



Land Use Services Department
Planning Division

Phelan Piñon Hills Community Park Zoning Amendment / Conditional Use Permit

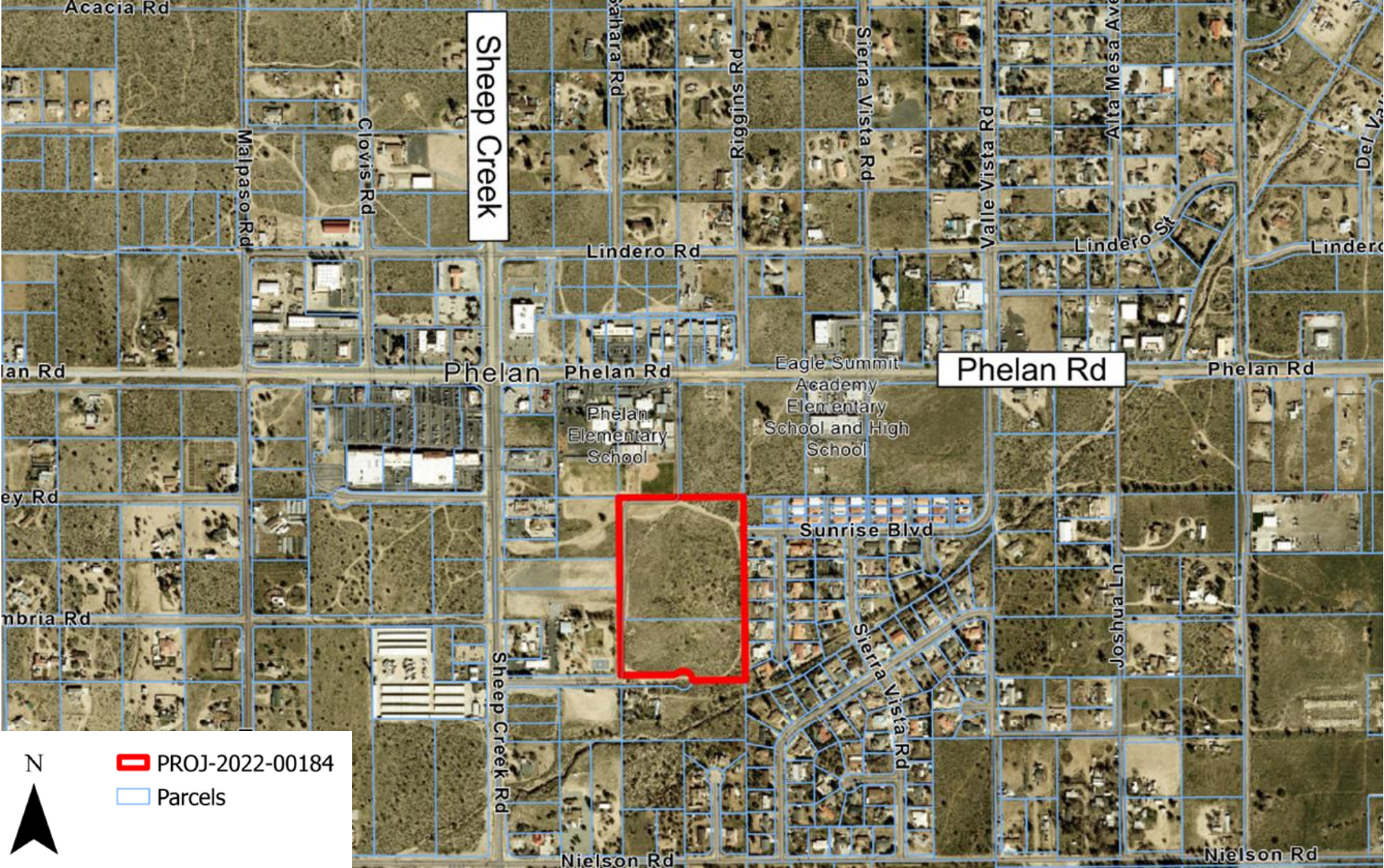
Chad Nottingham, Assistant Executive Officer
Land Use Services Department
August 5, 2025





The Phelan Piñon Hills Community Park on 14 acres is a proposal within the Phelan Pinon Hills Community Services District (Project). The Project was reviewed and recommended for approval by the Planning Commission on December 5, 2024, and consists of the following:

