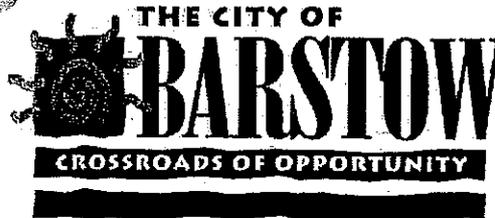


**Table 1**

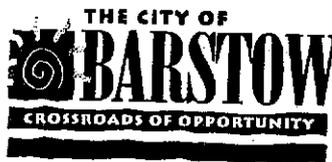
Topics Discussed at the Community Outreach Meeting on September 29, 2010

Topics of Concerns:	Response:
Extension of fire hydrants	Fire hydrants would be required upon development of the property to the point where water service (instead of wells) would need to be extended to the area.
Continuation of existing uses	Staff discussed the 20 year abatement, and that the 20 year time line would begin upon final approval by LAFCO (i.e., adoption). An annexation agreement was also mentioned by the LAFCO representative. Staff will investigate this further.
Water connections	As with the fire hydrants, this will be dependent upon development. The fact that they are annexed into the City does not mean that those currently on wells will have to abandon them.
Sewer connections	As with water and fire hydrants, this will be dependent upon development. Those within 100 feet would require connection should building improvements (i.e., expansion) warrant the connection.
Lack of road maintenance	This was in regards to West Main Street in the area of the Golf Course, which is on a CIP list.
Burn permits	Issuance of burn permits would remain through the Fire District. There is no difference in fees between County and City burn permits.
Address change	Address changes are unavoidable with an annexation. The numbering system must coincide with the orderly sequence of the existing City numbering system, which is different than the County's. This is critical for emergency services.
Voter information	Voter registration cards will be sent with the address change notices.
Animal allowances (other than domesticated dogs and cats)	This is subject to the 20 year abatement period, or per code. For instance, one person has land that currently allows animals. The proposed zoning will allow for animals, to a certain limitation depending upon size of property.



**Table 1 continued**

Fire insurance and protection	Some of the area is not served by the Barstow Fire Protection District (BFPD) and relies on the County Fire, which may be 20-30 minutes away. Those that are currently outside the BFPD should realize a reduction in the insurance rates.
Trash service	This will be a significant change for the residents. They currently have a dump (landfill) pass that allows them to haul to the nearest landfill. The City has a mandatory trash pickup. Currently, some residents have either a 1.5 or 3 cubic yard bin, in addition to the landfill pass. They will lose the pass, and instead will receive two 95 gallon containers (one trash, one recycling). However, as much of the area is unimproved, the containers may prove difficult to move to the curb. Burrtec will investigate the site to see if they could co-locate and the trucks go on-site for solid waste removal.
Taxes	There was a concern that there would be additional taxes (City taxes). The fact is that it would require the vote of the people, and taxes may actually reduce (i.e., the landfill fee will be removed from the tax bill because of the mandatory trash pick-up).
Discharging a firearm	The City has an ordinance regarding the discharge of a firearm within the City limits. This does not apply when it involves the safety of the citizens. For instance, it was mentioned that there were instances that a Mojave Green rattlesnake had gone onto the property. This is a life-safety issue and the persons would not be cited for discharging a firearm to kill the snake.
Replacement construction (i.e., in the event of fire, etc.)	There was concern regarding the replacement of structures damaged or destroyed by fire or other natural causes. Essentially, the City takes a look at what was there, what is being proposed. For instance, in the likely hood that a non-conforming structure is damaged or destroyed, they would be able to reconstruct the equivalent of what was there. However, any expansion would be viewed as an expansion (i.e., if they had a 1,500 square foot residence and they wanted to replace it with a 2,000 square foot residence).



8/27/2010

RE: Annexation of your land into the City of Barstow

Dear Chong Nam Yim,

As you may be aware, the San Bernardino County Local Agency Formation Commission (LAFCO) has directed the City to annex your area, referred to as the West Lenwood Annexation, into the corporate limits. As part of this action, we are required to have a Community Outreach Meeting with the property owners, business owners and tenants prior to filing the application with LAFCO. This is to dispel any myths and rumors that are common with any annexation. We have scheduled this meeting for September 29, 2010 at 7:00 pm at the City of Barstow Council Chambers located at 220 East Mountain View Street. A presenter will be brought into the meeting to introduce the scope of the annexation and to discuss what you can expect with the annexation process. Additionally, various division supervisors will be available to answer any pertinent questions. A handout will also be available for you to review.

Additionally, we will have a public hearing to initiate the General Plan and Pre-Zone process on September 13, 2010 at 7:00 pm. This would be the time to ask questions pertaining to the General Plan and Pre-zone, where the September 29<sup>th</sup> meeting will address how the annexation will affect property owners. You are welcome to attend both meetings.

Our goal is to make this process as seamless as possible for you. However, there will be a transition and some changes that are common with an annexation. Please keep in mind that this is a mandatory annexation that is not initiated by the City.

We encourage you to attend the September 29<sup>th</sup> meeting to fully understand what you may expect with this annexation, and to dispel the many myths about the annexation. Should you have any questions, you may contact me at [mikemass@barstowca.org](mailto:mikemass@barstowca.org), by telephone at (760) 255-5152, or by stopping by my office.

Sincerely,

*Michael Massimini*

Michael Massimini  
City Planner



## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Barstow will hold a public hearing on amended **General Plan Amendment PGPA-10-0001 and Pre-zoning PZCA-10-0001** applications, initiated by the City of Barstow, to allow for the annexation of approximately 145 acres into the City of Barstow.

**LOCATION:** West of and adjacent to Lenwood Road extending approximately ½ mile to the west, south of the north line of the BNSF Railway, and north of Sweeten Lane.

