

LAFCO 3165  
CITY OF BARSTOW  
  
JUSTIFICATION  
SUPPLEMENT  
PLAN FOR SERVICES  
LEGAL DESCRIPTION & MAP

## Justification for Proposal and Preliminary Environmental Description Form

**INTRODUCTION:** The questions on this form and its supplements are designed to obtain enough data about the proposed project site to allow the Commission, its staff and others to adequately assess the project. By taking the time to fully respond to the questions on the forms, you can reduce the processing time for your project. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, or attach any relevant documents.

### GENERAL INFORMATION

1. NAME OF PROPOSAL: Lenwood Annexation 145.05 acres (City of Barstow).  
Proposed Annexation - GPA #                      and Pre-Zoning ZC #
  
2. NAME OF APPLICANT: City of Barstow  
MAILING ADDRESS: 220 E. Mountain View St., Barstow, CA 92311  
PHONE: (760) 255-5160  
FAX: (760) 256-1750  
E-MAIL ADDRESS: mikemass@barstowca.org
  
3. General Location of Proposal: South of the Burlington Northern Railroad R-O-W west  
of Lenwood Road bisected by Main Street, being portions of E 1/2 Sec. 18, T9N, R2W (SBCM).
  
4. Does the application possess 100% written consent of each landowner in the subject territory?  
YES \_\_ NO X If YES, provide written authorization for change.
  
5. Indicate the reasons that the proposed action has been requested. The subject annexation will  
help regularize and the existing City boundary for an area which is bordered on three sides by  
the City. This annexation is being undertaken at the request of the San Bernardino Co. LAFCO.
  
6. Would the proposal create a totally or substantially surrounded island of unincorporated territory?  
NO -X-

**LAND USE AND DEVELOPMENT POTENTIAL**

1. Total land area (defined in acres): 145.05 acres
2. Current dwelling units in area: There are 44 dwelling units within the annexation area; of which 26 are occupied and 1 vacant single-family dwellings, and 18 are mobile homes/manufactured housing.
3. Approximate current population in area: 100 persons
4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s): Barstow Sol GP - Mixed Use north of Lenwood Flood Control Channel; south of Channel, Specific Plan (15du/ac max. residential, 50%, 35-ft. comm.) and Neighborhood Res. (5.0 du/ac.).  
(see City of Barstow Environmental Checklist Form / Initial Study, attached)  
  
San Bernardino County General Plan designation(s) and uses permitted by this designation(s):  
Rural Living (RL) 1/du/2.5 ac. and Rural Commercial.  
(see City of Barstow Environmental Checklist Form / Initial Study, attached)
5. Describe any special land use concerns expressed in the above plans.  
Adjacent to active railroad main line, bisected by Flood Control Channel and major underground pipeline.  
(see City of Barstow Environmental Checklist Form / Initial Study, attached)
6. Indicate the existing land use: Retail and service commercial, single-family residential.  
(see City of Barstow Environmental Checklist Form / Initial Study, attached)  
  
What is the proposed land use? No development proposals have been submitted for the subject annexation area, buildout under proposed pre-zoning, could total 105 dwelling units, 425,000sf of commercial, and 589,000sf of industrial development. Existing development includes 44 dwelling units and 150,000sf of retail/light industrial uses (see City of Barstow Env. Checklist / Initial Study, attached).
7. For a city annexation, State law requires pre-zoning of the territory proposed for annexation. Provide a response to the following:
  - a. Has pre-zoning been completed? YES -X-Identify below the pre-zoning classification, title, and densities permitted. If the pre-zoning process is underway, identify the timing for completion of the process.  
CH Highway Commercial, Neighborhood Residential, 5.0 du/ac.  
(see City of Barstow Environmental Checklist Form / Initial Study, attached).

8. On the following list, indicate if any portion of the territory contains the following by placing a checkmark next to the item:
- |  |  |
|--|--|
| <input type="checkbox"/> Agricultural Land Uses                                      | <input type="checkbox"/> Agricultural Preserve Designation       |
| <input type="checkbox"/> Williamson Act Contract                                     | <input type="checkbox"/> Area where Special Permits are Required |
| <input type="checkbox"/> Any other unusual features of the area or permits required: |  |
9. If a Williamson Act Contract(s) exists within the area proposed for annexation to a City, please provide a copy of the original contract, the notice of non-renewal (if appropriate) and any protest to the contract filed with the County by the City. Please provide an outline of the City's anticipated actions with regard to this contract. Williamson Act does not apply to this property.
10. Will the proposal require public services from any agency or district which is currently operating at or near capacity (including sewer, water, police, fire, or schools)? NO -X-

**ENVIRONMENTAL INFORMATION**

1. Provide general description of topography. flat  
(see City of Barstow Environmental Checklist Form / Initial Study, attached)
2. Describe any existing improvements on the site as % of total area.
- |                  |                                      |
|------------------|--------------------------------------|
| Residential: 33% | Agricultural: 0%                     |
| Commercial: 03%  | <u>Vacant 37%</u>                    |
| Industrial: 14%  | Other: 13% (Flood Control & Highway) |

3. Describe the surrounding land uses: (see City Barstow Env. Checklist Form / Initial Study, attached)

NORTH : Vacant, Burlington Northern / Santa Fe Railroad R-O-W.

EAST: Unincorporated urbanized Lenwood community, single-family residential and retail commercial.

SOUTH: Vacant

WEST: Vacant

4. Describe site alterations that will be produced by improvement projects associated with this proposed action (installation of water facilities, sewer facilities, grading, flow channelization, etc.).

