

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

June 10, 2025

FROM

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

SUBJECT

Public Hearing for the Formation of County Service Area 70, Zone R-15A (Landers Campsite), Waiver of Certain Landowner Election Procedures, and Election Results

RECOMMENDATION(S)

Acting as the governing body of County Service Area 70:

1. Conduct a public hearing:
 - a. 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, pursuant to Government Code Section 25217.1, for road grading, operational, and maintenance services.
 - b. 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%), pursuant to Proposition 218, effective 2026-27 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 of \$4,800.92 per parcel, per year (with an annual inflationary increase of up to 3%) to fund County Service Area 70, Zone R-15A (Landers Campsite) purposes.
3. Adopt **Resolution No. 2025-123**, if determined no majority protest exists to the formation of County Service Area 70, Zone R-15A (Landers Campsite) and the proposed property related service charge, which:
 - a. Establishes the formation of County Service Area 70, Zone R-15A (Landers Campsite) in the unincorporated area of Landers for road grading, operational, and maintenance services.
 - b. Authorizes a 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 2026-27 and authorizing certain actions related thereto.
4. Accept property owner's Waiver and Consent with Respect to Landowner Election for County Service Area 70, Zone R-15A (Landers Campsite) and acknowledge that all qualified electors have each executed a waiver allowing the Board of Supervisors to proceed with the formation of the district and the proposed property related service charge in an expedited mailed ballot election immediately following the adoption of the resolution described in Recommendation No. 3.
5. Adopt **Resolution No. 2025-124**, which:
 - a. Certifies the election results for County Service Area 70, Zone R-15A (Landers Campsite).

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- b. Establishes an annual per parcel service charge of \$4,800.92 on real property within the boundaries of County Service Area 70, R-15A (Landers Campsite), subject to an annual inflationary increase of up to 3%, for ongoing operating and maintenance costs.
 - c. Directs the Clerk of the Board of Supervisors to proceed with various actions regarding the formation of County Service Area 70, R-15A (Landers Campsite) including filing copies of the Resolution and related boundary map with the County Assessor and State Board of Equalization.
6. Direct the Auditor-Controller/Treasurer/Tax Collector to place the \$4,800.92 per parcel service charge on the 2026-27 property tax roll, if the mailed ballot is successful and subsequently approved by the California State Board of Equalization 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.

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, annual revenue of \$4,800.92 would be generated for road grading, operational, and maintenance 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 increased cost of service in later years. If approved, appropriations and revenue will be adjusted in a future budget report and included in future recommended budgets, as necessary.

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 grading and 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 grading, operational, and maintenance 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% is for annual operational/maintenance costs. The inflationary factor is a key component to help offset

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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 has submitted a Waiver and Consent Regarding Mailed-Ballot and Landowner Election, waiving all minimum time periods related to the landowner-voter election, including notice and publication requirements, and has submitted to the Clerk of the Board their sealed ballot. 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 May 13, 2025; Auditor-Controller/Treasurer/Tax Collector (Franciliza Zyss, Chief Deputy, 382-3176) on May 14, 2025; Finance (Amanda Trussell, Principal Administrative Analyst, 387-4773) on May 22, 2025; and County Finance and Administration (Paloma Hernandez-Barker, Deputy Executive Officer, 387-5423) on May 23, 2025.

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

Hearing Opened
Public Comment: None
Hearing Closed

APPROVED RECS. NO. 1, 2, 3 & 4

Motion/Second: Curt Hagman/Joe Baca, Jr.

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

APPROVED RECS. NO. 5 & 6

Motion/Second: Joe Baca, Jr./Curt Hagman

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

Lynna Monell, CLERK OF THE BOARD

BY 
DATED: June 10, 2025



cc: File - County Service Area 70, Zone R-15A w/ attachments

JLL 06/11/2025