

Meeting 1 Workshop Summary

Overview

The first Phelan Piñon Hills Community Workshop for the San Bernardino Community Plans Continuum took place on March 3, 2016, from 6:30 – 8:30 p.m. at the Piñon Hills Elementary School. There were 59 people in attendance. The workshop began with an introduction by the County Supervisors office and an informational PowerPoint presentation by San Bernardino County Land Use Services (LUS) and Michael Baker International. The workshop consisted of an interactive Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis, and an interactive Values and Aspirations discussion.

SWOT Analysis

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

Threats

- Low-income housing (Section 8 housing)
- State fees (fire fee) and mandates (water reduction)
- Voter apathy (lack of voter input)

Values and Aspirations

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

- 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 and Isis detainees 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

- 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)

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



COUNTYWIDE PLAN
Phelan/Pinion Hills Community Plan