None are currently proposed, possible urbanization would result in "rural" infrastructure improvements, including streets, drainage improvements and utilities in keeping with City of Barstow standards. Grading would be minimal as the site is essentially level.

5. Will service extensions accomplished by this proposal induce growth on this site? NO -X-  
Adjacent sites? NO -X- Unincorporated \_\_\_ Incorporated \_\_\_

No development is proposed within the subject annexation and no infrastructure extensions are planned or anticipated within the area. (see City of Barstow Environmental Checklist Form / Initial Study, attached)

6. Is this project a part of a larger project or series of projects? NO -X-

### NOTICES

Provide the names and addresses of persons who are to be furnished mailed notice of the (s) and receive copies of the agenda and staff report.

**CERTIFICATION**

I hereby certify that the statements furnished above and in the attached supplements and exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief. I understand that if this proposal is approved, the Commission will impose a condition requiring the applicant to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

DATE Nov. 5, 2010

  
SIGNATURE OF APPLICANT

Michael Massimini  
PRINTED NAME OF APPLICANT

City Planner  
TITLE

PLEASE CHECK SUPPLEMENTAL FORMS ATTACHED:

- ANNEXATION, DETACHMENT, REORGANIZATION SUPPLEMENT
- SPHERE OF INFLUENCE CHANGE SUPPLEMENT
- CITY INCORPORATION SUPPLEMENT
- FORMATION OF A SPECIAL DISTRICT SUPPLEMENT
- ACTIVATION OF LATENT POWERS SUPPLEMENT

APPLICATION TO BE SUBMITTED TO:

LOCAL AGENCY FORMATION COMMISSION  
175 WEST FIFTH STREET, SECOND FLOOR  
SAN BERNARDINO, CA 92415-0490  
PHONE: (909)387-5866 • FAX: (909) 387-5871  
E-mail address: lafco@lafco.co.san-bernardino.ca.us

**SUPPLEMENT  
ANNEXATION, DETACHMENT, REORGANIZATION PROPOSALS**

**INTRODUCTION:** The questions on this form are designed to obtain data about the specific annexation, detachment and/or reorganization proposal to allow the Commission, staff and others to adequately assess the project. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, and/or include any relevant documents.

1. Please identify the agencies involved in the proposal by proposed action:

<p>ANNEXED TO</p> <p><u>City of Barstow</u></p> <p><u>Barstow Fire Protection Dist.</u></p> <p><u>Odessa Water District</u></p>	<p>DETACHED FROM</p> <p><u>San Bernardino County Fire Prot. Dist.</u></p> <p><u>County Service Area 70</u></p>
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2. Will the territory proposed for change be subject to any new or additional special taxes, any new assessment districts, or fees?

Mandatory trash services (offset by the elimination of the County Land Use Fee-SWMD (i.e., Landfill)). Net change is lower fees/taxes.

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3. Will the territory be relieved of any existing special taxes, assessments, district charges or fees required by the agencies to be detached?

County Land Use Fee (See above), County Land Use fee (EHS) and County Vector Control fee. Net change is lower fees/taxes.

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4. Provide a description of how the proposed change will assist the annexing agency in achieving its fair share of regional housing needs as determined by SCAG.

This is a mandatory annexation as a result of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (AB 2838).

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5. **PLAN FOR SERVICES:**

For each item identified for a change in service provider, a narrative "Plan for Service" (required by Government Code Section 56653) must be submitted. This plan shall, at a minimum, respond to each of the following questions and be signed and certified by an official of the annexing agency or agencies.

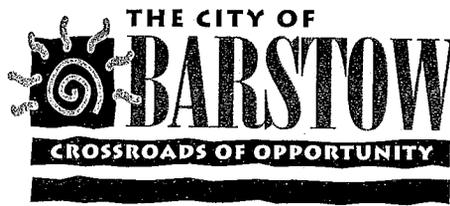
1. A description of the level and range of each service to be provided to the affected territory.
2. An indication of when the service can be feasibly extended to the affected territory.
3. An identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the affected agency would impose upon the affected territory.
4. The estimated cost of extending the service and a description of how the service or required improvements will be financed. A discussion of the sufficiency of revenues for anticipated service extensions and operations is also required.
5. An indication of whether the annexing territory is, or will be, proposed for inclusion within an existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district.
6. If retail water service is to be provided through this change, provide a description of the timely availability of water for projected needs within the area based upon factors identified in Government Code Section 65352.5 (as required by Government Code Section 56668(k)).

**CERTIFICATION**

I hereby certify that the statements furnished above and the documents attached to this form present the data and information required to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE Dec. 28, 2010   
SIGNATURE OF APPLICANT

/krm – 12/8/2000



3165

January 20, 2011

Kathleen Rollings-McDonald  
Executive Officer  
San Bernardino County LAFCO  
215 North "D" Street, Suite 204  
San Bernardino, CA 92415-0490

RE: LAFCO #3165 (West Lenwood Annexation)

Dear Ms. Rollings-McDonald,

This letter is to certify the Plan of Services and Fiscal Impact Analysis for the City of Barstow as well as the Odessa Water District contained therein.

If you have any questions, please contact Michael Massimini, City Planner at (760) 255-5152.

Sincerely,

Charles C. Mitchell  
City Manager

## PLAN OF SERVICES

*Proposed Lenwood Annexation 145 acre - GPA# PGPA-10-0001 and ZC# PZCA-10-0001.*

### Introduction

Much of this information presented in this "Plan of Services" has been abstracted from an Initial Study and associated environmental documentation, prepared for the subject proposed Annexation.