After reviewing the Initial Study prepared for the project pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) and CEQA Guidelines, the City Planner has determined that there will be a less than significant negative effect on the environment from these projects with mitigation incorporation. The project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5. Additionally, all potential significant effects have been adequately analyzed in an earlier EIR pursuant to applicable standards and have been avoided or mitigated pursuant to that earlier EIR. No further environmental analysis is required.

Public comments on the General Plan (PGPA-10-0001) and Pre-Zone (PZCA-10-0001) applications will be received by the City, from Monday, August 9, 2010 through close of business day Friday, September 10, 2010.

Copies of all relevant material, including project specifications, all documents referenced in the mitigated negative declaration, and any information contained in the Hazardous Waste Substance Statement are available for public inspection at:

**City of Barstow Planning Department  
220 East Mountain View Street, Suite A  
Barstow, CA 92311-2888**

NOTICE IS FURTHER GIVEN that the above matter has been set for hearing at 7:00 p.m. on **September 13, 2010**, in the City Council Chambers, 220 East Mountain View, Barstow, CA. Any person affected by these proceedings may appear and be heard in favor of or in opposition to said proposal at the time of the hearings. Individuals interested in obtaining additional information may phone (760) 255-5160 OR send written questions/comments to the address noted above.

Any person affected by these proceedings may appear and be heard in favor of or in opposition to said proposals at the time of the said hearings. Individuals interested in obtaining additional information may phone (760) 255-5152 OR send written questions/comments to the address noted above.

Individuals electing to challenge the items listed herein will be limited to addressing only those issues raised at the public hearings OR in written correspondence received by the Planning Department prior to the hearings.

220 East Mountain View Street, Suite A, Barstow, California 92311-2839  
Ph: 760-256-3531 Fax: 760-256-1750 [www.barstowca.org](http://www.barstowca.org)

## Exhibit E - Community Meeting Signup Sheet

Note: Mr. Samuel Martinez, Analyst, San Bernardino County Local Agency Formation Commission was in attendance, however he did not sign the signup sheet.

### CITY OF BARSTOW PUBLIC OUTREACH MEETING / WEST LENWOOD ANNEXATION WEDNESDAY, SEPTEMBER 29, 2010 / 6:00-9:00 P.M

NAME	ADDRESS	PHONE NO.	E-MAIL ADDRESS
PAUL R. SCORIO	7737 Cedar Canyon Rd NE, ALB, WA 97122	626-676-7459	pscorio@comcast.net
SAL CORRAO	861 Barstow Rd	760-256-2254	scorrao@barstowfire.ca
Bob Cooper	220 E Mt. View St	760-255-5159	bcooper@barstowca.org
MARY Willbond	220 E Mt. View St	760-255-5190	mwillbond@barstowca.org
Michael Massimini	220 E Mt View St.	(760) 255-5152	mmassimini@barstowca.org
Chris Seal			
Michael Koski			
JoAnne Cousin			
Marilyn Drew			
<del>Michael</del> A. Melader			
Phyllis Whitlock			
GARY WALSTON			
Dannell Jaus	861 Barstow Rd	760-256-2254	
Row Rector	CITY		

Date Sept. 29, 2010

City Council Meeting



**SPEAKER REQUEST CARD**

If you wish to speak concerning any scheduled item on the agenda, please complete this card and give it to the City Clerk or place it in the Press Box. When the Mayor calls your name, step to the podium and state your name and address before beginning your comments. **Speakers are limited to 3 minutes for their presentation.**

Name (First & Last): Christi Samuel

Telephone: \_\_\_\_\_

City/ State: Berston, Ca

Item # <input type="checkbox"/>	Item # <input type="checkbox"/>	Item # <input type="checkbox"/>
PUBLIC COMMENT <u>Annexation</u>	Subject _____	Subject _____
Item # <input type="checkbox"/>	Item # <input type="checkbox"/>	Item # <input type="checkbox"/>
Subject _____	Subject _____	Subject _____

Additional Comments:

\_\_\_\_\_  
\_\_\_\_\_

Thank you for your interest and participation. For further assistance, please see the City Clerk.  
(See reverse side for tips on writing your statement)

# LENWOOD ANNEXATION COMMUNITY OUTREACH MEETING

Place: City of Barstow Council Chambers

Date: Wednesday, September 29, 2010

Time: 6PM to 9PM

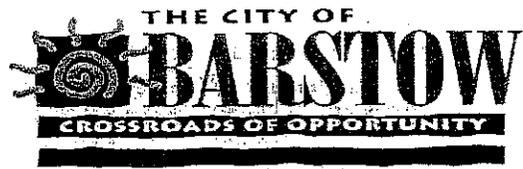
- 1) INTRODUCTION City Staff  
Purpose of the Meeting.  
Introduce Persons in Attendance and Mr. Secord.  
Brief Overview of Topics to be Addressed.
- 2) WHAT IS ANNEXATION? Paul R. Secord  
What Annexation Means.  
The Annexation Process / Time Line.  
The Annexation Area.  
The Environmental Review Process.
- 3) LAND USE ISSUES / CONCERNS Paul R. Secord  
Existing Land Use.  
Current City and County Land Use Policy.  
Proposed Land Use Policy / Zoning.
- 4) ENVIRONMENTAL ISSUES / CONCERNS Paul R. Secord  
Natural, e.g. flooding, blow-sand, air-quality  
Man-Made, e.g. utilities, service systems, circulation
- 5) FISCAL ISSUES / CONCERNS Paul R. Secord
- 6) OPEN DISCUSSION / QUESTIONS / CONCERNS Moderated by Paul R. Secord  
<to follow a public hearing type process>
- 7) RESPONSES TO QUESTIONS / COMMENTS Various governmental and  
agency representatives as  
applicable.
- 8) CONCLUDING REMARKS AND ADJOURNMENT City Staff

