed the NOP to various responsible and trustee agencies and interested parties pursuant to State CEQA Guidelines §15082.

Additionally, the City mailed the NOP to owners and occupants of properties within a 300-foot radius of the BIG Specific Plan area. The NOP was filed with the County of San Bernardino Clerk of the Board of Supervisors and the State Clearinghouse (SCH) within the Governor's Office of Land Use and Climate Innovation (LCI). The NOP was distributed on February 15, 2024, with a 40-day public review period ending on March 26, 2024. A public Scoping Meeting was held March 13, 2024, at the Cora Harper Fitness Center. The NOP and comments received during the NOP comment period, from February 15, 2024 to March 26, 2024, are in **Appendix 2.0 GP-1: Notice of Preparation, Scoping Meeting, and Correspondence**. **Table 2-1: NOP Comment Letters and Scoping Meeting Summary** summarizes the comments received during the public comment period.

Table 2-1: NOP Comment Letters and Scoping Meeting Summary

Agency/Organization/ Individual	Date	Summary of Comments	Section of EIR Comment is Addressed
Native American Heritage Commission (NAHC)	February 16, 2024	The NAHC provided a summary of the AB 52 and SB 18 requirements. The NAHC provided recommendations for cultural resources assessments.	Section 5.16: Tribal Cultural Resources
Asset Management	February 28, 2024	The commenter stated their disagreement with the land use and zone change for five parcels east of SR-58 and south of Main Street due to the loss of land and financial value.	N/A
California Department of Justice	March 4, 2024	The Department of Justice stated that the logistics industry/warehouses can bring various	Section 5.3: Air Quality,

Table 2-1: NOP Comment Letters and Scoping Meeting Summary			
Agency/Organization/ Individual	**Date**	**Summary of Comments**	**Section of EIR Comment is Addressed**
		environmental issues such as air quality, greenhouse gas emissions, and health impacts. The commenter stated priority should be placed on avoiding land use conflicts between warehouses and sensitive receptors. The Department of Justice provided and encouraged the use of best practices and mitigation measures for warehouse projects.	Section 5.8: Greenhouse Gas Emissions, and Section 5.11: Land Use and Planning
Morongo Band of Mission Indians	March 11, 2024	The Morongo Band of Mission Indians (Tribe) states that the BIG Specific Plan project is within the ancestral territory and traditional area of the Morongo Band of Mission Indians. The commenter recommends tribal participation (tribal monitors) during all ground disturbing activities. The Tribe requested government-to-government consultation under AB 52 and requests additional documentation about the BIG project.	Section 5.16: Tribal Cultural Resources
County of San Bernardino Department of Public Works	March 14, 2024	The County of San Bernardino stated that the San Bernardino County Flood Control District has easements and fee-owned right-of-way within the General Plan area. The agency provided recommendations regarding FEMA flood zones, encroachments, approvals, and rights-of-way. The agency expressed the need for encroachment permits, and the enforcement of current FEMA standards.	Section 5.10: Hydrology and Water Quality
California Highway Patrol	March 15, 2024	The California Highway Patrol (CHP) stated concern about traffic congestion, hazardous materials transportation, additional enforcement demands, increased railway incidents necessitating evacuations, and increased incidents requiring emergency response during construction. The CHP stated that additional traffic control measures are needed to mitigate potential increases in traffic crashes.	Section 5.15: Transportation, Section 5.9: Hazards, Hazardous Materials, and Wildfire, and Section 5.14: Public Services and Recreation
Jordan Garrison	March 15, 2024	The commenter stated they were not informed of the BIG Specific Plan project and did not receive letters for the Scoping Meeting. The commenter stated their disappointment with BNSF's responses to their questions during the Scoping Meeting.	Section 5.1: Aesthetics, Section 5.3: Air Quality, Section 5.8: Greenhouse Gas Emissions, Section 5.12: Noise and Vibration, and Section