Background data and conclusions presented here was prepared in conjunction with Merrell-Johnson Engineering, Inc, of Victorville, CA, a civil engineering firm with extensive experience in Barstow and the surrounding area.

The proposed annexation entails a 145 acres portion of Section 31 and all of Section 36 comprising a total of 1,121 acres adjacent a portion of the southwestern corporate boundary of the City of Barstow. The project site consists of seventeen contiguous vacant parcels; San Bernardino Assessor Parcels 0421-061-17, 19 through 26 (western half - Section 36) and 0421-091-11, 18 and 19, 27 through 32 (three-quarters of Section 31).

Prior to any development, which is not being considered at this time, City of Barstow General Plan Land Use Policy requires typical building approvals and must fully conform to all local and regional environmental plans, regulations, directives and ordinances. Development standards comparable with current City Zoning designations, as reflected by subject rezoning, are applicable.

### Drainage and Flood Control

The proposed project will not alter the existing land use of the project site at this time. No significant erosion, siltation or flooding is anticipated. As a result, no additional flood control or drainage facilities are required to implement the subject proposed annexation.

### Public Services

#### **Fire**

Fire protection, including fire prevention, fire safety and paramedic services to the Planning Area is within both by the San Bernardino County Fire Protection District (SBCFPD)/North Desert Service Zone and the Barstow Fire District.

Initially the proposed annexation will result in the area being detached from the (SBCFPD) and added to the Barstow Fire District. However, the City has recently absorbed the portion of the SBCFPD that encompasses the subject annexation as well as several surrounding areas. The current Barstow Fire District encompasses fifty-five square miles and includes all of the City of Barstow, and much of the unincorporated areas of Lenwood, Grandview, North Barstow, and Barstow Heights.

The District operates three stations: Station 361 (Headquarters Station) on Barstow Road in Central Barstow; approximately 5/8 mile northeast of the project site; and, within a 3-mile radius of the project site, Station 362 at Highway 58 and North Muriel in the unincorporated area of North Barstow; and Station 363 in West Barstow at Avenue G and Nancy Street. The District operates five engine companies, one truck company and a paramedic/reserve squad. Full-time employees operate one engine company and the

paramedic unit; volunteers provide personnel for the additional apparatus.

While the annexation adds 47.57 acres to the Barstow Fire District (BFD), the area is entirely vacant, with little vegetation and no structures. The potential for increased demand on existing facilities is extremely limited. See Figure PoS1 and the end of this document, showing the area to be added to the Fire District.

### **Police**

The Department standard for minimum number of police officers per thousand residents is currently 1.7. The current citywide ratio is 1.67 officers per 1,000 population, or 1 sworn officer per 598 residents. Although the ever-present desire for additional officers can also be applied to Barstow, the Police Department has indicated that its current staff is adequate in providing police protection to the City. Indeed, the Barstow Police Department typically ranks high in the clearance of felonies among the larger cities in San Bernardino County.

An increase in the Planning Area's population to 37,000 persons, coupled with associated commercial and industrial growth (see Technical Report VI.1, Circulation, for a quantification of these growth levels) would generate a demand for 63 sworn officers, based on the current ratio of 1.7:1. This increased number of officers and police protection equipment, including new stations, will be financed primarily by increased sales taxes, property taxes, and other revenues from the Planning Area pursuant to City policy.

The California Highway Patrol also maintains offices and staff in Barstow, and is available to provide additional assistance as needed or requested. The agency can provide aerial services to the Barstow area. In addition, the Sheriff's Department has a Mounted Patrol and Desert Search and Rescue Squad stationed in the City.

Additional development within the Planning Area may increase the opportunity for both crimes against property and crimes against persons to occur. Continued commercial and industrial development will result in a proportionate increase in crimes related to commercial, industrial and office properties. These include robbery, burglary, auto theft, and grand/petty theft. Also, incidents related to maintaining the public peace could rise. As traffic levels increase, traffic collisions and violations will rise in proportion to growth.

The City requires that: Input from the Barstow Police Department be solicited during the project review process regarding measures for ensuring the safety and security of construction sites. Adequate security design measures be required for all new development, based on Police Department recommendations during each site plan review process.

### **Schools**

As required by Education Code Section 17620 the new development project applicant will be required to pay school mitigation fees. As specified in Section 65995(h) of the Government Code "The payment or satisfaction of a fee, charge, or other requirement levied or imposed pursuant to Section 17620 of the Education Code in the amount specified in Section 65995 and, if applicable, any amounts specified in Section 65995.5 or 65995.7 are hereby deemed to be full and complete mitigation of the impacts."

However, school impacts fees are likely to be insufficient to mitigate the impacts of

development within such a large area far from urbanized portions of the community. As a result, any development at densities greater than the rural residential uses currently allowed, and recommended by the suggested pre-zoning associated with annexation proposal, would likely trigger the need for additional school capital facilities. This would entail dedication of property for a school(s), as well as construction/operation of new school(s), either within or, in the immediate vicinity of the proposed annexation area.

### **Parks**

The proposed project will not result in a change on the existing character of the site and therefore not impact recreational facilities. Nevertheless, the City currently operates and maintains numerous parks throughout the service area, which acreage exceeds the General Plan standards. The City assumed this responsibility through the dissolution of the Barstow Park and Recreation District.

The proposed project will not result in a change on the existing character of the site, although additional recreation facilities may be required as part of a future development project.