Adjournment by 9PM

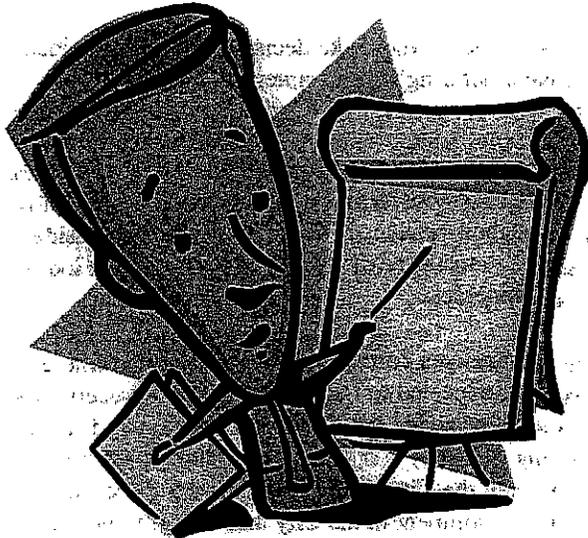
Exhibit 1: Lenwood 145ac Proposed Annexation Area - Land-Use, Zoning, Pre-Zoning and Build-Out Projections – Revised Sept. 2010

San Bern- Co. APN#	Acres	2010 Land Use	Land Use Policy / Build-out Potential									Comments
			Current County GP			City SOI GP		LU Alternative		Pre-Zoning -- Sept. 2010		
			Railroad r-o-w	Railroad r-o-w	Railroad Ind.	Railroad r-o-w	M-2	Railroad r-o-w	M-2	Railroad r-o-w		
497-131-26	9.03	Railroad r-o-w	RL	Railroad r-o-w	Railroad Ind.	Railroad r-o-w	M-2	Railroad r-o-w	M-2	Railroad r-o-w	BN/SF Mainline	
170	4.51	Railroad r-o-w	RL	Railroad r-o-w	Railroad Ind.	Railroad r-o-w	M-2	Railroad r-o-w	M-2	Railroad r-o-w	BN/SF Mainline	
421-141-05	0.98	1 sfr inc	RL	1 du	Neighl Resid	6 dds	RS-6	6dus	RS-16	2dus	1958, 1,454sf 4/2	
09	1.52	2 sfr (ndu)nc	RL	1 du	Neighl Resid	9 dds	RS-6	9dus	RS-16	3dus	2dus - 1958, 1,000sf 2/1.5ea	
10	1.48	1 mobile/hm.nc	RL	1 du	Neighl Resid	7 dds	RS-6	7dus	RS-16	3dus	age/size?	
15	9.20	2 sfr (ndu)nc	RL	3 dds	Specific Plan	40 dds	RS-6	40dus	RS-16	18dus	1988; 3,524sf 6/3.5 (2 sfr)	
16	2.73	vacant	RL	1 du	Specific Plan	129ksf comm.	CG	129ksf comm.	MU	18ksf comm./6dus		
17	6.22	vacant	RL	2 dds	Neighl Resid	35 dds	RS-6	35dus	MU	40ksf comm./12dus		
18	1.02	vacant	RL	1 du	Neighl Resid	6 dds	RS-6	6dus	RS-16	2dus		
19	5.00	1 sfr	RL	2 dds	Neighl Resid	35 dds	RS-6	35dus	RS-16	10dus	age/size?	
20	2.90	1 sfr	RL	1 du	Neighl Resid	15 dds	RS-6	15dus	MU	19ksf comm./6dus	age/size?	
13	6.03	Flood Control	RL	Flood Control	Public/Facility	Flood Control	PF	Flood Control	PF	Flood Control	Lenwood Channel (portion)	
421-151-03	3.88	Flood Control	RL	Flood Control	Public/Facility	Flood Control	PF	Flood Control	PF	Flood Control	Lenwood Channel (portion)	
421-171-04	10.21	vacant	RL	1 du	Mixed Use	2ksf comm./2dus	CG	3ksf comm.	MU	2ksf comm./2dus		
05	0.21	light industrial	RL	1 du	Mixed Use	2ksf comm./2dus	CG	3ksf comm.	MU	2ksf comm./2dus		
06	0.10	1 sfr inc	RL	1 du	Mixed Use	1ksf comm./1dus	CG	2ksf comm.	MU	1ksf comm./1dus	1955, 1, 200sf 2/1	
09	0.21	1 sfr inc	RL	1 du	Mixed Use	2ksf comm./2dus	CG	3ksf comm.	MU	2ksf comm./2dus	1951, 1, 1,28sf 3/2	
10	0.21	1 sfr inc	RL	1 du	Mixed Use	2ksf comm./2dus	CG	3ksf comm.	MU	2ksf comm./2dus	age/size?	
29	1.01	vacant	RL	1 du	Mixed Use	7ksf comm./3dus	CG	14ksf comm.	MU	7ksf comm./3dus		
30	0.44	1 sfr inc	RL	1 du	Mixed Use	4ksf comm./3dus	CG	5ksf comm.	MU	4ksf comm./3dus	1985, 2,044sf 3/2	
33	7.18	1 sfr	RL	2 dds	Mixed Use	49ksf comm./3dus	CG	98ksf comm.	MU	49ksf comm./3dus	2dus -1959, 3/2 ea.	
34	0.52	vacant	RL	1 du	Mixed Use	4ksf comm./28dus	CG	6ksf comm.	MU	4ksf comm./28dus		
35	12.90	1 hm	RL	5 dds	Mixed Use	72ksf comm./30dus	CG	140ksf comm.	MU	72ksf comm./30dus	1990 - 3/2.5	
41	0.68	vacant	RL	1 du	Mixed Use	5ksf comm./5dus	CG	7ksf comm.	MU	5ksf comm./5dus		
42	0.41	vacant	RL	1 du	Mixed Use	4ksf comm./4dus	CG	6ksf comm.	MU	4ksf comm./4dus		
47	0.61	ind warehouse	RL	1 du	Mixed Use	4ksf comm./28dus	CG	6ksf comm.	MU	4ksf comm./28dus		
49	0.66	vacant	RL	1 du	Mixed Use	4ksf comm./28dus	CG	6ksf comm.	MU	4ksf comm./28dus		
50	2.37	1 sfr res. mtp.nc	RL	1 du	Mixed Use	15ksf comm./6dus	CG	29ksf comm.	MU	15ksf comm./6dus	older mobile homes	
51	0.36	vacant	RL	1 du	Mixed Use	1ksf comm./1dus	CG	4ksf comm.	MU	1ksf comm./1dus		
