

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS  
OF BOARD GOVERNED COUNTY SERVICE AREAS  
AND RECORD OF ACTION**

**March 24, 2026**

**FROM**

**NOEL CASTILLO, Director, Department of Public Works – Special Districts**

**SUBJECT**

Public Hearing on Proposed Increase to Property-Related Service Charge for Various County Service Area Road Districts

**RECOMMENDATION(S)**

Acting as the governing body of Board Governed County Service Area 70 and Zones:

1. Conduct a public hearing, pursuant to Proposition 218, to hear and consider any protests against the proposed increase to the property-related service charge for each of the following:
  - a. County Service Area 70, Zone R-15 Landers from \$20 per parcel per year to an increased amount of \$75 per parcel per year (with an annual inflationary increase of up to 3%), effective 2026-27.
  - b. County Service Area 70, Zone R-19 Copper Mountain from \$20 per parcel per year to an increased amount of \$75 per parcel per year (with an annual inflationary increase of up to 3%), effective 2026-27.
  - c. County Service Area 70, Zone R-20 Flamingo Heights from \$15 per parcel per year to an increased amount of \$90 per parcel per year (with an annual inflationary increase of up to 3%), effective 2026-27.
  - d. County Service Area 70, Zone R-26 Yucca Mesa West from \$35 per parcel per year to an increased amount of \$100 per parcel per year (with an annual inflationary increase of up to 3%), effective 2026-27.
  - e. County Service Area 70, Zone R-29 Yucca Mesa East from \$30 per parcel per year to an increased amount of \$90 per parcel per year (with an annual inflationary increase of up to 3%), effective 2026-27.
2. Determine if a majority protest exists to the proposed increased property-related service charge for the following:
  - a. County Service Area 70, Zone R-15 Landers.
  - b. County Service Area 70, Zone R-19 Copper Mountain.
  - c. County Service Area 70, Zone R-20 Flamingo Heights.
  - d. County Service Area 70, Zone R-26 Yucca Mesa West.
  - e. County Service Area 70, Zone R-29 Yucca Mesa East.
3. If determined that no majority protest for the proposed increased property-related service charge exists:
  - a. Adopt Resolution for County Service Area 70 Zone R-15 (Landers) that:
    - i. Authorizes a mailed-ballot voter election, pursuant to Proposition 218, of property owners within this zone, regarding the proposed increase from \$20 to \$75 per parcel per year, with an annual adjustment of up to 3%, effective 2026-27.
    - ii. Sets May 8, 2026, or any day thereafter, as the election date.

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- iii. Directs the Auditor-Controller/Treasurer/Tax Collector to place the charge on the 2026-27 tax roll, only if the mailed ballot voter election is approved.
  - b. Adopt **Resolution No. 2026-29** for County Service Area 70, Zone R-19 (Copper Mountain) that:
    - i. Authorizes a mailed-ballot voter election, pursuant to Proposition 218, of property owners within this zone, regarding the proposed increase from \$20 to \$75 per parcel per year, with an annual adjustment of up to 3%, effective 2026-27.
    - ii. Sets May 8, 2026, or any day thereafter, as the election date.
    - iii. Directs the Auditor-Controller/Treasurer/Tax Collector to place the charge on the 2026-27 tax roll, only if the mailed ballot voter election is approved.
  - c. Adopt **Resolution No. 2026-30** for County Service Area 70, Zone R-20 (Flamingo Heights) that:
    - i. Authorizes a mailed-ballot voter election, pursuant to Proposition 218, of property owners within this zone, regarding the proposed increase from \$15 to \$90 per parcel per year, with an annual adjustment of up to 3%, effective 2026-27.
    - ii. Sets May 8, 2026, or any day thereafter, as the election date.
    - iii. Directs the Auditor-Controller/Treasurer/Tax Collector to place the charge on the 2026-27 tax roll, only if the mailed ballot voter election is approved.
  - d. Adopt **Resolution No. 2026-31** for County Service Area 70, Zone R-26 (Yucca Mesa West) that:
    - i. Authorizes a mailed-ballot voter election, pursuant to Proposition 218, of property owners within this zone, regarding the proposed increase from \$35 to \$100 per parcel per year, with an annual adjustment of up to 3%, effective 2026-27.
    - ii. Sets May 8, 2026, or any day thereafter, as the election date.
    - iii. Directs the Auditor-Controller/Treasurer/Tax Collector to place the charge on the 2026-27 tax roll, only if the mailed ballot voter election is approved.
  - e. Adopt **Resolution No. 2026-32** for County Service Area 70, Zone R-29 (Yucca Mesa East) that:
    - i. Authorizes a mailed-ballot voter election, pursuant to Proposition 218, of property owners within this zone, regarding the proposed increase from \$30 to \$90 per parcel per year, with an annual adjustment of up to 3%, effective 2026-27.
    - ii. Sets May 8, 2026, or any day thereafter, as the election date.
    - iii. Directs the Auditor-Controller/Treasurer/Tax Collector to place the charge on the 2026-27 tax roll, only if the mailed ballot voter election is approved.
4. Direct the Department of Public Works – Special Districts to begin procedures to dissolve any zone set forth in Recommendation No. 2, if determined that a majority protest exists.  
(Presenter: Noel Castillo, Director, 387-7906)

**COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES**

**Operate in a Fiscally-Responsible and Business-Like Manner.**

**Provide for the Safety, Health and Social Service Needs of County Residents.**

**FINANCIAL IMPACT**

Approval of these items will not result in the use of Discretionary General Funding (Net County Cost). All property-related service charge increases listed in Recommendation No. 1 for County Service Area 70, Zone R-15 (Landers), County Service Area 70, Zone R-19 (Copper Mountain), County Service Area 70, Zone R-20 (Flamingo Heights), County Service Area 70, Zone R-26 (Yucca Mesa West), and County Service Area 70, Zone R-29 (Yucca Mesa East) (collectively, the “Zones”) are projected to generate approximately \$522,265 in aggregate

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revenues in 2026-27 for the cost of providing road maintenance and dirt road grading services, if approved. This amount includes an increase in revenue of approximately \$386,835, if the proposed service charge increase is approved by the property owners of the Zones. Breakdown of proposed increases by Zone are as follows:

<b>County Service Area/Zone</b>	<b>Current Service Charge Revenue</b>	<b>Proposed Service Charge Revenue</b>	<b>Difference</b>
CSA 70, Zone R-15 (Landers)	\$ 69,380	\$ 260,175	\$ 190,795
CSA 70, Zone R-19 (Copper Mountain)	\$ 40,920	\$ 153,450	\$ 112,530
CSA 70, Zone R-20 (Flamingo Heights)	\$ 11,385	\$ 68,310	\$ 56,925
CSA 70, Zone R-26 (Yucca Mesa – West)	\$ 6,335	\$ 18,100	\$ 11,765
CSA 70, Zone R-29 (Yucca Mesa – East)	\$ 7,410	\$ 22,230	\$ 14,820
<b>Totals:</b>	<b>\$ 135,430</b>	<b>\$ 522,265</b>	<b>\$ 386,835</b>

**BACKGROUND INFORMATION**

Between 1984 and 1991, the Zones were formed to provide road maintenance and dirt road grading services for approximately 430 miles of dirt roads in the Landers area. When the Zones were formed, \$15 to \$35 per parcel annual service charge was established. However, there was no inflationary factor built into the service charge and, therefore, the annual charges have remained unchanged for 27 to 42 years. If an inflationary factor of 3% had been included, the per parcel service charge would currently be approximately \$50 to \$100 per year. With the annual cost of inflation over the past 40 years, the lack of corresponding increase in revenue has resulted in reduced services being provided to the Zones, further degrading the road surface. Without immediate action to increase the annual service charge, the Zones’ long-term sustainability and solvency is threatened. The increased service charge will generate enough revenue to restore regular service to the Zones.

Property owners residing in the Zones were contacted by the Department of Public Works – Special Districts (Department) in 2025 to discuss the levels of service in their respective Zone. Community town hall meetings were held on December 3, 2025, through December 11, 2025, at the Joshua Tree Community Center, with over 105 attendees present to discuss the cashflow issues and the sustainability of the Zones. Most of the attendees were in favor of the increase.

As a result of this community outreach and feedback, the Department recommends increasing the service charge to adequately fund operation and maintenance (O&M) activities necessary to restore and sustain the service levels requested by the community. The proposed increase also includes an annual inflationary adjustment of up to 3% to address future increases in O&M costs.