### **Transportation**

The proposed project will not change the existing character of the site, or result in the extension of any existing roadways or transportation facilities. Development currently proposed to the north of the subject site would result in the improvement of an east/west roadway running the length of the northern boundary of the project site. This roadway is designated a "primary arterial" on the Barstow Circulation Plan and is intended to ultimately connect Interstate 15 with National Trails Highway (Old Route 66).

Any future development would have to be consistent with the development density anticipated for revised traffic analysis zone(s) containing the proposed project area, as analyzed in an update to the City's General Plan.

No development is proposed by this project and any future development must fully comply with City of Barstow Title 19 parking requirements.

The City operates its own bus system along fixed routes. None of the routes are located within the immediate vicinity of the project site. The project site is not located in proximity to any bike routes.

### **Utilities and Service Systems**

#### **Water**

Most of the water in the Barstow area is provided by the Golden State Water Company (GSWC) with no change in service anticipated as a result of the subject Annexation.

Future development proposals are not likely to include development of more than 500 residential units, and would therefore not require a water supply assessment to be prepared by the local water agency per Part 2.10 of the Water Code.

The Mojave Water Agency (MWA) recently constructed a pipeline from the California

Aqueduct in the Victorville area to Barstow. Water from this pipeline is used exclusively for aquifer recharge.

The subject annexation would add approximately 145 acres to the Odessa Water District, whose boundaries are coterminous with the City of Barstow Corporate Boundaries. This water district does not currently provide service.

#### **Gas**

Gas in the Barstow region is provided by Southwest Gas Company (SWG), with no changes to existing service systems anticipated as a result of the subject annexation.

#### **Electrical**

Electricity is provided by Southern California Edison, which has consistently been able to accommodate urban service.

#### **Telephone**

The primary telephone service in the Barstow region is Verizon, which has consistently be able to accommodate additional urban service as needed.

#### **TV**

Cable is provided by Time Warner Cable who will be able provide service to the areas proposed to be annexed.

#### **Sewer**

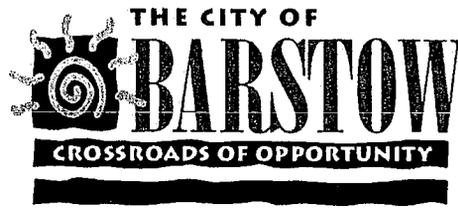
Much of the existing developments in the subject Lenwood Annexation Area have individual septic tanks for sanitary sewer service. No sewer lines exist to serve the proposed annexation area. However, a trunk sewer line was recently installed in Lenwood Road and provides service adjacent the northern boundary of the subject Annexation Area.

The existing wastewater plant has a 4.5 million gallons per day (MGD) capacity. The current flow to the waste water treatment plant is 2.7 MGD. For the Sidewinder and the Lenwood area, another sewer assessment district could be created for the additional commercial and industrial areas that will be built and the higher density residential uses. The proposed zoning now does not provide for any high density residential.

A second alternative is the use of septic systems because of the large lot size. This would appear to be the only viable option under current conditions. However, added septic systems are not supported by the Regional Water Quality Control Board.

### **Municipal Cost/Revenue Projections**

An evaluation by the City of Barstow of potential annual costs assuming implementation of the subject annexation determined that there will be no additional costs to the City. Specific areas investigated include; Police Service, Street Maintenance, and Code Enforcement.



## **Fiscal Impact Assessment**

**145 Acre Lenwood Annexation - Development Potential / Fiscal Evaluation\***

<b>Land Use Existing/Proposed</b>	<b>Current - 2010</b>	<b>through 2015 - Total</b>	<b>Buildout - Total</b>
<b>Total Dwelling Units:</b>	44 dus	50 dus	105 dus
Maximum Est. Population	130 persons	140 persons	300 persons
<b>Annual Recurring Revenues:</b>			
1. Sales Tax	\$31,110.00	\$35,350.00	\$74,240.00
2. Transit Occupancy Tax	\$4,270.00	\$4,850.00	\$10,190.00
3. Utility User Tax	\$6,600.00	\$7,500.00	\$15,750.00
4. Motor Vehicle Fees	\$10,428.00	\$11,850.00	\$24,890.00
5. Property Taxes	\$16,900.00	\$19,200.00	\$40,320.00
6. Franchise Fees	\$3,920.00	\$4,500.00	\$9,350.00
7. Permits	\$880.00	\$1,000.00	\$2,100.00
8. Investment Income	\$5,280.00	\$6,000.00	\$12,600.00
9. Business License Fees	\$0.00	\$0.00	\$0.00
10. Other Revenues	\$8,540.00	9,700.00	\$20,370.00
<b>Total Revenues</b>	<b>\$87,930.00</b>	<b>\$99,950.00</b>	<b>\$209,810.00</b>
<b>Annual Recurring Costs:</b>			
a. Police/Code	\$29,920.00	\$34,000.00	\$71,400.00
b. General Government	\$22,660.00	\$25,750.00	\$54,080.00
c. Street Maintenance	\$7,000.00	\$7,950.00	\$16,700.00
d. Public Works / Other	\$5,410.00	\$6,150.00	\$12,920.00
e. Contingency	\$3,260.00	\$3,700.00	\$7,770.00
<b>Total Fiscal Costs:</b>	<b>\$68,250.00</b>	<b>\$77,550.00</b>	<b>\$162,870.00</b>

<b>Annual Net Fiscal Impact:</b>			
Annual Ongoing Surplus	\$19,680.00	\$22,400.00	\$46,940.00

\*Note that this fiscal evaluation is limited to costs/revenues pertaining to residential uses only. Information, e.g. actual use, revenues, etc. on non-residential uses proved impossible to accurately determine and project at this time. It is assumed that San Bernardino County LAFCO, in their evaluation of the Annexation, will compile the requisite data. At any rate it is also assumed the limited viable commercial activity in the Annexation will have positive rather than negative impact on costs and revenues. See Initial Study Section IX. Land Use and Planning and Section XII Population and Housing for a discussion of land use factors and projections.

