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## PLAN FOR SERVICE ODESSA WATER DISTRICT

ANNEXATION OF A SPECIFIC PORTION OF THE  
BARSTOW INTERNATIONAL GATEWAY PROJECT  
AREA

April 8, 2026

Public Finance  
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## CERTIFICATION

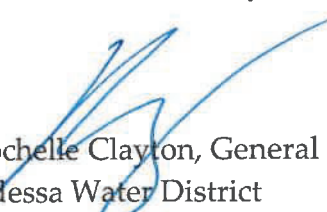
STATE OF CALIFORNIA )  
COUNTY OF SAN BERNARDINO ) ss.  
CITY OF BARSTOW)

I, Rochelle Clayton, General Manager of the Odessa Water District, do hereby certify as follows:

I hereby certify that the statements furnished in the enclosed Plans for Service and Fiscal Impact Analysis for LAFCO Action Area A, 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.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 22<sup>nd</sup> day of June, 2026, at Barstow, California.



Rochelle Clayton, General Manager  
Odessa Water District



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**ODESSA WATER DISTRICT  
PLAN FOR SERVICE  
ANNEXATION OF A SPECIFIC PORTION OF THE BARSTOW  
INTERNATIONAL GATEWAY PROJECT AREA**

**Prepared for:**

**Odessa Water District**

220 East Mountain View St. Suite A  
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## **I INTRODUCTION**

DTA Public Finance, Inc. ("DTA") has been retained to prepare a Plan for Service ("PFS") for the Odessa Water District (the "District") to serve the proposed annexation of specific areas (the "Annexation Area") currently located in the unincorporated portion of the County of San Bernardino (the "County") within the District's Spheres of Influence ("SOIs"). The Annexation Area encompasses a 2,639.41-acre site within the proposed Barstow International Gateway Project (the "BIG Project").

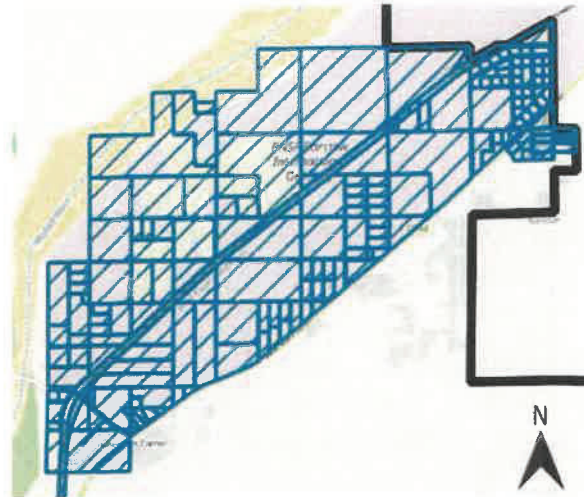
### **A Purpose of the Plan for Service**

The County Local Agency Formation Commission ("LAFCO") requires the preparation and certification of a study, called a PFS, when a jurisdiction is to be impacted by a proposed change of organization or reorganization, such as an annexation of additional properties into its jurisdiction. The Annexation Area will include an annexation proposal (the "Annexation Application") for the Annexation Area to the City of Barstow (the "City"). Pursuant to the existing terms of the Odessa Water District Act, the boundaries of the District are required to be coterminous with those of the City. In conjunction with the Annexation Application for this portion of the BIG Project into the City, LAFCO requires for purposes of providing water services that the Annexation Area must de-annex from the County and annex into the District. The intent of this PFS is to provide LAFCO with sufficient information to assess the capabilities of the District related to providing retail water services to the Annexation Area once it has been absorbed by the District. In addition, the PFS includes information on the fiscal impacts of such annexation action on the District's General Fund.

### **B Description of the Annexation Area**

The Annexation Area encompasses approximately 2,639.41 acres of land abutting the westmost District boundaries, as depicted by the blue-hatched areas in Figure 1 below.

