



SAN BERNARDINO COUNTY
NOTICE OF AVAILABILITY (NOA) AND NOTICE OF INTENT (NOI) TO ADOPT
AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared an Initial Study / Mitigated Negative Declaration (IS/MND) that identify and evaluate the environmental impacts of the below-named project.

Project Title: O'Reilly Auto Parts Retail

Project No.: PROJ-2024-00035

Project Location: 3919 Phelan Road, Phelan CA 92371

Assessor Parcel Numbers: 3066-221-01

Project Description:

A MINOR USE PERMIT (MUP) TO CONSTRUCT A 7,225-SQUARE FOOT AUTO PARTS RETAIL STORE ON A 1.94-ACRE PARCEL IN UNINCORPORATED PHELAN/PINON HILLS WITHIN THE COMMERCIAL (C) LAND USE AND GENERAL COMMERCIAL (CG) ZONING.

Environmental Review and Public Comment:

The document meets the State requirements of the California Environmental Quality Act. Interested parties can view the Initial Study/Environmental Checklist and supporting documentation online at: <https://lus.sbcounty.gov/planning-home/environmental/desert-region/> and the following offices:

San Bernardino Government Center
Land Use Services – Planning Division
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415

High Desert Government Center
Land Use Services – Planning Division
15900 Smoke Tree Street, Suite 131
Hesperia, CA 92345

The comment period on the Initial Study begins on **August 27, 2025** and closes on **September 26, 2025 at 4:30 PM**. Please submit comments to alexander.lee@lus.sbcounty.gov or to:

Alexander Lee, Planner
San Bernardino County
Land Use Services Department, Planning Division
385 N. Arrowhead Ave, 1st Floor
San Bernardino, CA 92415