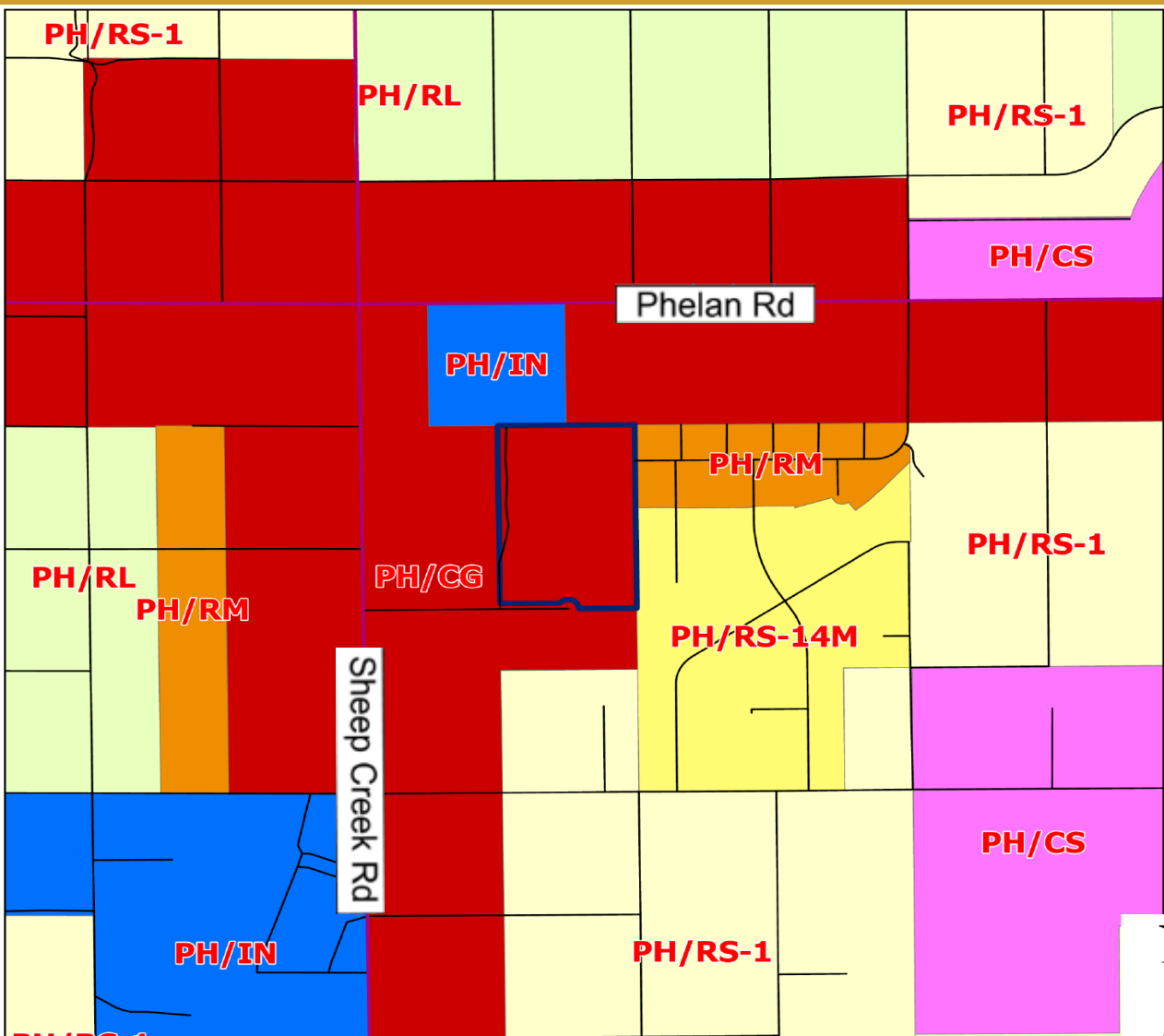
- Mitigated Negative Declaration/Mitigation Monitoring & Reporting Program, pursuant to California Environmental Quality Act (CEQA).
- Zoning Amendment, from General Commercial (CG) to Rural Commercial (CR).
- Conditional Use Permit, to construct and operate a community park comprised of multi-purpose sports fields, pump track and skateboard area, bicycle trails, equestrian area, dog parks, restrooms, and other associated features.

