

STRENGTHS

- Rural living (open community/small town feel)
- Open space/natural environment
- Large lot sizes
- Quiet/peaceful due to larger land parcels
- Less government intervention
- Continued animal keeping (e.g., horses)
- Agricultural opportunities/gardens
- Night sky, stars, sunsets
- Location – mountain and scenery views
- Cleaner air to breathe (leads to healthier community)
- Community cleanliness/unity
- Small town mindset (friendliness, willingness to help people)
- School system
- Lower crime overall
- Water quality
- Local control
- Phelan/Pinon Hills Community Services District is the largest CSD in San Bernardino County
- Two truck routes and one rail line runs through the community
- Water service to homes by the local Community Service District and Sheep Creek Mutual Water Company
- Proximity to San Bernardino National Forest
- San Bernardino County Department of Regional Parks maintained trails
- Relatively low teacher to student ratios (20-24)
- Local Fire Station
- Two Victor Valley Transit Authority bus routes in the community
- 10 different schools to serve the community
- Diversity of business stock
- Diversity of community events
- Low chronic disease rates as compared to the County
- Air quality (based on measure of ozone) in the community is generally better than that of the Mojave Air Basin
- A higher percentage of individuals with a High School Diploma/equivalent and Education Past High School than the County
- A lower percentage of individuals living below the poverty level than the County
- A higher percentage of residents in the community own their homes than in the County as a whole

WEAKNESSES

- Low law enforcement coverage
- Phelan elementary pick up behind school (safety issue)
- County interference (does not allow a MAC, limits voice of the people)
- County grading of roads and erosion control
- Lots are too small (below 2.5-acre average)
- Detailed designation for CPC
- No nice restaurants
- Trash dumping on the roads/highways (need more services to clean)
- Communication (better notification of meetings)
- Limited on financial resources
- Not enough family opportunities (youth activities)
- Poor internet and telephone service
- Postal unit theft
- Neighbors too involved in others' personal lives
- Too far from higher education (college, university, trade school)
- Bad detours for highways thru residential
- Loud semi-trucks and jake breaks
- Wild or loose dogs (animal abandonment)
- Lack of off-road vehicle recreational areas
- High costs to subdivide and build
- Overregulation
- Lack of street signs
- More east to west roads and turn lanes
- No after school technology center
- Poor emergency response times
- Reliance on septic tank and leachfields
- Five points/intersections with unacceptable roadway level of service
- Lack of pedestrian and bicycle facilities
- Limited access to hospitals (Desert Valley Hospital and St. Mary's Hospital)
- Below average CASHEE test passing rates at Chaparral High School
- Closest Sheriff station serves 10 different communities
- No deputy
- Many submitted Code Enforcement requests about public nuisances (junk/trash, vacant structures, illegal dumping); illegal land use; the Community Services District; demo/rehab issues; CBE Issues (illegal structures); and community leader – Brent Speers (CR&R Disposal Company)
- Lack of access to fresh, nutritious food due to distance between the community and grocery stores and community gardens

OPPORTUNITIES

- Public swimming pool
- Local trails for biking, hiking, horseback riding that start close to town
- Community garden
- Help fun parks and recreation
- Equine arena
- Improve transit areas
- Take advantage of rural living as a unique and diminishing lifestyle
- Market the community as large lots (2.5+ acres)
- Services for Senior citizens (transportation and medical services)
- Community programs to pick up trash or enforce law
- Improve the County permit process (building/rehab/remodel fees for permits lowered and streamlined)
- Waive fees for community events (Phelan Phun Days)
- Restaurants that stay open later (not bars)
- Steakhouse
- Use "Thunderbird" property for restaurants/shops/eating area
- Downtown village area with rural theme
- Better postal service
- Enforce ordinances already in place
- More law enforcement (full-time)
- Wildlife viewing
- Free dump days for trash/tires
- Park construction bond (lower costs on permits for parks)
- More sheriffs to increase response times
- Make livable RV's permissible
- Prevent solar farms
- Bring in high-speed internet
- Military recognition signs on light posts
- Art in public places
- Health food stores
- Move toxic or hazardous waste dump
- Additional County services (flood control, roads)
- Community beautification program
- Water supply from the Phelan Pinon Hills Community Services District
- The San Bernardino County Trails and Greenways Committee is working with the Regional Parks Advisory Commission and the Regional Parks Division to develop and maintain a system of public trails
- The County Sheriff has a state granted fund OHV team to combat Off Highway Vehicle Use in prohibited areas

SWOT ANALYSIS



COUNTYWIDE PLAN
Mountain Community Plan

QUESTIONS? WANT INFORMATION?
countywideplan.com/PhelanPinonHills
PhelanPinonHillsCP@lus.sbcounty.gov

THREATS

- Low-income housing (Section 8 housing)
 - State fees (fire fee) and mandates (water reduction)
 - Voter apathy (lack of voter input)
 - Gang influence and graffiti
 - City living destroying rural living
 - Uncontrolled and too much development of small lots (tract homes)
 - Lot sizes less than two acres destroying community character
 - Slum lords buying up small houses
 - Sex offenders located/placed here
 - Bad drivers
 - Government overreach
 - Annexation by other cities
 - Re-zoning of land
 - County micro-management of local control
 - Natural disasters (earthquake and wildfire)
 - State control over community's water
 - Group homes for law breakers (halfway houses)
 - Developers
 - Permit costs to PPHCSD
 - High costs to build (houses upside down before finished)
 - Land use services costs too high
 - High property taxes
 - State and Federal Government
 - Industry development/overbuilding
 - Bus fees for kids to take school bus
 - Big box stores
 - Drones
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VALUES

- Rural lifestyle, privacy, independence (freedom from City life)
 - Not overpopulated
 - Dark skies (no street lights)
 - Self-sufficiency
 - Ability to raise livestock/keep animals
 - Comradery between neighbors
 - Ability to weather a disaster together as a neighborhood
 - Freedom loving real Americans
 - Open space
 - Independence
 - Desert environment
 - No traffic jams
 - Local control (local officials are easy to contact)
 - Life opportunities
 - No bright lights on at night (dark skies)
 - Great local newspaper coverage
 - Veterans of Foreign Wars (VFW)
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ASPIRATIONS

- Less government intervention
- Downtown developed (town center area – remainder of town untouched)
- Retire here without worrying about loss of freedom and government outreach
- To be left alone (stay rural – minimal change)
- Preserve natural environment and community atmosphere (little to no growth)
- Modest improvements (paved roads and street signs)
- Equine openness
- Improved safety (more fireman, law officers, CERT teams)
- Community that residents can be proud of
- More education programs
- Be able to trail ride on horses without the fear of traffic
- Find a way to get people to stay instead of move out
- Have children grow up in a rural environment with traditional values
- More recreational opportunities (swimming, parks, horse trails, gardens, farms)
- Paved roads
- Rifle shooting range and golf course
- Regional park site development
- Never become incorporated
- Keeping a rural lifestyle
- Better voter turnout and involvement
- Fill empty business locations (pizza hut, old coffee shop, etc.)
- Long term stability
- County codes to allow businesses to thrive