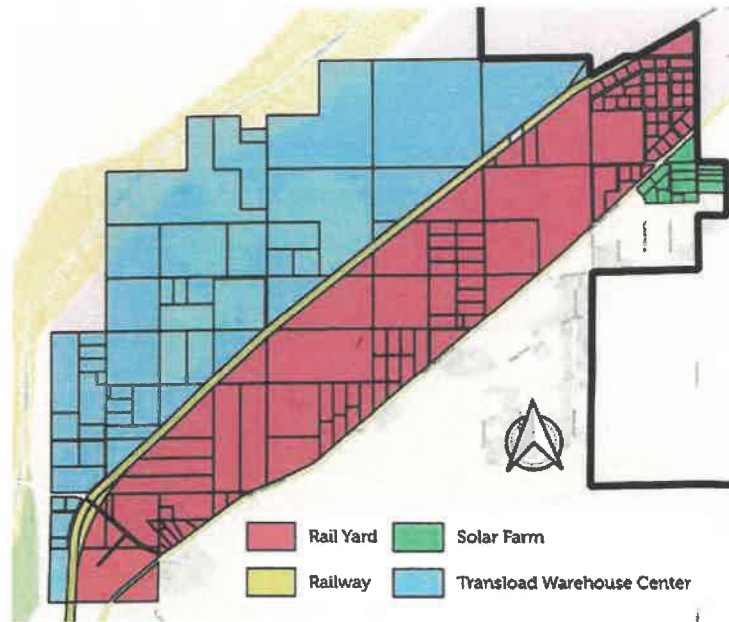
**Figure 1: Map for the Annexation Area**



The Annexation Area constitutes an estimated 62.19% of the BIG Project site, which will be developed by Burlington Northern and Santa Fe Railway ("BNSF"), a Class 1 railroad company, into a state-of-the-art master-planned integrated rail facility. As illustrated in Figure 2 below, the Annexation Area is anticipated to comprise the following major land use elements:

- **Railway**: Consists of existing BNSF mainline tracks as part of the Cajon Subdivision. The existing mainline tracks are located on BNSF's right-of-way, which bisects the BIG Project site from the east to the west;
- **Rail Yard**: Features a block swap yard and intermodal facility with an automated gate system to expedite operations and reduce truck idling. The block swap yard is anticipated to comprise numerous 16,000- and 10,000-foot tracks for assembling and disassembling trains. The intermodal facility will consist of multiple sets of 10,000-foot main and support tracks, and clean-energy powered cargo-handling equipment, including electric wide-span cranes and yard trucks;
- **Private Solar Power Utility (Solar Farm)**: Comprised of a solar array and battery energy storage system ("BESS") to provide clean energy for the intermodal facility on the railyard; and
- **Transload Warehouse Center**: Encompasses approximately 3.7 million square feet of warehousing space for transloading goods arriving at the intermodal facility from international containers, which are repackaged and processed into domestic containers.

**Figure 2: Annexation Area Land Use Map**



The gross acres ("AC") associated with each land use element and their respective projected building sq. ft. ("BSF") at build-out of the Annexation Area are listed in Table 1 below.

**Table 1: Projected Land Uses at Build-Out of the Annexation Area**

| Land Use Element           | AC              | BSF              |
|----------------------------|-----------------|------------------|
| Rail Yard                  | 1,179.68        | N/A              |
| Solar Farm                 | 46.04           | N/A              |
| Transload Warehouse Center | 1,304.62        | 3,700,000        |
| Railway                    | 109.08          | N/A              |
| <b>Grand Total</b>         | <b>2,639.41</b> | <b>3,700,000</b> |

## II PLAN FOR SERVICE BEFORE AND AFTER ANNEXATION OF THE ANNEXATION AREA

Below is a written narrative describing the pre-annexation and post-annexation provision of water services in the Annexation Area.

### A Before Annexation

The primary retail water supplier for the Annexation Area while it is located within the unincorporated County is the Golden State Water Company ("GSWC"), a water utility subsidiary of American States Water Company.

### B After Annexation

GSWC will continue to be the retail water supplier after the Annexation Area is transferred to the City and the District. The primary purpose of the District, a special act water agency formed in 1993 pursuant to Senate Bill 1447, is to function as a subsidiary district of the City and to augment the existing water supply for distribution within the District by cooperating with the Mojave Water Agency to develop, store, and distribute water to distributors and domestic purveyors in the District for all beneficial purposes. **The District will only engage in actual retail water services in the event GSWC does not have the capacity to serve customers within the City, so it essentially acts as a standby water provider.**

GSWC currently serves approximately 8,800 customers in the City via its Barstow System, which pumps groundwater from the Mojave River Basin-Centro Sub-Basin, located at the center of the Mojave Basin extending northwesterly and southeasterly from the Mojave River. GSWC currently has water production rights to assure the availability of 14,408 acre-feet annually, subject to Watermaster decisions. BNSF has additional water production rights for 793 acre-feet annually, subject to Watermaster decisions. **GSWC has indicated that it has existing capacity to serve the Annexation Area through its build-out, per the BIG Project Water Supply Assessment.**

## SECTION III FISCAL IMPACT ANALYSIS OF THE ANNEXATION ACTION

### III FISCAL IMPACT ANALYSIS OF THE ANNEXATION ACTION

As discussed in Section II, the District will not be the retail water supplier for the Annexation Area. Hence, it is reasonable to conclude that the fiscal impact of annexing the Annexation Area will be de minimis to the District.



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