

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY
AND RECORD OF ACTION**

August 5, 2025

FROM

MIGUEL FIGUEROA, Director, Land Use Services Department

SUBJECT

Phelan Pinon Hills Community Park / Zoning Amendment and Conditional Use Permit

RECOMMENDATION(S)

1. Conduct a public hearing to consider the Phelan Pinon Hills Community Park project, consisting of a Zoning Amendment and Conditional Use Permit for a 14.79-acre site.
 2. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.
 3. Adopt the findings recommended by the Planning Commission in support of the Zoning Amendment and Conditional Use Permit.
 4. Consider proposed ordinance amending the Land Use Zoning District designation from General Commercial to Rural Commercial for the 14.79-acre site.
 5. Make alterations, if necessary, to the proposed ordinance.
 6. Approve the introduction of the proposed ordinance:
 - An ordinance of San Bernardino County, State of California, to amend San Bernardino County Land Use Zoning District Map FH04A
 7. Adopt **Ordinance No. 4491**.
 8. Approve the Conditional Use Permit to construct and operate the Phelan Pinon Hills Community Park in two phases consisting of multi-purpose ball/play fields, skateboard area, equestrian area, dog parks, restrooms, and other associated features on the 14.79-acre site, subject to the Conditions of Approval.
 9. Direct the Land Use Services Department to file the Notice of Determination in accordance with the California Environmental Quality Act.
 - Applicant: Tom Steeno
 - Community: Phelan
 - Location: Northeast corner of Sahara Road and Warbler Road
- (Presenter: Chad Nottingham, Assistant Executive Officer, 387-3104)

COUNTY AND CHIEF EXECUTIVE OFFICER GOALS & OBJECTIVES

Promote the Countywide Vision.

Create, Maintain and Grow Jobs and Economic Value in the County.

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

FINANCIAL IMPACT

Approval of this item will not result in the use of additional Discretionary General Funding (Net County Cost). All costs of processing this application are paid by Tom Steeno (Applicant). Adequate appropriation and revenue to complete this action have been included in the Land Use Services Department, Planning Division's 2025-26 budget.

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BACKGROUND INFORMATION

The Phelan Pinon Hills Community Services District (District) has created a Master Plan to serve the civic and recreational needs of the community. Projects included in the Master Plan are funded by the District. Facilities previously approved in accordance with the Master Plan include a 17,284-square-foot multi-purpose community service building/gymnasium building, and a 14,034-square-foot administration building/civic center building located at 4128 Warbler Road in Phelan. It is anticipated that the administration/civic center building would be constructed within the next two years. This item consists of the proposed construction and operation of the Phelan Pinon Hills Community Park on a 14.79-acre site as proposed by the Master plan. The land use approvals and entitlements requested by the District include the following:

- Zoning Amendment from General Commercial to Rural Commercial (CR) on the 14.79-acre site.
- Conditional Use Permit for the Phelan Pinon Hills Community Park to be developed in two (2) phases comprised of multi-purpose ball/play fields, pump track and skateboard area, equestrian area, dog parks, bicycle trails, restrooms, public parking, electric vehicle charging stations, and other associated features on the 14.79-acre site (collectively the Project).

In accordance with Development Code Section 82.05.040(b), “rural sports and recreation” is a permitted use within the CR zoning district, subject to the approval of a Conditional Use Permit. A detailed and comprehensive analysis of the Project is included within the Planning Commission Staff Report and attached as a supporting document to this item.

The Project has been analyzed with the preparation of an Initial Study/Mitigated Negative Declaration (MND). The MND concludes that the Project will not have a significant impact on the environment with the adoption of feasible mitigation measures, which are attached as a supporting document to this item.

The County Code requires a recommendation from the San Bernardino County Planning Commission (Planning Commission) for final action by the Board of Supervisors on the requested Zoning Amendment. At the Planning Commission hearing on December 5, 2024, there were no in-person public comments. The Planning Commission recommended approval of the Project by a unanimous vote of 4-0 (Commissioner Dayal absent). The Planning Commission’s recommendation and proposed findings are included within the Planning Commission Staff Report and attached as a supporting document to this item.

PROCUREMENT

Not applicable.

REVIEW BY OTHERS

This item has been reviewed by County Counsel (Jason Searles, Supervising Deputy County Counsel, 387-5455) on May 19, 2025; and County Finance and Administration (Iliana Rodriguez, Administrative Analyst, 387-4205) on July 21, 2025.

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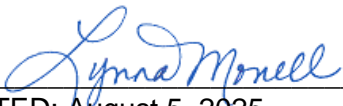
Record of Action of the Board of Supervisors
San Bernardino County

Hearing Opened
Public Comment: None
Hearing Closed

APPROVED

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

Lynna Monell, CLERK OF THE BOARD

BY 
DATED: August 5, 2025



cc: File - Land Use Services Department w/ attachments
JLL 08/8/2025