53	0.21	2 sfr inc	RL	1 du	Mixed Use	2ksf comm./2dus	CG	3ksf comm.	MU	2ksf comm./2dus	1949, 1, 178sf 3/1	
54	0.52	1 sfr inc	RL	1 du	Mixed Use	4ksf comm./4dus	CG	6ksf comm.	MU	4ksf comm./4dus	1957, 1, 254sf 2/1	
421-172-01	2.25	vacant	CR	28ksf comm.	Mixed Use	17ksf comm./5dus	MU	17ksf comm./5dus	MU	17ksf comm./5dus		
02	0.01	water well	RL	water well	Mixed Use	water well	MU	water well	MU	water well	well-site within above par.	
03	1.50	1 sfr inc	CR	19ksf comm.	Mixed Use	11ksf comm./4dus	MU	11ksf comm./4dus	MU	11ksf comm./4dus	1963, 1, 232sf 3/2	
04	0.85	vacant	CR/RL	11ksf comm./1du	Mixed Use	6ksf comm./28dus	MU	6ksf comm./2dus	MU	6ksf comm./2dus	County zoning splits parcel	
05	2.28	vacant	RL	1 du	Mixed Use	17ksf comm./5dus	MU	17ksf comm./5dus	CG	32ksf comm.		
06	2.18	comm retail	CR	56ksf comm.	Mixed Use	16ksf comm./5dus	MU	16ksf comm./5dus	CG	28ksf comm.		
07	1.36	comm retail	CR	35ksf comm.	Mixed Use	9ksf comm./2dus	MU	9ksf comm./2dus	CG	18ksf comm.		
08	2.71	vacant	RL	1 du	Mixed Use	19ksf comm./6dus	MU	19ksf comm./6dus	CG	34ksf comm.		
09	1.36	vacant	CR	35ksf comm.	Mixed Use	10ksf comm./3dus	MU	10ksf comm./3dus	CG	17ksf comm.		
11	1.07	1 sfr inc	RL	1 du	Specific Plan	19ksf comm.	MU	7ksf comm./3dus	CG	14ksf comm.	1950, 1,322sf 2/1	
12	10.38	vacant	CR/RL	78ksf com/2dus	Mixed Use	75ksf comm./15dus	MU	75ksf comm./15dus	CG	140ksf comm.	County zoning splits parcel	
13	0.62	2 sfr inc	RL	1 du	Mixed Use	4ksf comm./2dus	MU	4ksf comm./2dus	CG	7ksf comm.	1951, 2du, 2/2 ea.	
421-181-04	10.93	comm retail	CR	24ksf comm.	Mixed Use	9ksf comm./2dus	MU	9ksf comm./2dus	CG	12ksf comm.		
06	2.10	vacant	RL	1 du	Mixed Use	14ksf comm./6dus	CG	28ksf comm.	M-1	28ksf manf.		
08	2.72	garage 5sfr.nc	CR	70ksf comm.	Mixed Use	19ksf comm./7dus	MU	19ksf comm./7dus	CG	34ksf comm.	age? / size? (very small)	
09	3.40	sr office vac	CR	88ksf comm.	Mixed Use	21ksf comm./9dus	CG	42ksf comm.	M-1	42ksf manf.		
10	5.21	vacant	CR	135ksf comm.	Mixed Use	35ksf comm./15dus	CG	70ksf comm.	M-1	60ksf manf.		
11	0.72	3 sfr inc	CR	15ksf comm.	Mixed Use	5ksf comm./3dus	MU	5ksf comm./3dus	CG	10ksf comm.	3 dds -1940, 850sf 2/1 ea.	
12	2.75	vacant	RL	1 du	Mixed Use	16ksf comm./7dus	CG	32ksf comm.	M-1	34ksf manf.		
13	2.24	vacant	RL	1 du	Mixed Use	15ksf comm./7dus	CG	30ksf comm.	M-1	32ksf manf.		
14	3.49	vacant	RL	1 du	Mixed Use	18ksf comm./9dus	CG	37ksf comm.	M-1	43ksf manf.		
15	2.50	ind warehouse	CR	65ksf comm.	Mixed Use	17ksf comm./8dus	CG	34ksf com St.	M-1	33ksf manf.		
no APN	9.11	W. Main Street		highway		highway		highway		highway	Nat.Trail Hwy (Old US66)	
<b>TOTAL</b>	<b>145.05</b>	<b>45 dds, 36nc ksf commercial ksf industrial</b>	<b>-</b>	<b>46 dds 624 ksf comm.</b>	<b>-</b>	<b>427 dds 684 ksf commercial</b>	<b>-</b>	<b>153 dds 969 ksf commercial</b>	<b>-</b>	<b>163 dds 540 ksf commercial 399 ksf industrial</b>	Industrial includes light manufacturing and warehousing	

Source: Paul R. Secord, AICP. Assumptions: Land Use Policy Description; based on maximum potential site coverage for development, mixed-use 1/2 residential, 1/2 commercial areas south of West Main Street, no residential for parcels north of West Main Street due to proximity to railroad; build-out assumes all development with be conforming, with no non-conforming uses remaining; nc = non-conforming use.