**Assumptions:**

- Estimates to build-out are reported in 2008 dollars (the most recent figures available) to allow for a consistent comparison from year to year.
- Total Barstow population 23,577 persons, household size estimated at 2.7 persons per dwelling unit, for a total of 8,732 households.

**Annual Revenues:**

1. Sales and Use Taxes: 1% of taxable sales - using a per capita multiplier of \$255.55/person.
2. Transit Occupancy Tax @ \$96.81/person
3. Utility User Tax: Use of telephone, gas water, electric and cable facilities within the City \$150.23/household
4. Vehicle License Fess - using a per capita multiplier of \$85.57/person.
5. Property Tax (secured and unsecured): Based on San Bernardino County Auditor-Controller property tax rates as a percentage of total assessed valuation by County Tax Rate Area (TRA). Unsecured property taxes on tangible personal property not secured by real estate - estimated at 0.15% of secured property tax. Assumes \$384.15/household
6. Franchise Fees Revenues: Cable TV, Water, Gas, others - assumes \$89.20 per household
7. Licenses and Permits: Using a per capita multiplier of \$7.14/person.
8. Investment Income: Investment earnings projected for the City using an estimated annual effective investment at of 2.00%, based on based on current (2007) factors as applied to the sum of revenues generated by the subject development - assumes \$120.00/dwelling unit.
9. Business License Fees - assumes \$8.03/person
10. Other Revenues - includes gas tax - assumes \$717.92/person or \$1,938.41/household

**Annual Recurring Costs:**

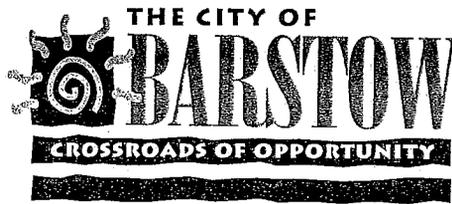
- a. Police Dept./Code Enforcement - Using a "residential equivalent population" multiplier of \$245.60/person.
- b. General Govt. - assumes \$185.98/person
- c. Street Maintenance - assumes \$57.54/person
- d. Public Works - Other including parks and street maintenance 10-year prorated cost - assumes \$44.58/person
- e. Contingency - 5% of total recurring costs to cover unforeseen costs.

Source: City of Barstow Finance Department, June 2009.

LAFCO 3165

ODESSA WATER DISTRICT

PLAN FOR SERVICE



3165

January 20, 2011

Kathleen Rollings-McDonald  
Executive Officer  
San Bernardino County LAFCO  
215 North "D" Street, Suite 204  
San Bernardino, CA 92415-0490

RE: LAFCO #3165 (West Lenwood Annexation)

Dear Ms. Rollings-McDonald,

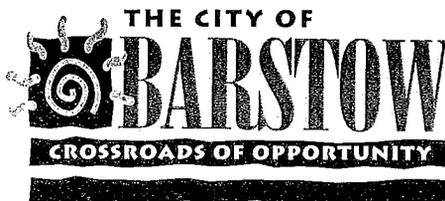
This letter is to certify the Plan of Services and Fiscal Impact Analysis for the City of Barstow as well as the Odessa Water District contained therein.

If you have any questions, please contact Michael Massimini, City Planner at (760) 255-5152.

Sincerely,

A handwritten signature in cursive script that reads "Charles C. Mitchell".

Charles C. Mitchell  
City Manager



3165

January 20, 2011

Kathleen Rollings-McDonald  
Executive Officer  
San Bernardino County LAFCO  
215 North "D" Street, Suite 204  
San Bernardino, CA 92415-0490

RE: Odessa Water District Services/LAFCO #3165 (West Lenwood Annexation)

Dear Ms. Rollings-McDonald,

The Community and Economic Development Director is the designated contact for the Odessa Water District. This water district provides no water service function. The district's purpose is to serve as a "backup", in the event the current purveyor serving Barstow (Golden State Water Company) becomes unable to provide service.

Should you have any questions, you can contact me at (760) 255-5106.

Sincerely,

Ron Rector

Community and Economic Development Director

LAFCO 3165

BARSTOW FIRE PROTECTION DISTRICT

JUSTIFICATION

SUPPLEMENT

PLAN FOR SERVICES

LEGAL DESCRIPTION & MAP

## Justification for Proposal and Preliminary Environmental Description Form

**INTRODUCTION:** The questions on this form and its supplements are designed to obtain enough data about the proposed project site to allow the Commission, its staff and others to adequately assess the project. By taking the time to fully respond to the questions on the forms, you can reduce the processing time for your project. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, or attach any relevant documents.

### GENERAL INFORMATION

1. NAME OF PROPOSAL: LAFCO 3165 – Annexation to the Barstow Fire Protection District (Lenwood Island Annexation)
  
2. NAME OF APPLICANT: Barstow Fire Protection District (a subsidiary district of the City)  
MAILING ADDRESS:  
861 Barstow Road  
Barstow, CA 92311  
PHONE: (760) 256-2254  
FAX: (760) 256-5314  
E-MAIL ADDRESS: djauss@barstowfire.com
  
3. GENERAL LOCATION OF PROPOSAL: The area is located in the unincorporated Lenwood area, generally north and south of Main Street (National Trails Highway) west of Lenwood Avenue. The area to be annexed to the Barstow Fire Protection District encompasses approximately 61 acres, which is a portion of City of Barstow's Lenwood Island (City's annexation is approximately 145 acres). The area is generally bordered by the BNSF railroad Right-of-Way (existing Barstow FPD boundaries) on the north, and parcel lines (existing Barstow FPD boundaries) on the east, south and west.
  