Table 2-1: NOP Comment Letters and Scoping Meeting Summary			
Agency/Organization/ Individual	**Date**	**Summary of Comments**	**Section of EIR Comment is Addressed**
		The commenter stated that the BIG Specific Plan project will impact their community, as it will bring noise, light, air pollution, increased population, and change the way of life in their community.	5.13: Population and Housing
April Marcum	March 18, 2024	The commenter stated they are not in support of the BIG Specific Plan project as it will impact their community by toxic fumes, noise, lights, and transportation. The commenter expressed that they did not receive notification of this Project.	Section 5.1: Aesthetics, Section 5.3: Air Quality, Section 5.8: Greenhouse Gas Emissions, and Section 5.12: Noise and Vibration
April Marcum	March 19, 2024	The commenter states the BIG Specific Plan project will impact their community as it would bring traffic, noise, lights, biological resources, and water and air pollution. The commenter expresses they did not receive notification of this project or Scoping Meeting.	Section 5.1: Aesthetics, Section 5.3: Air Quality, Section 5.4: Biological Resources, Section 5.8: Greenhouse Gas Emissions, Section 5.10: Hydrology and Water Quality, Section 5.12: Noise and Vibration, and Section 5.15: Transportation
Sherry Baily	March 19, 2024	The commenter stated that their community (Sylvan Avenue) has not been effectively communicated with regarding the BIG Specific Plan project nor did she receive notice of the Scoping Meeting. The commenter stated that the emails and/or snail mail should have been distributed to property owners to attend. The commenter stated that she would like her community to be involved in the decision-making process. The commenter stated that the BIG Specific Plan project will impact their community, as it will bring vibration, noise, excessive light pollution, air quality impacts, reduce water supply, impact soils, wildlife impacts, and result in traffic safety impacts. The commenter also states that the neighborhood is a high wind passageway with minimal windbreak and that property values would drop due to proximity to industrial uses.	Section 5.1: Aesthetics, Section 5.3: Air Quality, Section 5.4: Biological Resources, Section 5.9: Hazards, Hazardous Materials, and Wildfire, Section 5.11: Land Use and Planning, Section 5.12: Noise and Vibration, Section 5.15: Transportation, and Section 5.17: Utilities and Service Systems
Daniel Little	March 21, 2024	The commenter expressed support for the BIG Specific Plan project.	N/A
Ivan Vega	March 21, 2024	The commenter expressed support for the BIG Specific Plan project.	N/A

Table 2-1: NOP Comment Letters and Scoping Meeting Summary			
Agency/Organization/ Individual	**Date**	**Summary of Comments**	**Section of EIR Comment is Addressed**
Candis Garcia	March 21, 2024	The commenter expressed support for the BIG Specific Plan project and indicated that it will decrease highway congestion and create more jobs.	N/A
Connor McCarthy	March 21, 2024	The commenter expressed support for the BIG Specific Plan project and indicated that it will decrease highway congestion and create more jobs.	N/A
Eduardo Chavez	March 21, 2024	The commenter expressed support for the BIG Specific Plan project and indicated that it will create more jobs.	N/A
Pete Herrera	March 21, 2024	The commenter expressed support for the BIG Specific Plan project.	N/A
Jose De Jose Martinez	March 21, 2024	The commenter expressed support for the BIG Specific Plan project.	N/A
Heriberto Caballero	March 22, 2024	The commenter expressed support for the BIG Specific Plan project.	N/A
Jose Cardenas	March 22, 2024	The commenter expressed support for the BIG Specific Plan project.	N/A
Mayra Campos	March 22, 2024	The commenter expressed support for the BIG Specific Plan project and indicated that it will decrease highway congestion and create more jobs.	N/A
Serena Dou	March 23, 2024	The commenter is concerned about the increased traffic along Lenwood Road to I-15 and recommends the full development and paving of Hodge Road from I-15 to Main Street. The commenter is also concerned about noise, traffic, and industrial activities and recommends that the area south of Main Street be zoned Manufacturing to protect future residents from potential nuisances.	Section 5.11; Land Use and Planning, Section 5.12: Noise and Vibration, and Section 5.15: Transportation
Eric Gomez	March 23, 2024	The commenter expressed support for the BIG Specific Plan project and indicated that it will create more jobs.	N/A
Julio Rubio	March 23, 2024	The commenter expressed support for the BIG Specific Plan project.	N/A
Jason Geiger	March 25, 2024	The commenter expressed support for the BIG Specific Plan project and indicated that it will create more jobs.	N/A
Local Agency Formation Commission for San	March 25, 2024	The SBLAFCO stated that the FEIR will be used to consider annexation to the City as well as annexation of its subsidiary districts, the Odessa Water District, and Barstow Fire	Section 5.2: Agriculture and Forestry Resources, Section 5.3: Air Quality, Section 5.11: Land Use