## A Citizen's Guide to Annexations



## Why does the City want to annex territory?

There are five reasons the City pursues annexations:

- To promote economic development and job growth
- To improve and/or diversify the housing stock
- To increase population
- To respond to property owner, resident, and/or business owner requests
- At the request of the San Bernardino County Local Agency Formation Commission (LAFCO) (See page 5 for description of LAFCO).

These reasons are briefly described below:

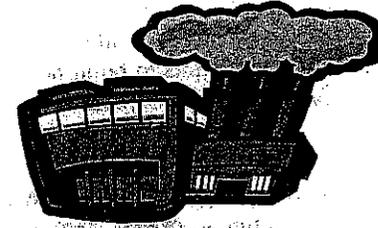
### 1) Economic Development and Job Growth

Economists state that quality of life is directly related to job availability. Many other factors are also important when addressing quality of life, but unless residents have jobs to pay the bills, it is difficult for them to achieve their goals. Many of the reasons for annexation have to do with acquiring land to promote economic growth because a community without jobs cannot offer its citizens the quality of life that they deserve.

Business owners, who make decisions on where to locate their industrial (manufacturing) and commercial (sales) facilities, often require a certain population before they will do business in an area. Industry considers population because it is an indication of the availability of the tools, raw materials, and labor force needed to produce their product. Commercial businesses need a certain number of people in an area to buy their product. Those cities that are considered isolated and small are at a disadvantage in attracting more industrial or commercial businesses.

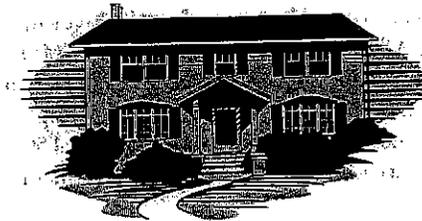
If the City annexes commercial areas or areas where commercial enterprises are expected to locate, the City will receive 1% of the 7.75% sales tax collected by the State. (The State and the County split the remaining 6.75%.) If the commercial enterprises remain in the County, then the City receives no portion of the sales tax. More commercial development in the City means more sales tax revenue.

In a manufacturing operation, the City does not receive any sales tax unless the sale of the product occurs here. Manufacturing operations bring prosperity to the City due to the jobs and payroll located in our community.



### 2) Housing Stock Improvement and Diversity

Some of Barstow's better housing stock is in the outlying areas, such as Silver Spurs and Barstow Heights. The City needs additional attractive, high quality, large lot housing within its boundaries. If new development to meet the City's needs does not occur in the existing city limits, then the City can annex territory where new developments are occurring or will occur.



### 3) Population Increase

The State and federal Government allocates money to cities (called "per capita revenues") based on the number of people that live within the city. The money is based on the number of people who live in the city limits. These include gas tax, motor vehicle license fees, and a special transportation tax (Measure I). Also, if a city does not show growth, then the image is one of a poor local economy. Barstow is one of two San Bernardino County cities that lost population between 1990 and 2000.

#### 4) Requests to Annex

Area residents or business owners ask the City to annex their property. Some residents wish to have the City provide services to them that are not available or are more costly to them as county residents, such as water, sewer, trash collection, and police protection. Additionally, if someone wants to build homes or buildings, the permitting process is faster and less expensive if the property is located in the City.

Finally, political representation is viewed as more accessible in the City than in the unincorporated areas of the county. One county supervisor represents the entire High Desert, while Barstow city residents are represented by five council members. Residents in the city are allowed to vote, and run, for council membership. Residents in the unincorporated areas of the county cannot vote or run for city council membership.

#### 5) Required by LAFCO

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (AB 2838) was introduced in 2000, updating the Cortese-Knox Act to promote orderly development and to discourage urban sprawl. This act requires any city requesting a change of organization to further annex unincorporated areas of 150 acres or less, and substantially surrounded by the city, into the incorporated limits.



#### Will my property taxes go up if my property is annexed into the City?

The City cannot raise your property taxes without a vote; this applies to the county as well. Proposition 13, the Jarvis-Gann Amendment of 1978, prevents this from happening. Property taxes are generally 1% of your home's assessed value. Additional fees may be added to property taxes, and they typically include assessments for special districts, Mojave Water Agency, Barstow Park, Recreation and Cultural Commission, etc. All of these are applicable whether you live in the County or the City.

#### What is LAFCO (Local Agency Formation Commission)?

LAFCO is a public agency created by State law to resolve boundary issues between governments within a county. Every county in California has a LAFCO. LAFCO deals with annexations and the creation and dissolution of cities and special districts within the County of San Bernardino.

LAFCO staff analyzes boundary issues between governments within the County, and proposes recommendations to resolve the issues. Barstow residents are given an opportunity to appear before LAFCO meetings in San Bernardino, and to appear at Barstow City Council meetings to express their opinions before a final decision is made.

**What will happen to the Community Service Districts (CSD) if I am in an area where one or more CSDs exist, such as Barstow Heights?**

If an entire CSD area is annexed by the City, then it will no longer exist. Those residing in the CSD will continue to pay their special assessments until the debt is completely paid off.

