

LAND OPPORTUNITY | FOR SALE



PINECONE
RESERVE
RUNNING SPRINGS

Highway 330 | Running Springs, CA

CBRE

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table of contents

- 1 EXECUTIVE SUMMARY
- 2 PROPERTY DESCRIPTION
- 3 ZONING/POTENTIAL USES
- 4 LOCATION OVERVIEW



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executive summary



executive summary

With significant frontage on State Route 330, approximately four million passengers drive by the site each year.



Nestled at the base of the San Bernardino National Forest, the site is part of the Running Springs Mountain community.

As the gateway to the mountain communities of Lake Arrowhead, Arrowbear, Green Valley Lake, and Big Bear, this is the closest community to Snow Valley Mountain Resort. Resting at +/-6,000 feet above sea level, this 67.98-acre parcel is only a short drive to Orange County, Los Angeles, and San Diego counties.

With electrical, water, and sewer already on site and multiple access points off of Fredalba Road, this is a rare opportunity to acquire a developable

Mountain Parcel with limitless possibilities. Zoned as Hilltop/Special Development-Residential (HT/SD-RES), a tentative tract map (TTM 7447) was previously prepared with 155 Single-family lots. This is also an ideal site for recreational uses such as large lot estates, retreat/conference facilities and even glamping/RV/campsites.

Did you know, Academy Award-winning film producer David O. Selznick lived in Running Springs and decided to use neighboring Big Bear Lake for scenes in his 1939 film *Gone With the Wind*?



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property description



An aerial photograph of a large, wooded property. A paved road with a double yellow line curves through the upper portion of the image. The majority of the land is covered in dense green trees and vegetation. A semi-transparent grey box is overlaid on the left side of the image, containing property information. At the bottom, there is an orange bar with white text.