Table 2-1: NOP Comment Letters and Scoping Meeting Summary			
Agency/Organization/ Individual	**Date**	**Summary of Comments**	**Section of EIR Comment is Addressed**
Bernardino County (SBLAFCO)		Protection District. The annexation would include detachments from the San Bernardino County Fire Protection District, North Desert Service Zone, Zone FP-5, and County Service Area 70. The SBLAFCO is particularly interested in the analysis of the following topics: agriculture, air quality, land use and planning, noise, population and housing, public services, and utilities and service systems.	and Planning, Section 5.12, Noise and Vibration, Section 5.13: Population and Housing, Section 5.14: Public Services and Recreation, Section 5.17: Utilities and Service Systems
Mauricio Garavito	March 25, 2024	The commenter stated support of the BIG Specific Plan project and indicated that it will provide job opportunities and reduce the daily commute.	N/A
Peter Chavez	March 25, 2024	The commenter expressed support for the BIG Specific Plan project and indicated that it will create more jobs.	N/A
California Department of Fish and Wildlife (CDFW)	March 26, 2024	The CDFW recommend that the EIR address the following: assessment of biological resources, species specific surveys (burrowing owl, Mohave ground squirrel, arroyo toad, Mojave fringe-toed lizard, Agassiz's desert tortoise, desert kit fox, American badger, ring tailed cat, and Western Joshua tree, desert tortoise, Mojave ground squirrel), mitigation measures for biological resources, California Endangered Species Act, and Lake and Streambed Alteration Program. CDFW recommend the EIR should analyze direct, indirect and cumulative impact of biological resources; specifically address fencing impacts (wildlife crossings), lighting, noise, drainage patterns, water quality, soil erosion, and public lands (parks/open spaces and ecosystems). CDFW recommends a range of reasonable alternatives be discussed in the EIR and prescribes various potential mitigation measures. CDFW stated that the City must notify the agency for any drainage alterations, deposit debris or other impacts to a river, lake, stream; and if activities shall adversely affect biological resources a Lake and Streambed Alteration Agreement is required as well as payment of necessary filing fees.	Section 5.1: Aesthetics, Section 5.4: Biological Resources, Section 5.10: Hydrology and Water Quality, Section 5.12: Noise and Vibration

Table 2-1: NOP Comment Letters and Scoping Meeting Summary			
Agency/Organization/ Individual	**Date**	**Summary of Comments**	**Section of EIR Comment is Addressed**
South Coast Air Quality Management District (South Coast AQMD)	March 26, 2024	The South Coast AQMD stated that they would like to receive a copy of the Draft EIR, with appendices and technical documents related to air quality, greenhouse gas, and health risk analyses. The district recommended the use of the South Coast AQMD's CEQA Air Quality Handbook and inclusion of feasible mitigation measures.	Section 5.3: Air Quality, Section 5.8: Greenhouse Gas Emissions
Lori Delaney	March 26, 2024	The commenter stated the personal and historical importance of "Delaney Road" and their opposition to renaming the road. The commenter states that there was a 99-year plan to maintain the name "Delaney Road."	N/A
Angel Esparza	March 26, 2024	The commenter expressed support for the BIG Specific Plan project and indicated that it will create more jobs.	N/A
Delshawn McClellon	March 26, 2024	The commenter expressed support for the BIG Specific Plan project.	N/A
Eduardo Campos	March 26, 2024	The commenter expressed support for the BIG Specific Plan project and indicated that it will create more jobs.	N/A
Glenda Leatherman and Julianne Leatherman Berry	March 26, 2024	The commenter stated the BIG Specific Plan project will impact the Sylvan community, airport, the golf course. The commenter stated that the BIG Specific Plan project will impact water quality, biological resources, air quality, health, visual character, and cumulative impacts, and increase light, hazards, noise, traffic. The commenter proposed an alternative solution and mitigation measures.	Section 5.1: Aesthetics, Section 5.3: Air Quality, Section 5.4: Biological Resources, Section 5.9: Hazards, Hazardous Materials, and Wildfire, Section 5.10: Hydrology and Water Quality, Section 5.12: Noise and Vibration, and Section 5.15: Transportation
Lori Delaney	March 26, 2024	The commenter wants clarification on how Parcel #042108216 was subdivided and the associated acreages. The commenter is against renaming Delaney Road.	N/A
Rafael Legido	March 26, 2024	The commenter expressed support for the BIG Specific Plan project and indicated that it will create more jobs.	N/A
Reido Farms	March 26, 2024	The commenter stated support for the General Plan Update and the BIG Specific Plan project. The commenter stated their property will become land locked by the BIG Specific Plan project and the San Bernardino Flood Control	N/A