**What is the process for annexing an area?**

After it is initiated, whether by the City or by request, Staff will prepare a public meeting agenda item for a Council meeting that explains why the annexation is being proposed. If accepted, the property is "pre-zoned" through a subsequent hearing by the Planning Commission and the City Council. Then, a resolution authorizing the filing of the application, a map, and legal description of the area is adopted. The Council, at a public meeting that is covered by the media accepts the annexation, modifies the annexation in area or type, or rejects the annexation.

After the filing of the application is authorized, the City Staff completes a LAFCO application and files it with LAFCO.

The next steps are those handled by LAFCO as follows:

- 1) Review the application.
- 2) Distribute the application to County Departments and all affected local and State agencies for review.
- 3) Conduct a meeting between City and County Staffs to review, and if necessary, modify the application. Also, the approval of the distribution of current property taxes is established between the City and the County in the event that the annexation is approved.
- 4) Set a public hearing and send out notices to the affected agencies.



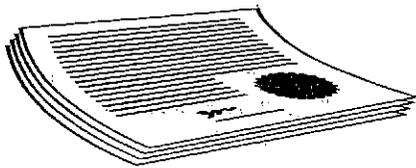
- 5) Conduct a public hearing in San Bernardino that will approve, deny, or conditionally approve the annexation request. (City Staff attends the hearing in a supportive role and to answer questions. The general public can also attend these meetings.)
- 6) If approved by LAFCO, a protest hearing is held. Depending on the annexation details, the hearing is held by LAFCO.

This is the final opportunity for residents or landowners being annexed to support or oppose the action. The requirements for a protest hearing are as follows:

- a) All protests must be written, dated, and filed with LAFCO or the Barstow City Clerk by a deadline set by LAFCO. (Citizens may contact the City Clerk for details.)
- b) The annexation is validated and approved unless protests are received from either:
  - 25% of the registered voters within the area, if it is considered uninhabited with 12 or more registered voters
  - 25% of the landowners owning not less than 25% of the assessed valuation within the area, if it is uninhabited

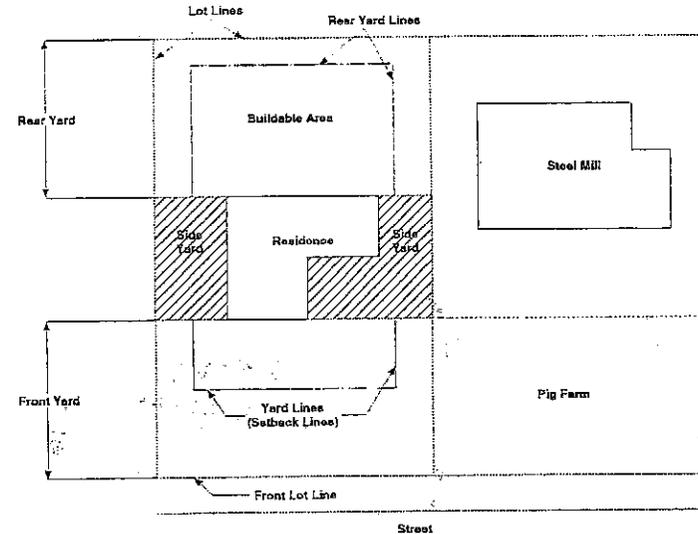
- c) All written protests must be written after the date the public notice is published but before the close of the public hearing.
  - d) If protests are received from 25% to 50% of the voters or landowners within the area, then the City must hold an election.
  - e) If protests are received from over 50% of the registered voters or landowners within the area, the City must then drop the proposal.
- 7) If the annexation is required by LAFCO, there is no protest hearing.

If the City approves the proposal, the City will send all of the required documentation to clear the approval through LAFCO. When LAFCO determines that all procedures were properly conducted, it and the State will issue a certificate of completion, and the area will then be considered annexed.



## Why do we need zoning?

Zoning is simply good land use management. Residential, commercial, industrial, and agricultural land uses do not necessarily blend with each other. Would you want your home, a major lifetime investment, built next to a pig farm or a steel mill?



*WITHOUT ZONING, THIS COULD HAPPEN TO YOU!*

## How does City zoning compare to County zoning?

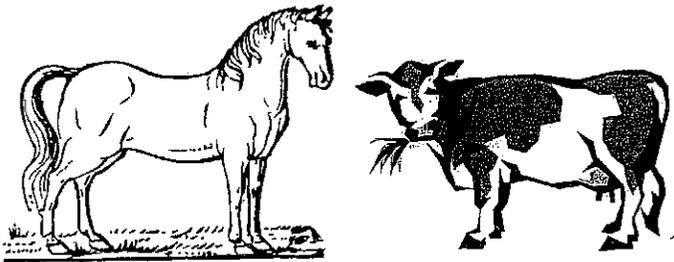
Zoning is the dividing of a city into districts, and the establishment of regulations governing land use, placement, spacing, and the size of land and buildings.

Each city and county in California has its own set of zoning designations. In most cases, these zone designations are not standardized. For example, one jurisdiction may identify its residential areas with an "RS," another may identify its residential areas with an "R." These designations are commonly referred to as acronyms. Even though the acronyms are different, they both identify that the property is zoned residential.

LAFCO requires a city to zone proposed areas of annexation with existing zoning designations. The County and City designations can be and usually are different, however the land use requirements and regulations are similar if not the same. For example, the County zoning designation for the Barstow Heights area is RS-1.25 (Single Family Residential—1.25 acres.) The comparable City zoning designation would be DR/1.25 (Desert Ranchette—1.25 acres).