4. Does the application possess 100% written consent of each landowner in the subject territory?  
YES \_\_\_ NO **XX** If YES, provide written authorization for change.
  
5. Indicate the reasons that the proposed action has been requested. The City of Barstow is annexing the Lenwood Island. LAFCO's policy requires concurrent annexation for all community-based service districts.
  
6. Would the proposal create a totally or substantially surrounded island of unincorporated territory?  
YES \_\_\_ NO **XX** If YES, please provide a written justification for the proposed boundary configuration.  
  
The proposed annexation to the City will remove a substantially surrounded island. The Barstow Fire Protection District's annexation will remove a totally surrounded island.

**LAND USE AND DEVELOPMENT POTENTIAL**

1. Total land area (defined in acres): **Approximately 61 acres.**
2. Current dwelling units in area: **6 units**
3. Approximate current population in area: **20 +/-**
4. Indicate the General Plan designation(s) of the affected city (if any) and uses permitted by this designation(s): **N/A**

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San Bernardino County General Plan designation(s) and uses permitted by this designation(s):

**RL – Rural Living**

5. Describe any special land use concerns expressed in the above plans. **None**
6. Indicate the existing land use.

**Vacant and residential development**

What is the proposed land use?

**Residential, light industrial, and mixed-use development. Railroad and Floodway area remain the same.**

7. For a city annexation, State law requires pre-zoning of the territory proposed for annexation. Provide a response to the following: **N/A**

- a. Has pre-zoning been completed? YES \_\_\_ NO \_\_\_
- b. If the response to "a" is NO, is the area in the process of pre-zoning? YES \_\_\_ NO \_\_\_

Identify below the pre-zoning classification, title, and densities permitted. If the pre-zoning process is underway, identify the timing for completion of the process.

- 
8. On the following list, indicate if any portion of the territory contains the following by placing a checkmark next to the item: **N/A**

- |  |  |
|--|--|
| <input type="checkbox"/> Agricultural Land Uses  | <input type="checkbox"/> Agricultural Preserve Designation       |
| <input type="checkbox"/> Williamson Act Contract   | <input type="checkbox"/> Area where Special Permits are Required |
| <input type="checkbox"/> Any other unusual features of the area or permits required: _____ |  |

- 
9. If a Williamson Act Contract(s) exists within the area proposed for annexation to a City, please provide a copy of the original contract, the notice of non-renewal (if appropriate) and any protest to the contract filed with the County by the City. Please provide an outline of the City's anticipated actions with regard to this contract. **N/A**

- 
10. Will the proposal require public services from any agency or district which is currently operating at or near capacity (including sewer, water, police, fire, or schools)? YES \_\_\_ NO **XX** If YES, please explain.
- 

**ENVIRONMENTAL INFORMATION**

1. Provide general description of topography. **Relatively flat**
2. Describe any existing improvements on the site as % of total area.
- |             |            |                         |            |
|-------------|------------|-------------------------|------------|
| Residential | <b>20%</b> | Agricultural            | <b>0%</b>  |
| Commercial  | <b>0%</b>  | Vacant                  | <b>60%</b> |
| Industrial  | <b>0%</b>  | Other(railroad/foodway) | <b>20%</b> |
3. Describe the surrounding land uses:
- NORTH **vacant**
- EAST **vacant, residential, industrial**
- SOUTH **vacant, residential**
- WEST **vacant**
4. Describe site alterations that will be produced by improvement projects associated with this proposed action (installation of water facilities, sewer facilities, grading, flow channelization, etc.).
- None proposed**
5. Will service extensions accomplished by this proposal induce growth on this site? YES \_\_\_ NO **XX** Adjacent sites? YES \_\_\_ NO **XX** Unincorporated \_\_\_ Incorporated \_\_\_
- None proposed**
6. Is this project a part of a larger project or series of projects? YES \_\_\_ NO **XX** If YES, please explain.
- 

**NOTICES**

Please provide the names and addresses of persons who are to be furnished mailed notice of the hearing(s) and receive copies of the agenda and staff report.

(FOR LAFCO USE ONLY)

NAME \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

ADDRESS:  
\_\_\_\_\_

NAME \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

ADDRESS:  
\_\_\_\_\_

NAME \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

ADDRESS:  
\_\_\_\_\_

**CERTIFICATION**

I hereby certify that the statements furnished above and in the attached supplements and exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief. I understand that if this proposal is approved, the Commission will impose a condition requiring the applicant to indemnify, hold harmless and reimburse the Commission for all legal actions that might be initiated as a result of that approval.