Table 2-1: NOP Comment Letters and Scoping Meeting Summary			
Agency/Organization/ Individual	**Date**	**Summary of Comments**	**Section of EIR Comment is Addressed**
		District Property, and would like their property to be annexed into the City and rezoned Industrial.	
U.S. Environmental Protection Agency (U.S. EPA)	March 27, 2024	The U.S EPA stated that the BIG Specific Plan project would impact air quality and greenhouse gas emissions, and states that mitigation measures should be included to reduce impacts. The U.S. EPA stated that meaningful community engagement throughout the planning process, during construction, and into operation is important and recommends following the guiding principles for effective community engagement in "Promising Practices for EJ Methodologies in NEPA Reviews" and "Promising Practices for Meaningful Public Involvement in Transportation Decision-Making." The U.S. EPA provided recommendations for zero-emission equipment, heavy duty trucks, locomotives, green building and energy, recycling/reuse/composting, and other green building elements and climate change considerations.	Section 5.3: Air Quality, Section 5.6: Energy, Section 5.8: Greenhouse Gas Emissions
N/A	March 13, 2024	The commenter asked if traffic from Las Vegas will be taken into consideration as this traffic causes congestion when it is redirected into Barstow, specifically on Main Street and the First Street Bridge.	Section 5.15: Transportation
Michael Brown	March 13, 2024	The commenter stated that the BIG Specific Plan will impact their area (Sylvan Avenue), as it will bring noise, traffic, light pollution, impact views, and change the way of life in their community. The commenter stated that they have not received much information on the BIG Specific Plan project and believes that there should be more outreach done for residents who live closer to the BIG Specific Plan area.	Section 5.1: Aesthetics, Section 5.12: Noise and Vibration, and Section 5.15: Transportation
Kelly Brown	March 13, 2024	The commenter stated their community (Sylvan Avenue) will be impacted by the BIG Specific Plan, as it will bring noise, traffic, light pollution, and change the way of life in their community. The commenter stated that a property on Sylvan Avenue is for sale and will be an	Section 5.1: Aesthetics, Section 5.12: Noise and Vibration, Section 5.15: Transportation

