

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

April 8, 2025

**FROM**

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

**SUBJECT**

Public Hearing for Formation of County Service Area 70, Zone R-15A (Landers Campsite) and Proposed Property Related Service Charge, Majority Protest Determination, and Resolution for Special Mailed Ballot Election

**RECOMMENDATION(S)**

IT IS ANTICIPATED THAT THIS ITEM WILL BE TAKEN OFF CALENDAR

Acting as the governing body of County Service Area 70:

1. Conduct a public hearing:
  - a. Pursuant to Government Code Section 25217.1, to hear and consider any protests to the formation of a new zone, County Service Area 70, Zone R-15A (Landers Campsite) in the Landers area, for road grading services.
  - b. Pursuant to Proposition 218, to hear and consider any protests against the proposed property related service charge of \$4,800.92 per parcel, per year, with an annual inflationary increase of up to 3%, effective 2025-26 to fund County Service Area 70, Zone R-15A (Landers Campsite) purposes.
2. Determine if a majority protest exists:
  - a. To the formation of County Service Area 70, Zone R-15A (Landers Campsite).
  - b. To the proposed property related service charge to fund County Service Area 70, Zone R-15A (Landers Campsite) purposes.
3. Adopt Resolution, if determined no majority protest exists to the proposed property related service charge, which:
  - a. Authorizes a special mailed ballot election, pursuant to Proposition 218, of the property owner of Assessor's Parcel Number 0631-201-68-0000 within County Service Area 70, Zone R-15A (Landers Campsite) regarding the proposed service charge of \$4,800.92 per parcel, per year, for ongoing operation and maintenance cost (with an annual inflationary increase of up to 3%), effective 2025-26.
  - b. Establishes May 20, 2025, or any day thereafter, as the date of the special mailed ballot for vote by the property owner with County Service Area 70, Zone R-15A (Landers Campsite).
  - c. Directs the Auditor-Controller/Treasurer/Tax Collector to place the \$4,800.92 per parcel service charge on the Fiscal Year 2025-26 property tax roll, if the special mailed ballot is successful, to fund County Service Area 70, Zone R-15A (Landers Campsite).

(Presenter: Noel Castillo, Director, 387-7906)

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

**Ensure Development of a Well-Planned, Balanced, and Sustainable County.**

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

**Public Hearing for Formation of County Service Area 70, Zone R-15A  
(Landers Campsite) and Proposed Property Related Service Charge,  
Majority Protest Determination, and Resolution for Special Mailed Ballot  
Election  
April 8, 2025**

**FINANCIAL IMPACT**

Approval of this item will not result in the use of Discretionary General Funding (Net County Cost). All costs associated with the election and formation of County Service Area 70, Zone R-15A (Landers Campsite) will be paid by the property owner within the proposed new subzone. If the subzone is formed and the related service charge is approved by the property owner, an annual revenue of \$4,800.92 would be generated for road grading services.

The \$4,800.92 per parcel, with an annual inflationary increase of up to 3%, is for annual operational/maintenance costs. The inflationary factor is a key component to help offset the increased cost of service in later years.

**BACKGROUND INFORMATION**

JT Prospecting LLC (Developer) is in the process of developing a dry campground in the Landers area. As a condition of approval for the development, the Developer must ensure safe ingress and egress to the campsite. The Developer is requesting that the County waive the requirement to pave the road from their property to the nearest county-maintained road. Land Use Services and the Department of Public Works are requiring the parcel owner to improve the existing graded dirt road and form a subzone within the existing district R-15 Landers to maintain the road. To satisfy this requirement, the Developer contacted the Department of Public Works – Special Districts (Department) to form a new subzone to provide ongoing road maintenance services.

The proposed subzone covers approximately 1,350 linear feet of Sunburst Street, from Giant Rock Road to the entrance of Assessor Parcel Number 0631-201-68-0000. The subzone will facilitate road maintenance and grading services, ensuring the roadway remains in a safe and serviceable condition. The estimated annual cost for these services is \$4,800.92 per parcel, which includes labor, equipment, materials, and administrative expenses. This amount will also include an annual inflationary increase of up to 3% for annual operational/maintenance costs. The inflationary factor is a key component to help offset the increased cost of service in later years. This property-related service charge is necessary to fund ongoing maintenance and prevent road deterioration.

As the sole owner of Assessor Parcel Number 0631-201-68-0000, the Developer will sign a *Waiver and Consent Regarding Mailed-Ballot, Landowner Election*, waiving all minimum time periods related to the landowner-voter election, including public hearing notice and publication requirements. While a public hearing notice is not required, a public hearing will still be conducted. If the subzone is successfully formed, the Department will provide annual maintenance services for the dirt road within the subzone.

**PROCUREMENT**

Not applicable.

**REVIEW BY OTHERS**

This item has been reviewed by County Counsel (Aaron Gest, Deputy County Counsel, 387-5455) on February 6, 2025; Auditor-Controller/Treasurer/Tax Collector (Franciliza Zyss, Chief Deputy, 382-3176) on March 14, 2025; Finance (Amanda Trussell, Principal Administrative Analyst, 387-4773) on March 19, 2025; County Finance and Administration (Paloma Hernandez-Barker, Deputy Executive Officer, 387-5423) on March 24, 2025.

**Public Hearing for Formation of County Service Area 70, Zone R-15A  
(Landers Campsite) and Proposed Property Related Service Charge,  
Majority Protest Determination, and Resolution for Special Mailed Ballot  
Election  
April 8, 2025**

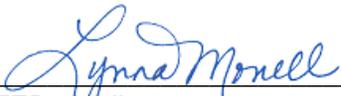
Record of Action of the Board of Supervisors  
Board Governed County Service Areas

Public Comment: None

**OFF CALENDAR**

Moved: Curt Hagman Seconded: Joe Baca, Jr.  
Ayes: Col. Paul Cook (Ret.), Jesse Armendarez, Dawn Rowe, Curt Hagman, Joe Baca, Jr.

Lynna Monell, CLERK OF THE BOARD

BY  \_\_\_\_\_  
DATED: April 8, 2025



cc: File - Board Governed County Service Areas  
JLL 04/10/2025