DATE 1/31/11

*Darrell R. Jauss*  
SIGNATURE OF APPLICANT

Darrell R. Jauss  
PRINTED NAME OF APPLICANT

Fire Chief  
TITLE

PLEASE CHECK SUPPLEMENTAL FORMS ATTACHED:

- ANNEXATION, DETACHMENT, REORGANIZATION SUPPLEMENT
- SPHERE OF INFLUENCE CHANGE SUPPLEMENT
- CITY INCORPORATION SUPPLEMENT
- FORMATION OF A SPECIAL DISTRICT SUPPLEMENT
- ACTIVATION OF LATENT POWERS SUPPLEMENT

APPLICATION TO BE SUBMITTED TO:

LOCAL AGENCY FORMATION COMMISSION  
215 NORTH D STREET, SUITE 204  
SAN BERNARDINO, CA 92415-0490  
PHONE: (909) 383-9900 • FAX: (909) 383-9901  
E-MAIL ADDRESS: [lafco@lafco.sbcounty.gov](mailto:lafco@lafco.sbcounty.gov)

**SUPPLEMENT  
ANNEXATION, DETACHMENT, REORGANIZATION PROPOSALS**

**INTRODUCTION:** The questions on this form are designed to obtain data about the specific annexation, detachment and/or reorganization proposal to allow the Commission, staff and others to adequately assess the project. You may also include any additional information which you believe is pertinent. Use additional sheets where necessary, and/or include any relevant documents.

1. Please identify the agencies involved in the proposal by proposed action:

ANNEXED TO: City of Barstow  
Barstow Fire Protection Dist.  
Odessa Water District

DETACHED FROM: San Bernardino County Fire Prot. Dist.  
County Service Area 70

2. Will the territory proposed for change be subject to any new or additional special taxes, any new assessment districts, or fees?

Mandatory trash services (offset by the elimination of the County Land Use Fee-SWMD (i.e., Landfill)). Net change is lower fees/taxes.

3. Will the territory be relieved of any existing special taxes, assessments, district charges or fees required by the agencies to be detached?

County Land Use Fee (See above), County Land Use fee (EHS) and County Vector Control fee. Net change is lower fees/taxes.

4. Provide a description of how the proposed change will assist the annexing agency in achieving its fair share of regional housing needs as determined by SCAG.

This is a mandatory annexation as a result of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (AB 2838).

1. A description of the level and range of each service to be provided to the affected territory.

**The Barstow Fire Protection District provides a multitude of public services: Fire protection, emergency medical services, fire prevention, public education on fire safety, and rescue services. The district provides these services within its jurisdictional boundaries. We also provide these services to other agencies on a mutual aid basis.**

2. An indication of when the service can be feasibly extended to the affected territory.

**We will be able to begin service to the project area immediately. Services are currently being provided to the project area by the Barstow Fire Protection District, due to the proximity of the properties to our district, as a mutual aid service to the San Bernardino County Fire District, Their closest station being in Hinkley.**

3. An identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the affected agency would impose upon the territory.

**The Barstow Fire Protection District has adopted the California Fire Code with local amendments. Any properties in the annexation area would need to conform to the adopted fire code. There are no current upgrades or improvement zones. However, the district has implemented development impact fees that are assessed to new development within the district.**

Plan for Services "LAFCO #3165"  
West Lenwood (Barstow)  
City of Barstow Application  
January 20, 2011

4. The estimated cost of extending the service and a description of how the service or required improvements will be financed. A discussion of the sufficiency of revenues for anticipated service extensions and operations is also required.

**The Barstow Fire Protection District is currently providing service to this area as mutual aid. There would be no increase in cost to extend services to the area until further development occurs. The development impact fees would provide a means of increasing services as development occurs. Local ordinance 16, allows the district to recover costs for responses. This fee would be extended into the annexation area. Additionally the district will receive property taxes for the area formerly within the San Bernardino County Fire Protection District.**

5. An indication of whether the annexing territory is, or will be, proposed for inclusion within an existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district.

**The Barstow Fire Protection District does not currently have any assessment districts or facilities districts. There are no current plans for such districts.**

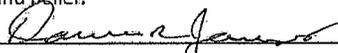
6. If retail water service is to be provided through this change, provide a description of the timely availability of water for the projected needs within the area based upon factors identified in government Code Section 65352.5 (as required by Government Code Section 56668(k)).

**The Barstow Fire Protection District does not have authority over water service.**

**Certification**

I hereby certify that the statements furnished above and the documents attached to this form present the data and information required to the best of my ability, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

DATE: January 20, 2011



Signature of Applicant (Darrell R. Jauss, Fire Chief)

LAFCO-Reorganization to include Annexations  
to the Barstow Fire Protection District

3165

Exhibit "A"

That portion of the East One-half of Section 18, Township 9 North, Range 2 West, San Bernardino Meridian, located in the City of Barstow, County of San Bernardino, State of California more particularly described as:

Beginning at the South One-quarter corner of said Section 18;

Course 1; thence Northerly along the Westerly line of the Southeast One-quarter of said Section 18 to a Point of Intersection with the Northerly line of the Burlington Northern Railroad right-of-way being 200.00 feet wide;

Course 2; thence Northerly along said Northeasterly right-of-way to a point of intersection of the Northerly line of the Burlington Northern Railroad right-of-way with the Easterly line of the West One-half of the Southwest One-quarter of the Northeast One-quarter of said Section 18;

Course 3; thence Southerly along the East line of said West One-half to the Southeast Corner of said West One-half;

Course 4; thence Southerly along the East line of the West One-half of the Northwest One-quarter of the Southeast One-quarter to the Southeast Corner of said West One-half;

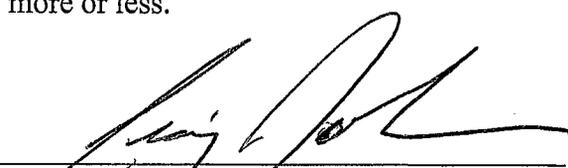
Course 5; thence Easterly along the North line of the Southwest One-quarter of the Southeast One-quarter, a distance of 660.27 feet more or less to the Northeast corner of said Southwest One-quarter of the Southeast One-quarter;

