MITIGATED NEGATIVE DECLARATION (MND)

Lead Agency: Phelan Piñon Hills Community Services District (District)
4176 Warbler Road
Phelan, California 92371

Contact: Sean Wright
Phone: (760) 868-1212
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Project Title: Phelan Piñon Hills Community Services District Well No. 18 Development Project

State Clearinghouse Number: 2025050962

Project Location: The project is located at two locations within the Phelan Piñon Hills Community in the High Desert region of San Bernardino County map.

Well 18
Latitude/Longitude: 34.508512°, -117.591181°
The project is located along Beekley Road south of Begonia Road and north of Palmdale Road in the community of Phelan, within Unincorporated San Bernardino County at APN 310056114. Well 18, its associate appurtenances and pipeline would be installed at this site, and pipeline would be installed within Beekley Road from the project site north to Begonia Road. The project site is located within Section 22, Township 5 North, Range 7 West of the USGS 7.5 Minute Shadow Mountain SE, CA topographical quadrangle.

Backup Well
Latitude/Longitude: 34.512332°, -117.567860°
The project is located at northeast corner of Barker Road and Camellia Road in the community of Phelan, within Unincorporated San Bernardino County at APN 310138125. The Backup Well, its associate appurtenances and pipeline would be installed at this site, and pipeline would be installed within Camellia Road from the project site west to Sheep Creek Road. The project site is located within Section 24, Township 5 North, Range 7 West of the USGS 7.5 Minute Shadow Mountain SE, CA topographical quadrangle.

Project Description:

The District seeks to install a new well at one of the two proposed locations as part of their CIP, which would both aid the District in meeting current and future demand, and minimize Chromium-6 concentrations in the District's water supply. Well No. 18 is proposed to be located on 2.2-acre parcel (Assessor's Parcel Number [APN] at APN 3100-561-14) in the northern portion of the District, along Beekley Road, south of Begonia Road and north of Highway 18. A backup location for Well 18 (Backup Well site) is proposed to be located on a 2.2-acre parcel (APN 3101-381-25) in the northern portion of the District, at the northeast corner of Barker Road and Camellia Road, east of Sheep Creek Road and North of Highway 18. This Initial Study analyzes the impacts of installing one well, but analyzes the site constraints associated with developing the well at the Well 18 or Backup Well site. At each of the well locations, pipeline would need to be installed to connect the new water supply to the District's existing supply system. The Well 18 site would require installation of about 600 lineal feet (LF) of water pipeline from the project site north along Beekley Road to an existing District water distribution pipeline at Begonia Road. The Backup Well site would require installation of about 1,800 lineal feet (LF) of water pipeline from the project site west along Camellia Road to an existing District water distribution pipeline at Sheep Creek Road. The pipeline, at either site, is anticipated to be 12" diameter in size. The site would include the following features: a 4" drain line to the retention basin; a 10' x 10' chlorination building adjacent to the proposed well; and, a 4" conduit, switch gear, and transformer to connect to the existing powerline pole.

Finding:

The District's decision to implement this proposed project is a discretionary decision or "project" that requires evaluation under the California Environmental Quality Act (CEQA). Based on the information in the project Initial Study, the District has made a *preliminary* determination that a Mitigated Negative Declaration will be the appropriate environmental determination for this project to comply with CEQA.

Initial Study:

A copy of the Initial Study and all other material which constitutes the record of proceedings upon which the District based its decision to adopt this MND may be obtained at District office at 4176 Warbler Road, Phelan, California 92371 and is available at the District's website: https://www.pphcsd.org/. The CEQA-required public review period of the Initial Study/MND May 21, 2025 and ended on June 20, 2025 (30-days). Written comments on the Initial Study were submitted to Sean Wright at the mailing address listed above no later than June 20, 2025 by 5:00 PM. Mr. Wright may be contacted at swright@pphcsd.org or (760) 868-1212.

Mitigation Measures:

All mitigation measures identified in the Initial Study are summarized on pages 117-123 and are proposed for adoption as conditions of the project. These measures will be implemented through a mitigation monitoring and reporting program if the MND is adopted.

Signature	Title	Date
	Water Operations Manager	8-14-25