PROPERTY SUMMARY

APN # 0296-01-229

PRICE \$1,650,000

ACRES 67.98

property features

+ 15 Minutes to Snow Valley Ski Resort

+ Unobstructed City Light views

+ Closest Property with Snow from Newport Beach -
60 min drive

+ 15 Minutes to Santa's Village and SKY PARK

+ 20 Minutes to Lake Arrowhead

+ Short Walk or Bike Ride to the Town of Running
Springs /Shops & Food

+ Operating Well on the property owned by Running
Springs Water

+ 4 mm cars drive by the property every year

+ Existing Power Lines throughout the property

+ Sewer lines run throughout the property

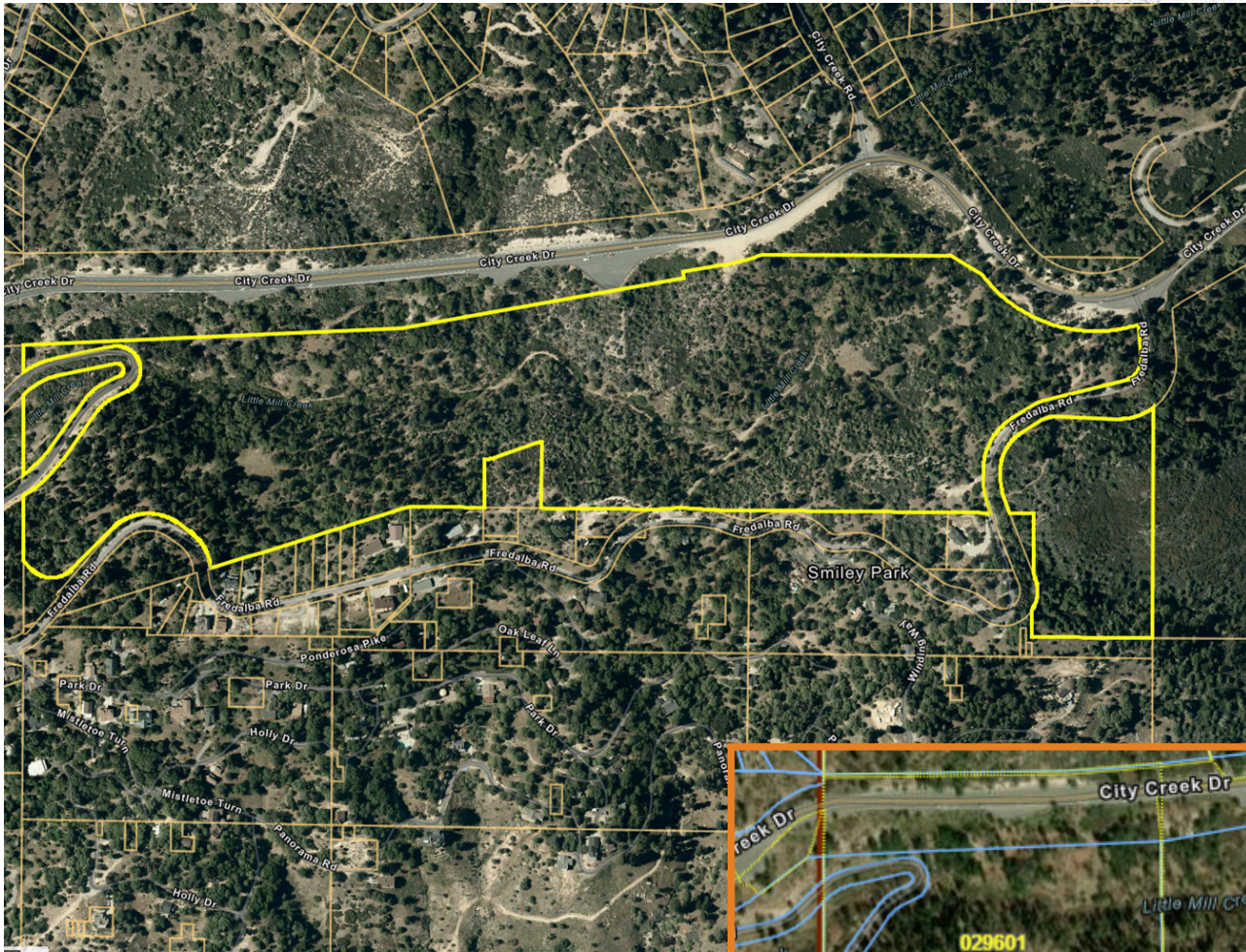
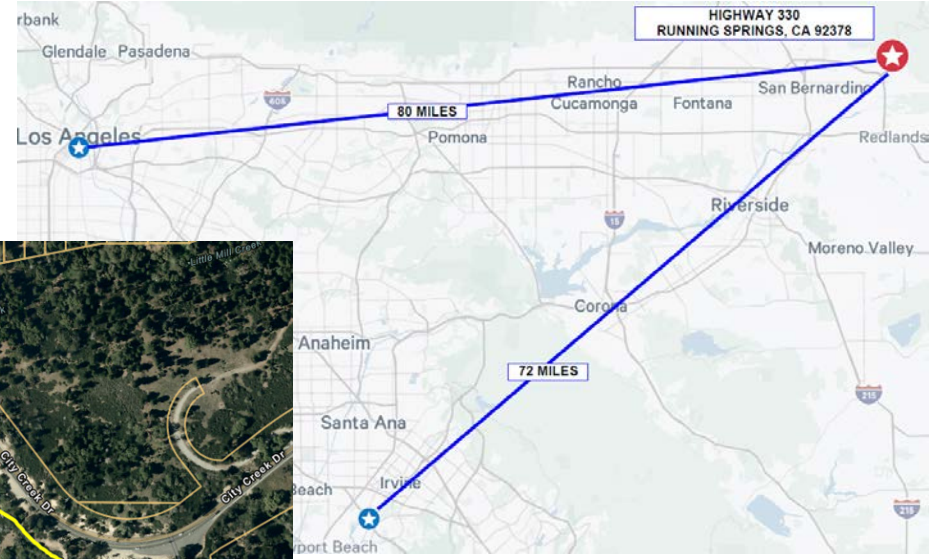
+ Roads surround the property on all sides

+ Dirt roads and hiking trails throughout the property

+ Beautiful running stream 10-11 months a year

+ Currently Zoned for 13 Homes plus ADU's

parcel maps





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zoning/potential uses





zoning district

SPECIAL DEVELOPMENT (SD)

The SD (Special Development) land use zoning district provides sites for a combination of residential, commercial, industrial, agricultural, open space and recreation uses, and similar and compatible uses.



APN #	0296-01-229
ZONING	HT/SD-RES
ZONING DESCRIPTION	Hilltop/Special Development-Residential
JURISDICTION	San Bernardino County Land Use Services office

overlay districts

HILLTOP

The Hilltop Community Plan area is known as a charming, small-town, mountain community; attractive for its climate, scenic resources and sense of remoteness from urban life. Highways 18 and 330 converge in Running Springs, and it is often a stopping point for travelers on their way to Big Bear.