Course 6; thence Southerly along the East line of said Southwest One-quarter of the Southeast One-quarter, a distance of 1324.76 feet more or less to the East One-sixteenth corner on the Southerly line on Section 18;

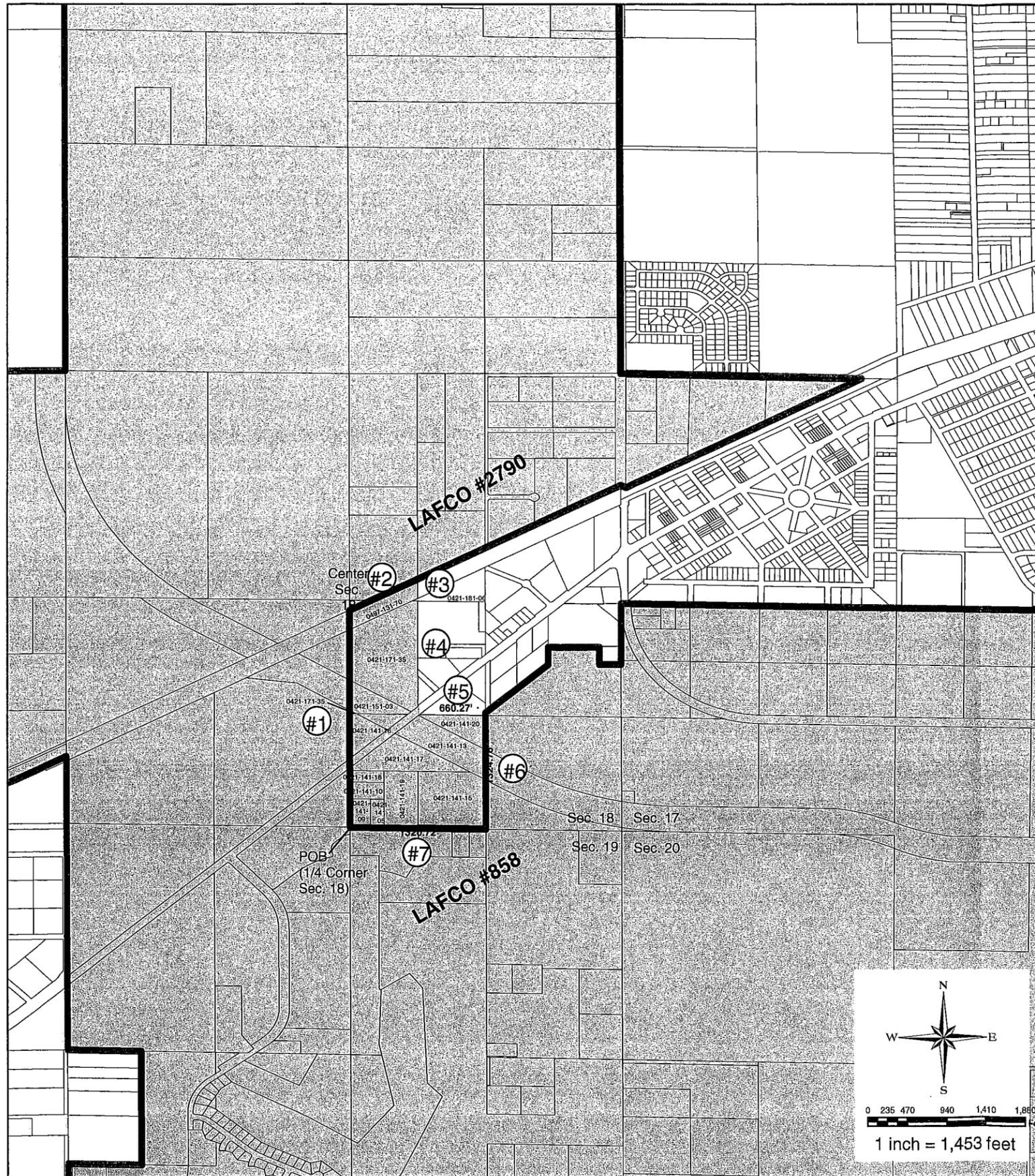
Course 7; thence Westerly along the South line of said Section 18 a distance of 1320.72 feet more or less to the South One-quarter corner of said Section 18 and the Point of Beginning.

Above described property contains 61.3 acres more or less.



  
Craig Johnson, PLS 7562  
Exp. 12/31/11

# LAFCO - Reorganization to include Annexation to the Barstow Fire Protection District



**Legend**

-  Area Not Within Fire District (61.26 acres)
-  Parcel Lines
-  City of Barstow Corporate Area
-  Legal Description Course Number

0421-000-00 Assessor's Parcel Number

**Affected Agencies:**

- Barstow Cemetary District
- CSA 40 (TV Translator)
- Mojave Water Agency
- Odessa Wter Agency
- Mojave Resource Conservation District

**Map Prepared By:**

City of Barstow  
 Planning Department  
 220 E. Mt. View St. Ste. A  
 Barstow, CA 92311  
 (760) 255-5152 (Voice)  
 (760) 256-1750 (Fax)

Located south of the Burlington Northern Railroad R-O-W, west of Lenwood Road; bisected NE to SW by Main Street - National Trails Highway (Historic Route 66), as well as NW to SE by the Lenwood Flood Control Channel (SBCFCD).

Portions of the eastern half of Section 18, Township 9 North, Range 2 West San Bernardino County Meridian.





Name
Date