Project Location Map

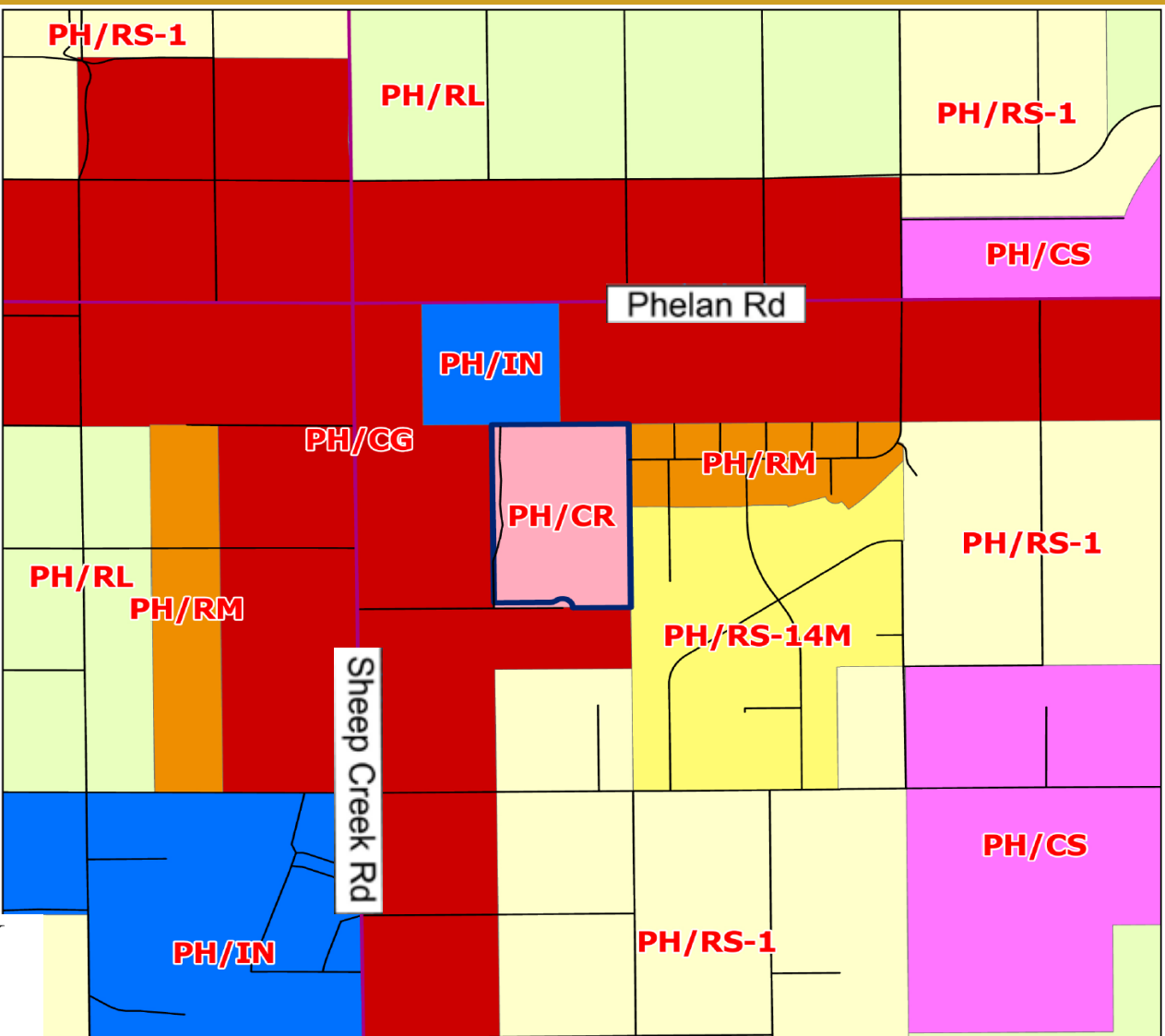


-  PROJ-2022-00184
-  Parcels

Land Use Zoning



Existing Zoning



Proposed Zoning

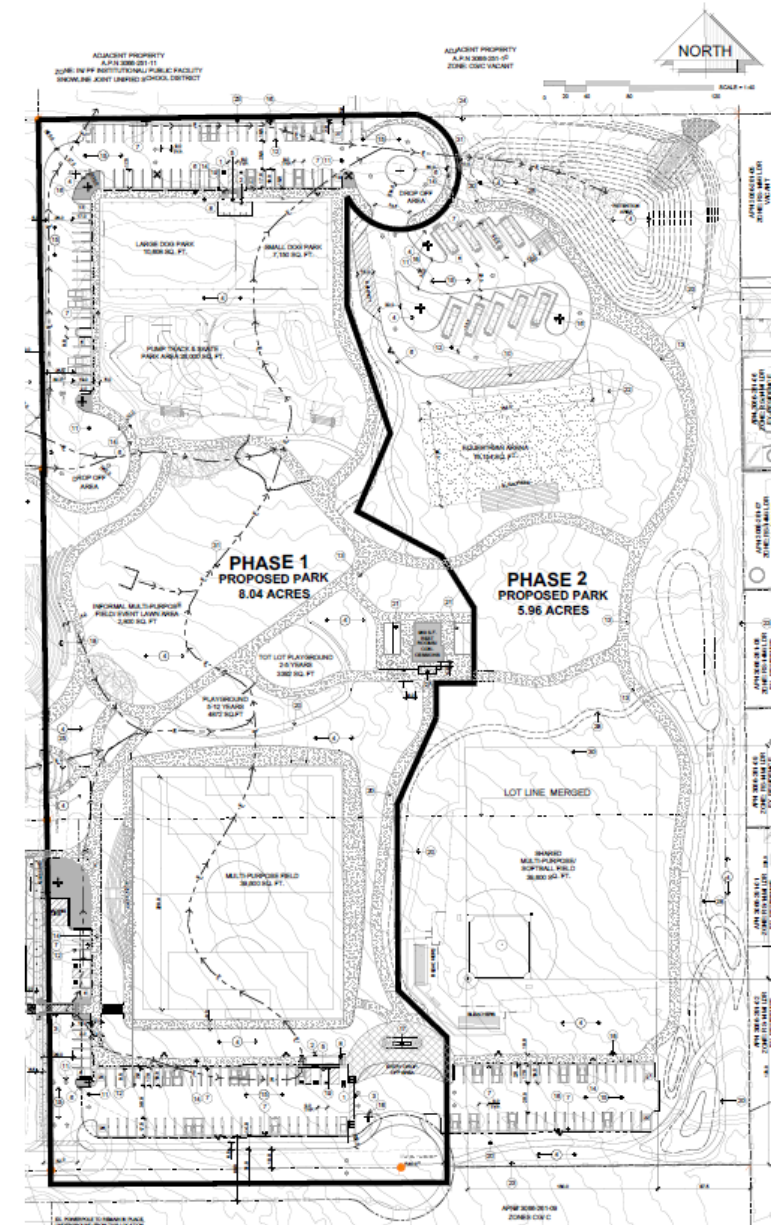


Phase I (within 3 years)

- Multi-Purpose Field
- Informal Multi-Purpose Field Event Lawn Area
- Playgrounds 5-12 Years/2-5 Years
- Pump track and Skate Park Area
- Large Dog Park/Small Dog Park
- Restrooms and Concession Building
- Bicycle Trails
- 137 Parking Spaces/20 Vehicle Charging Stations
- Retention Basins

Phase II (within 6 years)

- Multi-Purpose/Softball Field
- Equestrian Arena/Equestrian Vehicle Parking
- Bicycle Trails
- 43 Parking Spaces



Countywide Plan

- Policy LU 2.1 – Compatibility with Existing Uses
- Policy LU 2.4 – Land Use Map Consistency
- Policy LU 4.5 – Community Identity
- Policy LU-4.8 – Public Gathering Spaces

Project Notice Comments

March 15, 2024 - Project Notice mailed; no comments received.

Notice of Hearing

July 22, 2025 – Public Hearing Notices were mailed; no comments received.

California Environmental Quality Act (CEQA) evaluation requirements:

- The Initial Study/Mitigated Negative Declaration was prepared and circulated to meet the CEQA-mandated 30-day public review and comment period; no comments were received.
- Mitigation Monitoring and Reporting Program includes measures to reduce the potential impacts to a level below significance for the following:
 - Biological Resources
 - Cultural Resources
 - Geology & Soils
 - Tribal Resources

RECOMMENDATION: That the Board of Supervisors:

- 1) **CONDUCT** a public hearing to consider the Phelan Piñon 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 FH03A.
- 7) **ADOPT** Ordinance.
- 8) **APPROVE** the Conditional Use Permit to construct and operate the Phelan Piñon 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; and
- 9) **DIRECT** the Land Use Services Department to file a Notice of Determination.

Thank you!