SPECIAL DEVELOPMENT RESIDENTIAL

The Special Development Residential designation allows for maximum flexibility with compatible uses. Staff has indicated a preference for density based on the RL-5 (Rural Living 5 Acre) Zoning Definition. The RL-5 (Rural Living 5 acre) land use zoning district provides sites for rural residential uses, incidental agricultural uses, and similar and compatible uses. Based on 5-acre lot sizes the site would allow for approximately 13 home sites plus ADU's.

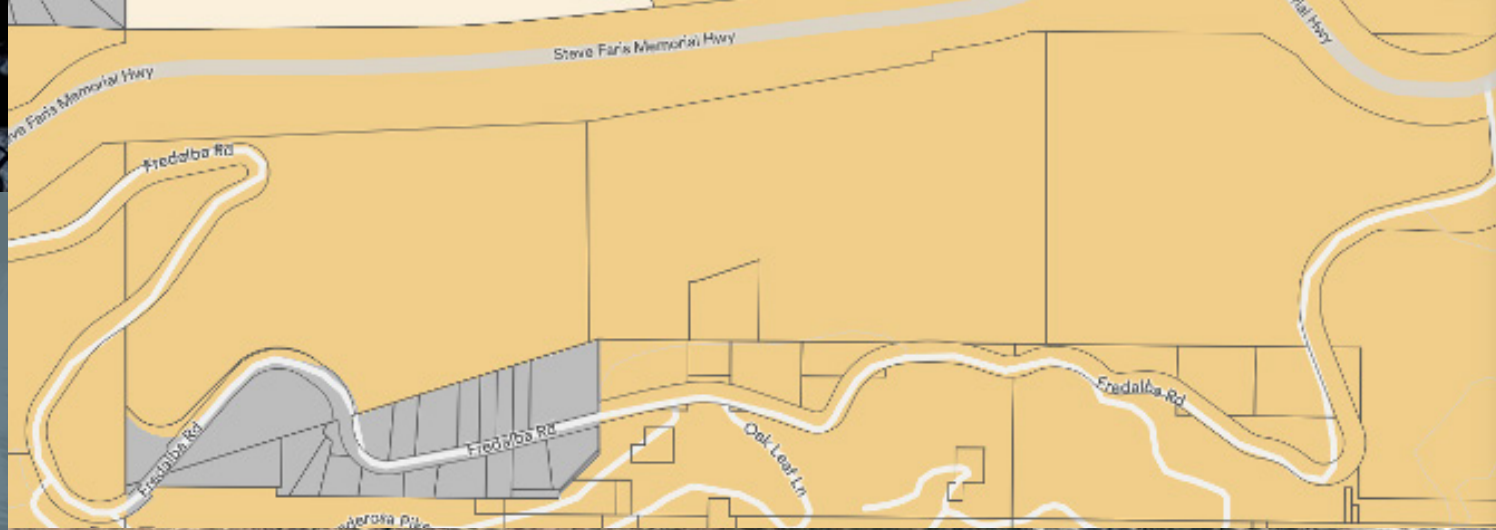
FIRE SAFETY OVERLAY

The Fire Safety (FS) Overlay established by Sections 82.01.020 (Land Use Plan and Land Use Zoning Districts) and 82.01.030 (Overlays) is created to provide greater public safety in areas prone to wildland brush fires, by establishing additional development standards for these areas.



In addition to Residential Developments, potential uses may include Campgrounds, Recreational Vehicle Park, Conference/ convention facilities, and more.

*The zoning information provided is subject to final approval by staff. Permit requirements, fees, and zoning information may be altered upon subsequent staff review. If you have additional questions about your zoning determination, please contact county staff.





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location overview



Big Bear

Big Bear is a small mountain resort town in Southern California. Sitting on the banks of fish-filled Big Bear Lake, it has a population of roughly 5,100 and is known for Bear Mountain ski resort, with its terrain parks and learner slopes, and family-friendly Snow Summit ski resort. Boutiques, gift shops, and restaurants line the streets of Big Bear Lake Village.

Big Bear Lake is a public lake with two public boat launch ramps. Six marinas offer boat rentals and other concessions including pontoon boats, speedboats, and personal watercraft. There are a wide variety of activities, such as parasailing, water skiing, fishing excursions, and boat tours. People can picnic lakeside and enjoy the iconic rock formations at Boulder Bay Park. The swim beach at Meadow Park has an on-duty lifeguard, a floating dock, and water toys.

Four seasons in Big Bear allow for lake recreation in the warmer months, and snow play in the winter. Accessible by land or air, Big Bear is a popular destination for travelers of all kinds. The vacation rental industry in Big Bear is an exciting and lucrative option for second homeowners and investors interested in earning returns on real estate.

