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PLAN FOR SERVICE BARSTOW FIRE PROTECTION DISTRICT

ANNEXATION OF SPECIFIC PORTION OF
BARSTOW INTERNATIONAL GATEWAY PROJECT
AREA

April 8, 2026

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CERTIFICATION

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

I, Rochelle Clayton, General Manager of the Barstow Fire Protection 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 22nd day of June, 2026, at Barstow, California.



Rochelle Clayton, General Manager
Barstow Fire Protection District



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BARSTOW FIRE PROTECTION DISTRICT



PLAN FOR SERVICE ANNEXATION OF SPECIFIC PORTION OF BARSTOW INTERNATIONAL GATEWAY PROJECT AREA

Prepared for:

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I INTRODUCTION

DTA Public Finance, Inc. ("DTA") has been retained to prepare a Plan for Service ("PFS") for the Barstow Fire Protection 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 2,568.70-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, currently located within the San Bernardino County Fire Protection District (the "SBCFPD") service area, will include an annexation proposal (the "Annexation Application") for the Annexation Area to the City of Barstow (the "City"). In conjunction with the City Annexation Application, LAFCO requires the Annexation Area to de-annex from the SBCFPD 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 fire protection 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 2,568.70 acres of land abutting the westmost District boundaries, as depicted by the blue-hatched areas in Figure 1 below.

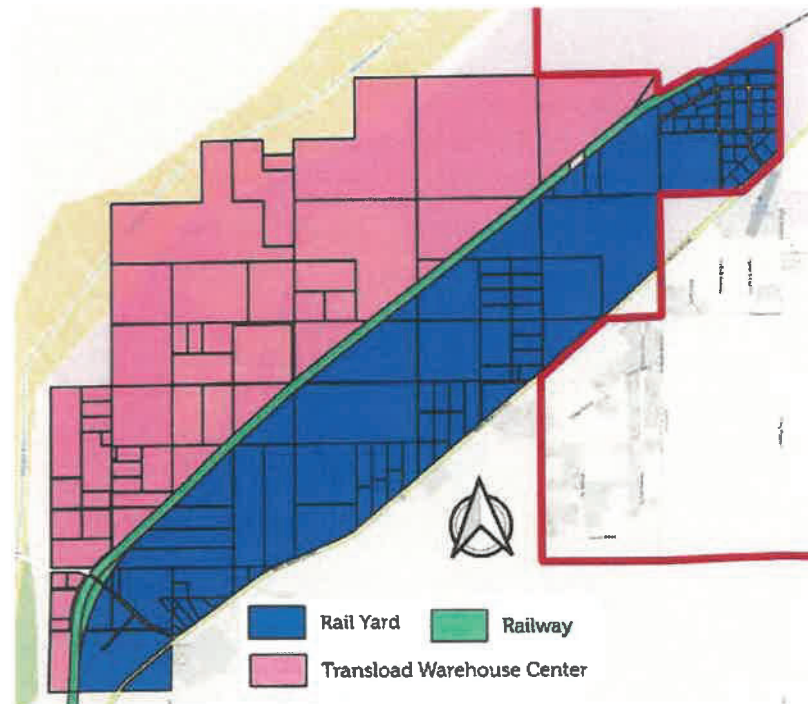
Figure 1: Map for the Annexation Area



The Annexation Area constitutes an estimated 60.53% 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; and
- **Transload Warehouse Center**: Encompasses approximately 3.7 million sq. ft. 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 square footage ("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	1,155.00	N/A
Transload Warehouse Center	1,304.62	3,700,000
Railway	109.08	N/A
Grand Total	2,602.23	3,700,000

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 SBCFPD is the primary provider of fire protection and emergency response services to the Annexation Area while it is located in the unincorporated County, with a mutual aid agreement with the District.

B After Annexation

The District will be the primary provider of fire protection and emergency response services to the Annexation Area once it has been annexed into the District, with its current mutual aid agreement with the SBCFPD continuing after the annexation. The District has 30 employees as of July 2025. A total of four (4) new firefighters are required to maintain current District service levels in the BIG Project area. The extra tax revenues from the BIG Project will actually pay for seven (7) additional firefighters, which will represent an increase over the current level of firefighter staffing and fire safety services in the BIG Project, thereby increasing fire protection services for BIG Project employees and facilities, as well as residents and employees in areas within the City which are adjacent to the BIG Project, and throughout the entire District. In addition, other developments, both new and existing, will generate revenue to fund a twelfth new fire fighter. The expected twelve (12) new firefighters paid for by this project and other developments will staff a new ladder truck company needed to serve the BIG Project and ensure public safety for the BIG Project facility. The new ladder truck company will also provide improved fire protection services to the areas in the City near BIG Project, and in the entire BFPD.

III FISCAL IMPACT ANALYSIS OF THE ANNEXATION ACTION

Fiscal impacts arising from a land development plan can be broadly categorized as one of two types, specifically one-time impacts or recurring impacts. Given that the land use elements within the BIG Project are highly integrated throughout the site, attempts to segregate such components into portions currently in the unincorporated County versus portions currently in the District would be highly speculative. Therefore, **for the purpose of evaluating one-time and recurring fiscal impacts, it is assumed that when LAFCO approves the annexation of the Annexation Area into the District, the net fiscal impact of the annexation will be evaluated based on the entirety of the BIG Project area, including portions of the BIG Project that are already located within the District.**

A One-Time Fiscal Impacts

Mitigation fees ("MFs") are one-time fees utilized to fund a project's fair share of a municipality's infrastructure and capital needs, and are generally paid upon issuance of grading permits or building permits. **It is assumed that one-time revenues available through these MFs will directly offset one-time costs, so no budget surplus or shortage will result from the payment of MFs.**

The BIG Project is subject to the Fire Suppression Facilities Fees, currently assessed at \$0.239 per building square foot ("BSF") for industrial uses. These fees will be collected by the City on behalf of the District prior to issuance of a building permit. Actual fees will be calculated by the City on behalf of the District at the time of issuance of a building permit. Fees may vary due to exemptions, credits or other variables.

B Recurring Fiscal Impact

As detailed in the Fiscal Impact Summary Memorandum ("Memo") submitted by DTA under separate cover, **the BIG Project site is anticipated to generate an annual recurring incremental fiscal surplus at build-out of \$111,325 based on the generation of \$2,479,484 in annual recurring revenues and \$2,368,159 in recurring annual costs. Please see Section C of the Memo for more information.** Overall, the annual revenues generated by the Big Project are projected to equal 1.05 times the associated District costs. If the fiscal impact analysis for a proposed development project reflects a revenue/cost ratio >1, the project is expected to generate a positive net fiscal impact (or surplus revenues) for a municipality's General Fund. This is the case for the annexation of the remaining portion of the BIG Project to the District.



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