### Will I have to give up my horses and livestock?

If you live in an area of the County that currently permits livestock, the City will provide zoning that will permit you to keep your livestock. If you are a property owner, you will receive notification of any pending zoning hearing, and you will be encouraged to provide input at these hearings.



### Will I be in the Barstow Fire Protection District (BFPD)? Will funding change? Will this affect service?

Yes, you will be within the BFPD boundaries. Any time a City boundary is extended, the fire district is extended to coincide.

No, the funding will not change. The BFPD is a Special District whose funding is administered through the State and County. The City has no authority over the BFPD. The fire district responds to both City and County areas.

*The City is currently pursuing the incorporation of the Barstow Fire Protection District into the City organization. At this time it is not expected to change the funding.*

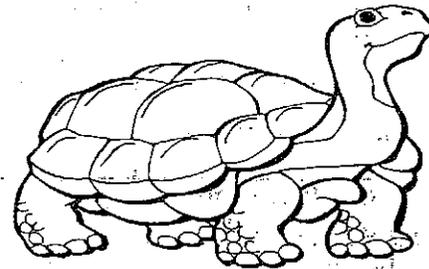


### Will I have to get a business license?

Unlike the County, the City requires a business license. All existing businesses allowed by the county would be allowed to remain in operation. However, business owners would have to obtain business licenses. The average annual amount for a business license in Barstow is approximately \$100.

**Note:** The City requires a Home Occupation Permit, in addition to a business license, if a property owner uses a residence as an office.

### How do threatened or protected species regulations affect development in the City?



The Federal and State governments have designated the desert tortoise, Mojave ground squirrels and a variety of plants as a threatened species. There is no difference in environmental protection procedures for development of properties within the City or the County.

**Can I keep or build a second unit for my relatives?**

Accessory dwelling units (AKA Granny flats) are permitted in any single-family residential zone subject to certain criteria. Similarly, businesses may also have caretaker quarters on-site, but they require a Conditional Use Permits.

Property owners may continue to use any site containing "granny flats" or caretaker quarters at the time of annexation provided that they do not expand those facilities.

**What are the differences in trash rates between the County and the City?**

**COMPARISON OF TRASH RATES PER MONTH**

	County	City
Land Use (Environmental Health Services - from property tax bill divided by 12 months)	\$ 0.44	0.00
Land Use/Dump Fee (Solid Waste - from property tax bill divided by 12 months)	\$ 7.10	0.00
Burrtec Waste Industries, Inc.	\$20.21	\$20.92
<b>ACTUAL MONTHLY TOTAL</b>	<b>\$27.75</b>	<b>\$20.92</b>

In summary, County residents who have trash pickup or haul their trash to the landfill will pay \$6.83 less per month, if they are annexed to the City.

*Trash Collection and Recycling Services are mandatory in the City limits.*

**How will my law enforcement protection change?**



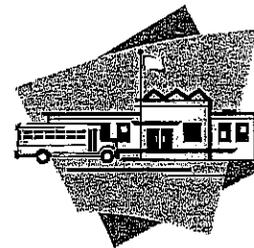
The San Bernardino County Sheriff's Department serves county residents; while City residents receive coverage from the Barstow Police Department (BPD).

The BPD has more officers available per capita served, and these officers have fewer square miles to cover than the Sheriff's deputies. This generally results in quicker response times by the Police Department.

Decisions regarding the BPD are made locally in Barstow. This differs from the Sheriff's Office. Even though there is a sheriff substation in Barstow, the ultimate decision-making authority for sheriff department operations is in the San Bernardino Office.

**Will the school district change?**

No. All properties annexed into the City from the County will remain part of the Barstow Unified School District (BUSD).



If I want to build on my property, what are the differences between the County and the City?

**LOT SPLIT (Parcel Map)**

	<u>COUNTY</u>	<u>CITY</u>
Application Fee	\$7,000	\$1620
Average time to process and record final map	12 months	2-3 months

Plan check and building permit fees are comparable between the County and the City.

Currently there are no school fees charged. The last time that school fees were charged was in 2004. School fees are set by the BUSD Board of Education and are subject to change every year - at this time no school fees are being collected for either county or city.

**BARSTOW PERMIT OFFICES**

	<u>COUNTY</u>	<u>CITY</u>
Office Hours	8 am to 9 am	7:30 am to 5:30 pm M-Th 7:30 am to 4:30 pm F

**Who will maintain my streets?**

The City's Street Department sweeps and maintains all dedicated street within the City. This applies to whether or not your street has curbs and gutters. Private streets would continue to be maintained by the property owner.



**Will the City make me put in sidewalks and streetlights?**

*Annexation itself does not necessitate the installation of sidewalk and streetlights.*

The action of construction of a structure or expanding/modifying the use will trigger a review and based upon the cost of improvements on site will determine if the off-site improvements (sidewalks, curbs, gutter, pavement, streetlights, etc.) have to be installed. Code requires curb, gutter, sidewalk and 1/2 street pavement (26 foot min.) when there are improvements over a set dollar amount (\$3,000 for single family/multiple family residential or \$12,000 all other uses).

Conversely, homeowners may initiate the process to form an assessment district, if they believe that their area is in need of public improvements like sidewalks and streetlights. This, however, cannot happen in areas that are designated for rural living, like Barstow Heights, without the consent of the property owners. (See page 17 for information regarding assessment districts.)

**Will I have to connect to the City sewer system?**

Section 13.08.040 of the Barstow Municipal Code requires all properties within the City that are within 100 feet of a City sewer line to connect to the system. If residential property is more than 100 feet from a sewer line, then private disposal systems (septic tanks) are acceptable. Non-residential uses more than 100 feet from a sewer line may obtain a waiver for the connection to the sewer from the City Council. Furthermore, if you are within 100 feet of a sewer line, you can continue to use a private system until it fails, then connection to the City sewer system is required.