Table 2-1: NOP Comment Letters and Scoping Meeting Summary			
Agency/Organization/ Individual	**Date**	**Summary of Comments**	**Section of EIR Comment is Addressed**
		industrial project which will also affect residents of their community. The commenter states nothing has been told to their community. The commenter asks if their homes will be purchased due to the impacts on their community.	
James Gray	March 13, 2024	The commenter stated that the south side would be exposed to noise and fuel pollution. The commenter stated Pettit Road down Jasper Road and the south side of the tracks should be purchased.	Section 5.3: Air Quality, Section 5.8, Greenhouse Gas Emissions, and Section 5.12: Noise and Vibration
Matt Wells	March 13, 2024	The commenter is supportive of the Project and looks forward to connecting future students with career opportunities.	N/A
Antonio Abuda	March 13, 2024	The commenter asked if there are engineering projects to mitigate potential flooding in the western portion of the BIG Specific Plan area, in proximity to the Mojave River. The commenter asked if the BIG Specific Plan will be impacted by PG&E's Hinkley water table. The commenter asked for clarification on the annexation boundaries for Barstow.	Section 5.10: Hydrology and Water Quality, and Section 5.11: Land Use and Planning
Phil Bensinger	March 13, 2024	The commenter stated that the Scoping Meeting was beneficial.	N/A
N/A	March 13, 2024	The commenter stated the BIG Specific Plan will impact noise and traffic, specifically traffic on Main Street. The commenter stated that the Hinkley Human Waste facility will contribute to the air pollution and odor issues in Barstow and asks if a state agency can investigate the Hinkley facility. The commenter is concerned about noise pollution due to mechanical shops.	Section 5.3: Air Quality, Section 5.12: Noise and Vibration, Section 5.15: Transportation
N/A	March 13, 2024	The commenter is supportive of the Project.	N/A
James Gray Dennis Gray	March 13, 2024	The commenter stated that the north side of tracks on Jasper Road, Citinee/Pettit, should be purchased. The commenter stated concern with noise impacts as a result of derailment.	Section 5.12: Noise and Vibration
Rose Beardshear	March 13, 2024	The commenter asked if the zoning designation for two properties owned by the New Life	Section 5.11: Land Use and Planning

Table 2-1: NOP Comment Letters and Scoping Meeting Summary			
Agency/Organization/ Individual	**Date**	**Summary of Comments**	**Section of EIR Comment is Addressed**
		Fellowship can be changed from Commercial to Residential as part of the General Plan Update, or if they would need to go through the AB 4 process.	
Charles Lin	March 13, 2024	The commenter stated that the property at the corner of West Main Street and Highway 58 are zoned low density and stated that the City is missing out on significant tax dollars due to the property's retail potential. The commenter stated that the current diverse zoning should remain as it provides the highest and best use.	Section 5.11: Land Use and Planning
Aaron Heldreth	March 13, 2024	The commenter stated that the BIG Specific Plan will impact their area (Sylvan Avenue) by increasing glare due to the solar panels; traffic due to the increase in employees; noise due to the use of cranes and lifts, as well as the trains; would impact views; and would increase crime due to trains being robbed or transient individuals congregating at the train yards.	Section 5.1: Aesthetics, Section 5.12: Noise and Vibration, Section 5.14: Public Services and Recreation, Section 5.15: Transportation
Aaron Heldreth	March 13, 2024	The commenter states that they would like to see visual simulations of the BIG project from Sylvan Avenue and Main Street facing north into the BIG project area.	Section 5.1: Aesthetics
N/A	March 13, 2024	The commenter stated that the BIG Specific Plan project will have impacts associated with noise and solar and should be moved into Hinkley.	Section 5.1: Aesthetics, Section 5.12: Noise and Vibration
Paul Wilkey	March 13, 2024	The commenter is in support of the BIG Specific Plan and believes it will reduce tractor trailer traffic on the highways by transporting cargo on trains, which would be a cleaner mode for transporting freight.	Section 5.3: Air Quality, Section 5.8: Greenhouse Gas Emissions, Section 5.15: Transportation
California Air Resources Board (CARB)	May 7, 2024	CARB wants to be notified of the Notice of Completion for the Draft EIR. CARB stated that although the BIG project would include zero-emission electric hostlers and an on-site solar farm, CARB is concerned that the BIG project lacks several key sustainable design features. CARB stated that although the BIG Specific Plan will bring jobs, the Project would expose nearby communities to elevated levels of air pollution due to additional locomotive and heavy-duty truck traffic.	Section 5.3: Air Quality, Section 5.8: Greenhouse Gas Emissions