Pursuant to Proposition 218 requirements for proposed increases to property-related service charges, written notice was mailed on February 6, 2026, to the recorded owner of each identified parcel upon which the service charge is proposed for imposition. The notice included the amount of the charge proposed to be imposed upon each property, the basis upon which the amount of the proposed charge was calculated, the reason for the charge, and notice of the

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March 24, 2026, public hearing date, time, and location on the proposed property-related service charge.

The Board shall hear and consider any and all protests against the proposed increased property-related service charge pursuant to Proposition 218. At the conclusion of the public hearing, if the Board determines that written protests against the proposed increased service charge are presented by a majority of owners of the identified parcels, then the Board shall determine that a majority protest exists. Should this occur, the increased service charge shall not be imposed, and the proceedings will terminate. In such circumstances, the Department will then begin procedures for the Zones dissolution, pursuant to Recommendation No. 4, as anticipated future costs and current financing will make the Zone insolvent. If dissolved, the responsibility to maintain the road and perform services reverts to the property owners. If the Board determines that a majority protest does not exist, then the Board may proceed, pursuant to Proposition 218 and California Constitution Article XIII D, § 6(c), by authorizing a mailed ballot election of property owners within the Zones for the proposed increase to the property-related service charge. The election for the increased service charge shall be conducted not less than 45 days after the closure of the public hearing.

Recommendation No. 3 adopts a Resolution authorizing a mailed ballot election, pursuant to Proposition 218, regarding the proposed property-related service charge and establishes May 8, 2026, or any day thereafter, as the date of the mailed ballot election for voting by the property owners within the Zones. The election will be conducted by an independent election service provider. The Department will return to the Board to adopt the certified election results.

If a simple majority of the ballots returned from the property owners approves the proposed increased service charge, the Department will recommend that the Board approve the increase and authorize placement of the new amount on the annual tax roll beginning in 2026-27. If a simple majority of the ballots returned are not in favor of the proposed increase, the Department will terminate the proceedings and recommend that the Board direct the Department to begin procedures for the Zones dissolution as the Department would have exhausted all available options to maintain the Zones solvency.

**PROCUREMENT**

Not applicable.

**REVIEW BY OTHERS**

This item has been reviewed by County Counsel (Aaron Gest, Deputy County Counsel, 387-5455) on March 11, 2026; Auditor-Controller/Treasurer/Tax Collector (Franciliza Zyss, Deputy Chief, 382-3176) on March 3, 2026; and County Finance and Administration (Matthew Dalton, Administrative Analyst, 387-5005) on March 5, 2026.

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Record of Action of the Board of Supervisors  
Board Governed County Service Areas

Hearing Opened

Public Comment: Elia Duval, Jose Martinez, Ray, Marvin Ellis, Mike Hawkins

Hearing Closed

**APPROVED REC NOS. 1.B-E & 2.B-E**

Motion/Second: Curt Hagman/Jesse Armendarez

AYE: Jesse Armendarez, Curt Hagman, Joe Baca Jr.

NAY: Col. Paul Cook (Ret.)

ABSENT: Dawn Rowe

**REC NOS. 1A & 2A FAILED DUE TO LACK OF MAJORITY VOTE**

Motion/Second: Curt Hagman/Jesse Armendarez

AYE: Curt Hagman, Joe Baca Jr.

NAY: Col. Paul Cook (Ret.)

ABSENT: Dawn Rowe

ABSTAIN: Jesse Armendarez

**APPROVED REC NOS. 3B-3E**

Motion/Second: Curt Hagman/Jesse Armendarez

AYE: Jesse Armendarez, Curt Hagman, Joe Baca Jr.

ABSENT: Dawn Rowe

ABSTAIN: Col. Paul Cook (Ret.)

**REC 3A - NO ACTION DUE TO LACK OF MAJORITY ON RECS 1A & 2A**

**REC 4 - NO MAJORITY PROTEST WAS FOUND, NO ACTION REQUIRED**

Lynna Monell, CLERK OF THE BOARD

BY  \_\_\_\_\_

DATED: March 24, 2026



cc: File - CSA 70, Zone R-15 Landers  
File - CSA 70, Zone R-19 Copper Mountain w/ resolution

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File - CSA 70, Zone R-20 Flamingo Heights w/ resolution  
File - CSA 70, Zone R-26 Yucca Mesa West w/ resolution  
File - CSA 70, Zone R-29 Yucca Mesa East w/ resolution

JLL 03/27/2026