Big Bear Valley even has its own community airport. The Big Bear Airport is a popular destination for private pilots to visit. The airport runway is 6,800 ft. long and can accommodate all types of aircraft including small jets and military aircraft. Helicopter tours of Big Bear are available for visitors.





Lake Arrowhead

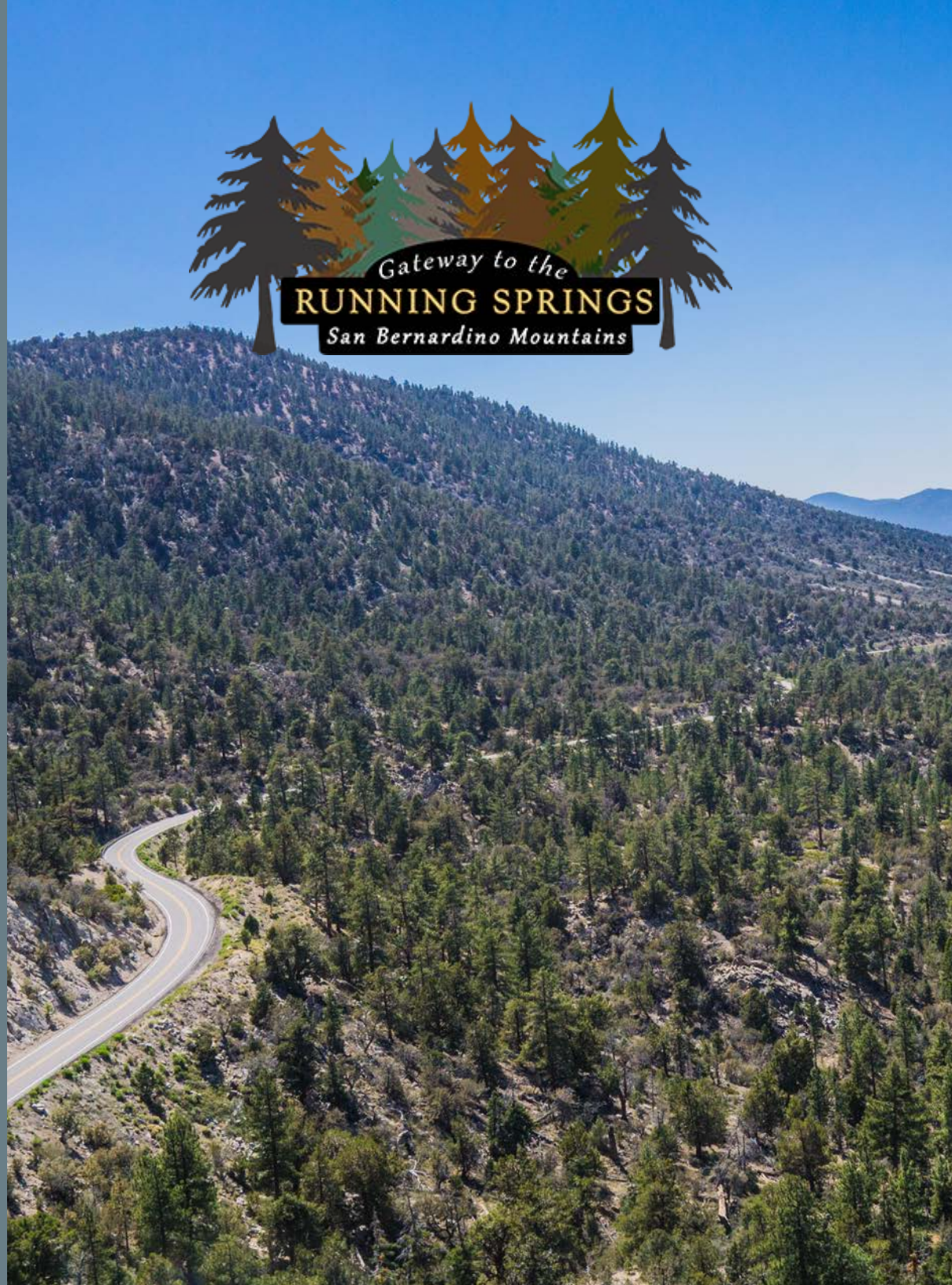
Lake Arrowhead can appeal to the person who is perhaps interested in a "road less traveled". Sitting at a slightly lower elevation than Big Bear it can be easier getting to and around the area. The smaller, more exclusive mountain community may suit people who are less interested in winter sports activities and the associated tourist traffic. Still, visitors can easily get to nearby Snow Valley ski resort without having to drive to Big Bear.