The City has no plans to construct sewer lines to either North Barstow or Barstow Heights. The City cannot arbitrarily construct sewer lines. It would require approval of the property owners to agree to such construction through an assessment district. For further information, see the Formation of Assessment Districts section of this guidebook.

Property owners do not pay sewer use fees unless they are connected to the sewer system.

### **How about neighborhood standards? How does the City compare with the County?**

The City and County ordinances on outside storage, inoperative vehicles, water conservation, etc. are not that different. These ordinances have been adopted to maintain property values.



City ordinances allow the storage of operating equipment and construction materials normally found in connection with a residence. City ordinances do not allow the storage of inoperative vehicles in residential areas.

The City also has a nuisance ordinance that is intended to prevent the accumulation of trash, debris, broken windows, etc.

The City participates in "free dump day" twice a year located at the county landfill.

There is a collection point for household hazardous waste (i.e., oils, grease, paint, solvents, prescription drugs) at the City Corporation Yard.

### **If my property is annexed into the City and I want more improvements in my area, what is the general procedure involved in the formation of a public improvement district, also known as an assessment district (i.e., landscape, sidewalks, sewers, etc.)**

- 1) At least 60% of the property owners in the affected area must agree to the public improvements. If only 50% of the property owners agree, then formation of such a district will require 4/5 (80%) of the vote of the City Council.
- 2) The City Engineer prepares the report justifying the improvements.
- 3) Costs must be estimated and assessments estimated for each parcel that would be affected.
- 4) A public workshop must be held to discuss the assessments.
- 5) Assessments are sent to property owners with a questionnaire.
- 6) The City reevaluates assessments and determines whether 60% of the property owners concur.
- 7) Secure authorization from the City Council to proceed with the establishment of the Public Improvement District.
- 8) Engineer prepares the feasibility and assessment report.
- 9) Secure authorization from the City Council to proceed with the final design.
- 10) Engineer prepares construction documents.
- 11) Bid package distributed to contractors.
- 12) Final cost determined by successful best value bid.
- 13) Protest hearing conducted. Bid is awarded if public improvement district is established.
- 14) Improvements are bid and installed. This process takes at least 8 to 10 months. Billing for assessments then appears on the property tax bill.

**If my property is annexed into the City, how will it affect my property tax and fee payments?**

Property tax billing statements reflect a variety of taxes and fees. Tax bills vary by location, county, or city. The following are explanations of items that may currently appear on your tax bill:

- 1) General Tax Levy: This amount is paid to the County and is equal to 1% of your property's assessed value. For example, if your property were assessed at \$100,000, then your General Tax Levy would be \$1,000, or 1% of \$100,000.
- 2) County Land Use—Environmental Health Services (CO. LAND USE-EHS): This tax is collected from County residents for enforcement action or permitted and illegal land fills, investigations of illegally dumped waste, abatements of abandoned vehicles, and to support household hazardous waste recycling centers and round ups within the County.
- 3) County Vector Control (CO. VECTOR CONTROL): Vectors are disease-carrying pests, such as cockroaches, mosquitoes, and mice. These fees are used to pay inspectors to investigate reported problem areas or structures within the County and to assist property owners in eliminating these pests. *The City does not provide vector control services.*
- 4) County Land Use—Solid Waste Management District (CO. LAND USE SWMD): A tax of \$85.14 is charged to all desert county property owners (outside the City limits) to pay for the maintenance, operation, and use of County landfills (dumps).

- 5) School Bonds: School districts can sell bonds to pay for new facilities. These bonds must be approved by the voters and are paid through the tax bill. The current rate is \$60 per \$100,000 assessed value.
- 6) School State Repayment: This category allows for the collection of school bond repayment if the State becomes involved.
- 7) Barstow Heights Community Service District (BARSTOW HTS CSD AD 87-1): This fee is only collected from Barstow Heights residents/property owners. In 1987, Barstow Heights residents voted to create a special assessment district in order to pave the streets. The assessment will last for 20 years. The rate is based on the amount of property footage along a street. (A street corner lot would be assessed more than a lot adjoining a single street.)
- 8) Mojave Water Agency #1 Debt and #2 Debt (MOJAVE WTR AGY): These are fees collected to pay a 75-year bond that was enacted in 1960. The bond funded the construction of the California Aqueduct and is paid off by all High Desert residents regardless of their service. The #1 Debt is \$.1125 per \$100 of the land value only. The #2 Debt is \$.035 per \$100 of the total assessed value, including land improvements. Both debts will be paid off in 2035.

The following table compares a hypothetical property tax billing statement for a residential property annexed into the City from the County with a total appraised value of \$100,000. (Property only appraised value of \$15,000.)

Tax/Fee	County \$ Amount	City \$ Amount
GENERAL TAX LEVEY	1,000.00	1,000.00
*CO LAND USE—EHS	5.30	0.00
*CO VECTOR CONTROL	2.30	0.00
*CO LAND USE—SWMD	85.14	0.00
BARSTOW UNIFIED BOND	60.00	60.00
*BARSTOW HEIGHTS CSD AD 87-1	771.92	771.92
**MOJAVE WTR AGY #2 DEBT	35.00	35.00
*MOJAVE WTR AGY #1 DEBT	16.88	16.88
<b>TOTAL</b>	<b>\$1,976.54</b>	<b>\$1,883.80</b>

## NOTES

The total amount due would be \$1,883.80 as a City residential property. If the property remained in the County, the tax would be \$1941.54. A City resident would have a \$92.74 property tax reduction.

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If you have any further questions regarding annexations, please contact the City of Barstow at 760-256-3531, or the Local Agency Formation Commission at 909-387-5866.