



COUNTY OF SAN BERNARDINO  
NOTICE OF AVAILABILITY (NOA) / NOTICE OF INTENT (NOI) TO ADOPT  
AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION  
REVISION TO AN APPROVED ACTION FOR A REDESIGN OF A PHELAN CIVIC CENTER SITE FOR  
THE PINON HILLS COMMUNITY SERVICES DISTRICT

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared a Draft Initial Study / Mitigated Negative Declaration (IS/MND) that identify and evaluate the environmental impacts of the Revision to an Approved Action.

**Project Title:** Pinon Hills Community Service District – Revision to an Approved Action

**Project No.:** PRAA-2021-00040

**Project Location:** On the east side of Sheep Creek Road between Warbler Road and Brawley Road, in the Phelan area of San Bernardino County.

**Project Description:** AN APPLICATION FOR A REVISION TO AN APPROVED ACTION TO MODIFY A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT TO REMOVE A 10,170 SQ. FT. SERVICE BUILDING, INCREASE THE SIZE OF THE MULTI-PURPOSE COMMUNITY SERVICE BUILDING FROM 14,558 SQ. FT. TO 17,284 SQ. FT., AND COMBINE THE PREVIOUS APPROVED 8,324 SQ. FT. ADMINISTRATION BUILDING WITH THE ADJOINING 5,000 SQ. FT. EXPANSION AREA, INTO A 14,034 SQ. FT. CIVIC CENTER BUILDING; APN: 3066-261-10.

**Environmental Review and Public Comment:** The circulation of the Initial Study/Draft Mitigated Negative Declaration (IS/MND) is to encourage written public comments. Interested persons can review the Draft IS/MND at the following physical location:

**Land Use Services Department - Planning Division**  
**385 North Arrowhead Avenue, First Floor**  
**San Bernardino, CA 92415-0187**

You may obtain the document in electronic format at <http://cms.sbcounty.gov/lus/Planning/Environmental/Desert.aspx> or by emailing the Planner at [Jim.Morrissey@lus.sbcounty.gov](mailto:Jim.Morrissey@lus.sbcounty.gov). To request a PDF version of the document from the Land Use Services Department database, please reference the project number above.

The comment period on the IS/MND is available for the CEQA-required 30-day public review period beginning **September 24, 2022** through **October 24, 2022 at 4:30 PM**. Please submit comments to [Jim.Morrissey@lus.sbcounty.gov](mailto:Jim.Morrissey@lus.sbcounty.gov) or to:

Jim Morrissey, Contract Planner  
909-387-4234  
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Land Use Services Department - Planning Division  
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