Lake Arrowhead is an exclusive private lake and its use is restricted to homeowners in a tract of land roughly one mile around the perimeter of the lake, known as "Arrowhead Woods". Visitors to the area can access the lake by boat on the Arrowhead Queen Lake Tour, by water ski through the McKenzie Water Ski School, or on foot by strolling at Lake Arrowhead Village.

Running Springs

Known as the Gateway to the San Bernardino Mountains, Running Springs is a mountain community situated 17 miles west of Big Bear Lake at the junction of SR-18 and SR-330. It is a major gateway to the mountain communities of Lake Arrowhead, Arrowbear, Green Valley Lake, and Big Bear, and is the closest community to Snow Valley Mountain Resort. Resting at an elevation of 6,100 feet, the Running Springs Community is comprised of approximately 5,300 residents.

Running Springs is also home to the 3,400-acre National Children's Forest, which offers interpretive programs, educational tours and more. Snow Valley Mountain Resort was established here in the 1920s and was the first ski resort in the San Bernardino Mountains

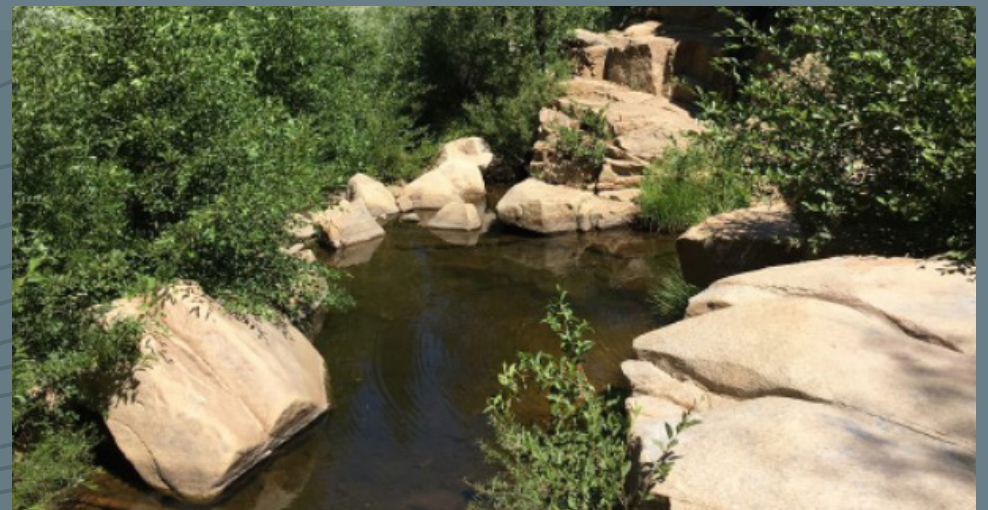




While there are no primary industries in Running Springs, there are service industries geared to the tourist market, as this is a highly popular year-round tourist destination. Also, taking advantage of the forested setting, the area is home to multiple summer camps, such as Pali Adventures, which also houses an outdoor education program known as Pali Institute.

Running Springs is the closest mountain community to Snow Valley. As the oldest continually operating ski resort in Southern California, Snow Valley is the perfect place for skiing, snowboarding, and snow play during the winter months. And during the summer months, enjoy world-class mountain biking at nearby SkyPark, Snow Valley, and Rim Nordic's 15 miles of trails! If hiking is more your style, enjoy Keller Peak, a moderate 12.5-mile hike located near Running Springs. This hike features gorgeous wildflowers and is best utilized from April until October. This is a dog-friendly trail, and horses are welcome. And for the younger hikers, check out Exploration Trail a 4.5-mile trail located near Running Springs that features a lake and boasts several activity options. It is a family-friendly trail that was designed by children and U.S Forester Service personnel. This is a horse-friendly trail, but dogs are not allowed.

The first people to settle here were the Serrano people ("mountain people"). They got their name from Spanish priest Father Garces in 1776, but called themselves Yuhaviatam ("people of the pines"). Numerous mortar holes can be seen throughout the area, made by the Serranos grinding acorns into meal.





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INVESTMENT CONTACTS

JOHN BIBEAU

Vice President
+1 949 725 8484
john.bibeau@cbre.com
Lic. 01250130

BRIANNA ANTHONY

Realtor
+1 909 562 2028
Brianna@LocalMountainRealtor.com
Lic. 02041599

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