Table 2-1: NOP Comment Letters and Scoping Meeting Summary			
Agency/Organization/ Individual	**Date**	**Summary of Comments**	**Section of EIR Comment is Addressed**
		CARB expressed concerns that the BIG Specific Plan lacks sustainable design features that would make the proposed Project as clean as possible. CARB recommended that the EIR should require all heavy-duty trucks, cargo handling equipment, and transport refrigeration units serving the BIG Specific Plan be zero-emissions, as well as a mitigation measure that ensures the BIG Specific Plan uses the cleanest switcher and line-haul locomotives available. CARB stated to fully evaluate the proposed Project's air quality and health impacts, the City and BNSF must analyze all direct and reasonably foreseeable short- and long-term air quality and health risk impacts associated with the Project, including construction, operation (and overlapping construction and operation) of the proposed 9.0 million square feet of non-residential development in the General Plan area, and any growth in operational capacity on the BNSF's rail network. Additionally, the City and BNSF must consider the combined air quality and health risk impacts of the proposed General Plan and BIG Specific Plan, existing rail facilities such as the BNSF Barstow Railyard in the City, and other reasonably foreseeable projects that may arise because of the proposed General Plan and BIG Specific Plan. CARB further outlined how the health risk assessment should be evaluated.	

2.4 PUBLIC REVIEW

The Draft EIR is available to the public for review at the following locations:

Barstow Library
304 E Buena Vista Street
Barstow, CA 92311
Monday-Thursday 11:00 AM – 5:00 PM, Saturday 9:00 AM to 5:00 PM

Barstow City Hall Planning Department
220 East Mountain View Street, Suite A
Barstow, CA 92311
Monday-Friday 8:00 AM – 5:30 PM

City website: www.BarstowGeneralPlanUpdate.com

In accordance with State CEQA Guidelines §§ 15087 and 15105, this Draft EIR will be circulated for a 45-day public review period through the Governor's Office of Land Use and Climate Innovation State Clearinghouse. The public is invited to comment in writing on the information contained in this document. Responsible and trustee agencies, interested parties, and the public are invited to provide written comments on the Draft EIR. All comments should be submitted in writing to:

City of Barstow Planning Department
Attn: Mrs. Genesis Crank
220 East Mountain View Street
Barstow, CA 92311
generalplan@barstowca.org

2.5 FORMAT OF THE EIR

This EIR's purpose is to enable the City and other responsible and trustee agencies and interested parties to evaluate the Project's environmental impacts. This EIR is organized into the following sections:

Section 1.0: Executive Summary provides a Project summary and summary of environmental impacts, and the proposed mitigation measures and alternatives.

Section 2.0: Introduction and Purpose provides CEQA compliance information.

Section 3.0: Project Description details the Project's location, environmental setting, background and history, characteristics, discretionary actions, goals/objectives, construction schedule/phasing, agreements, and required permits and approvals.

Section 4.0: Project Context describes the background and the history of the area.

Section 5.0: Environmental Analysis discusses the existing conditions for each environmental issue area. This analysis also describes methodologies for significance determinations, identifies the Project's short-term and long-term environmental impacts, recommends mitigation measures to avoid or reduce the significance of environmental impacts, and identifies any areas of potentially significant unavoidable impacts.

Section 6.0: Cumulative Impacts cumulative impacts that could arise as a result implementation of the proposed Project.

Section 7.0: Other CEQA Considerations summarizes unavoidable significant impacts, and discusses significant irreversible environmental changes, and growth-inducing impacts.

Section 8.0: Alternatives to the Proposed Project describes potential Project alternatives, including alternatives considered but rejected from further consideration, the No Project Alternative, various Project Alternatives, and identifies the Environmentally Superior Alternative.

Section 9.0: EIR Consultation and Preparation identifies the Lead Agency and EIR preparation team.

Appendices contain the NOP and notification documents, and technical reports. Please refer to the Table of Contents for a list of appendices.

2.6 LEAD, TRUSTEE, AND RESPONSIBLE AGENCIES

Lead Agency

The City of Barstow is the agency with primary responsibility for carrying out or approving the project and is therefore the lead agency as defined by Section 21067 of the Public Resources Code. The Lead Agency is responsible for ensuring that all mitigation measures are implemented. This EIR has been prepared in accordance with the CEQA Statute and the State CEQA Guidelines. CEQA requires lead agencies to consider potential environmental effects that may occur with implementation of a project and to avoid or substantially lessen significant effects to the environment when feasible. When a project may have a significant effect on the environment, the agency with primary responsibility for carrying out or approving the project (the Lead Agency) is required to prepare an EIR.

