



www.FinanceDTA.com

PLAN FOR SERVICE ODESSA WATER DISTRICT

ANNEXATION OF COUNTY LOCAL AGENCY
FORMATION COMMISSION ACTION AREA B

April 20, 2026

Public Finance
Public-Private Partnerships
Development Economics
Clean Energy Bonds

*Irvine | San Jose | San Francisco | Riverside
Dallas | Houston | Raleigh | Tampa*

CERTIFICATION

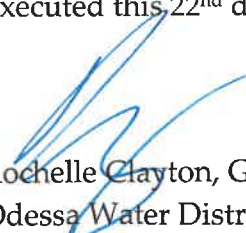
STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO) ss.
CITY OF BARSTOW)

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 B, 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
Odessa Water District



www.FinanceDTA.com

18201 Von Karman Avenue, Suite 220
Irvine, CA 92612

**ODESSA WATER DISTRICT
PLAN FOR SERVICE
ANNEXATION OF COUNTY LOCAL AGENCY FORMATION
COMMISSION ACTION AREA B**

Prepared for:

Odessa Water District

220 East Mountain View St. Suite A
Barstow, CA 92311

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
I INTRODUCTION.....	1
A Purpose of the Plan for Service	1
B Description of the Annexation Area	1
II PLAN FOR SERVICE BEFORE AND AFTER ANNEXATION OF THE ANNEXATION AREA.....	3
A Before Annexation.....	3
B After Annexation.....	3
III FISCAL IMPACT ANALYSIS OF THE ANNEXATION ACTION	4

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 approximately 99 acres, identified as County Local Agency Formation Commission ("LAFCO") Action Area B, currently located in the unincorporated portion of the County of San Bernardino (the "County") within the District's Spheres of Influence ("SOIs").

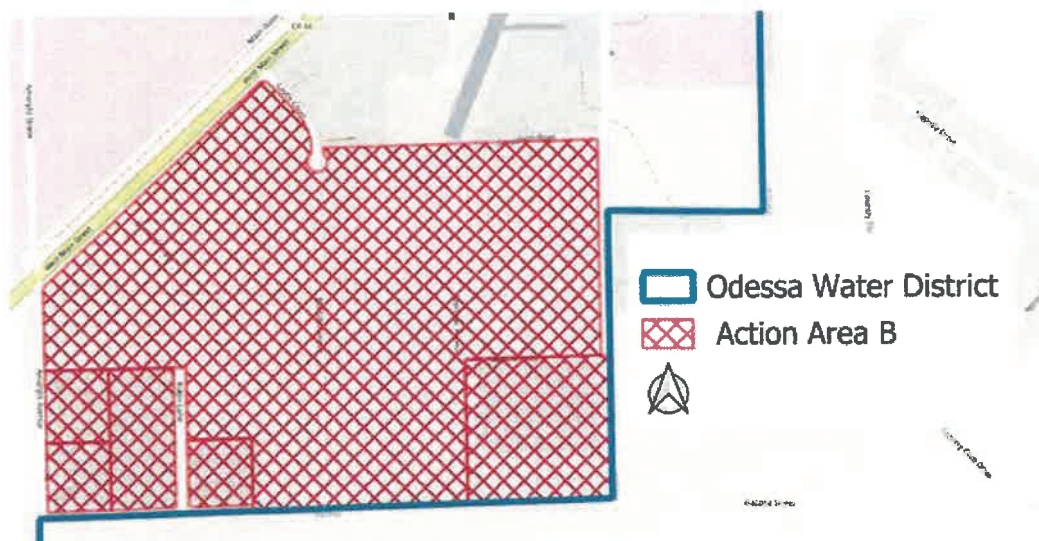
A Purpose of the Plan for Service

The 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. Action Area B will include an annexation proposal (the "Annexation Application") for Action Area B 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 Action Area B into the City, LAFCO requires for purposes of providing water services that Action Area B 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 Action Area B 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 Action Area B

Action Area B, as depicted in Figure 1 below, is located south of Main Street and west of Delaney Road abutting the westmost District boundaries.

Figure 1: Map for Action Area B



Action Area B is currently consisted of six Assessor's Parcels (the "Parcels") encompassing approximately 93.3 acres of land, 1 acre of interim open space, and 5 acres of right-of-way. As summarized in Table 1 below, five of those Parcels are currently improved with single-family homes on 20.7 acres of land, with the remaining Parcel comprising 72.61 acres of vacant land.

Table 1: Parcel Summary

Assessor's Parcel Numbers	Acres	Situs Address	Existing Dwelling Description (Sq. Ft./ Bedrooms/ Baths)
0421-071-13-0000	9.95	24073 Swallow Rd	1,886 / 3 / 2
0421-071-36-0000	2.08	23708 Gazana Rd	2,273 / 2 / 2
0421-071-38-0000	2.09	23828 Gazana St	1,926 / 3 / 2
0421-071-46-0000	2.19	32959 Amarylis Ave	1,763 / 3 / 2
0421-071-57-0000	72.61	N/A	N/A
0421-071-58-0000	4.39	23875 Robin Ln	4,852 / 4 / 3
Grand Total	93.31	N/A	N/A

All Parcels are anticipated to receive the new Business Park ("BP") land use designation under City's proposed General Plan and Zoning Map, which primarily permits office and low-impact industrial (non-truck intensive) uses. Given the presence of existing homes, the new BP General Plan land use designation and zoning would allow for legacy residential uses to remain, with a limited number of new homes allowed to be developed, subject to specific conditions identified in Barstow Code §19.17.160.

Notwithstanding the foregoing, given current owners of Parcels have not demonstrated any interest in redeveloping or developing their property, the City does not anticipate any new developments within Action Area B in a foreseeable future. **For purposes of this PFS, water service demands of Action Area B will be based on existing homes thereon.**

**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 Action Area B.

A Before Annexation

The primary retail water supplier for Action Area B while it is located within the unincorporated County is the Golden State Water Company ("GSWC"), a water utility subsidiary of American States Water Company. **Homes in Action Area B are currently receiving retail water from GSWC.**

B After Annexation

GSWC will continue to be the retail water supplier after Action Area B 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.

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 Action Area B. Hence, it is reasonable to conclude that **the fiscal impact of annexing the Action Area B will be de minimis to the District.**



www.FinanceDTA.com

18201 VON KARMAN AVENUE, SUITE 220
IRVINE, CA 92612
PHONE: (800) 969-4DTA

Public Finance
Public-Private Partnerships
Development Economics
Clean Energy Bonds