Trustee and Responsible Agencies

Other federal, State, and local agencies are involved in the Project's review and approval, including trustee and responsible agencies under CEQA. Under CEQA, a trustee agency is a State agency that has jurisdiction by law over natural resources affected by a project that are held in trust for the people of the State of California. A responsible agency is an agency other than the Lead Agency that has responsibility for carrying out or approving a project. Responsible and trustee agencies are consulted by the CEQA Lead Agency to ensure the opportunity for input and also review and comment on the Draft EIR. Responsible agencies also use the CEQA document in their decision-making. Several agencies other than the City may require permits, approvals, and/or consultation in order to implement various Project elements as discussed in **Section 3.0: Project Description**.

2.7 INCORPORATION BY REFERENCE

Pertinent documents relating to this EIR have been cited in accordance with CEQA Guidelines § 15148 or have been incorporated by reference in accordance with CEQA Guidelines § 15150, which encourages incorporation by reference as a means of reducing redundancy and the length of environmental reports. An EIR may incorporate by reference all or portions of another document which is a matter of public record or is generally available to the public. Where all or part of another document is incorporated by reference, the incorporated language shall be considered to be set forth in full as part of the text of the EIR. The following documents are hereby incorporated by reference into this EIR and are available for review at the City. Information contained within these documents has been used for various sections in the EIR.

Code of Barstow (Barstow Code). The Barstow Code is comprised of 19 Titles that regulate a wide variety of topical areas including but not limited to City administration, land zoning, roadways, buildings and construction, and the division of land. Among other things, the Barstow Code is the regulatory framework that implements the policies found in the General Plan. As appropriate in the environmental analysis, this EIR will include references to the Barstow Code in the analysis and when and how implementation of the code would lessen or avoid an environmental impact. As the Barstow Code is existing law and governs activities within the City, compliance with the law is assumed, and mitigation measures that require compliance with the Barstow Code are unnecessary.

The Barstow Code can be found online at:
https://library.municode.com/ca/barstow/codes/code_of_ordinances

The Barstow Code can also be reviewed at the office of the City Clerk:

Office of the City Clerk
220 East Mountain View Street
Barstow, CA 92311
Monday-Thursday 8:00 AM – 5:30 PM

2.8 VARIABILITY AND ROUNDING OF DATA

A substantial amount of information and data was obtained or derived from a wide variety of sources and tools over different periods of time in furtherance of the comprehensive environmental analysis contained in this document encompassing numerous resource areas. As should be expected for a project of this scale and complexity, it would not be unusual for there to be occasional minor discrepancies in some data and information throughout different sections of the EIR and between the main body of the EIR and its appendices. To the extent these minor discrepancies exist, the City has evaluated these variations to ensure consistency and determined that they are minor. Additionally, numbers are often rounded to enhance readability. For example, acreage numbers are generally based on online global information system (GIS) databases, rather than professional land surveying; therefore, acreages are also estimated. Additional explanation is provided below and in **Appendix 5.13: Proposed GP-1: 2023–2048 Population, Housing, and Employment Projections**.

In addition, once the NOP was released on February 15, 2024, traffic and infrastructure analyses were initiated to support the City's evaluation of the proposed General Plan. These studies use modeling tools to study existing conditions and the potential implications of forecasted changes, with the results feeding directly into other technical studies and associated modeling on topics such as air quality and greenhouse gas emissions. The traffic and infrastructure analyses were initiated in 2024 and used existing conditions and growth projections developed in 2024. The modeling for these analyses was largely completed by the end of 2024.

In early- and mid-2025, minor adjustments were made to existing conditions and growth projections based on updated data and input from BNSF as well as new data published by the State of California Department of Finance. These adjustments were evaluated to assess whether they would represent or yield differences in the analysis or conclusions that were substantive or meaningful. The City concluded that the slight differences between the estimates presented in **Appendix 5.13 GP-1** and those analyzed in the traffic and infrastructure analyses are nominal and do not materially affect the potential implications or conclusions of the City's evaluation of the proposed General Plan or potential environmental impacts.

The City has determined that this EIR comprehensively discloses all information required by CEQA and fully informs the public and decision makers of the environmental consequences of the Project. Under CEQA, the agency's job is not perfection, but rather adequacy, completeness, and a good faith effort at full disclosure (CEQA Guidelines § 15151).