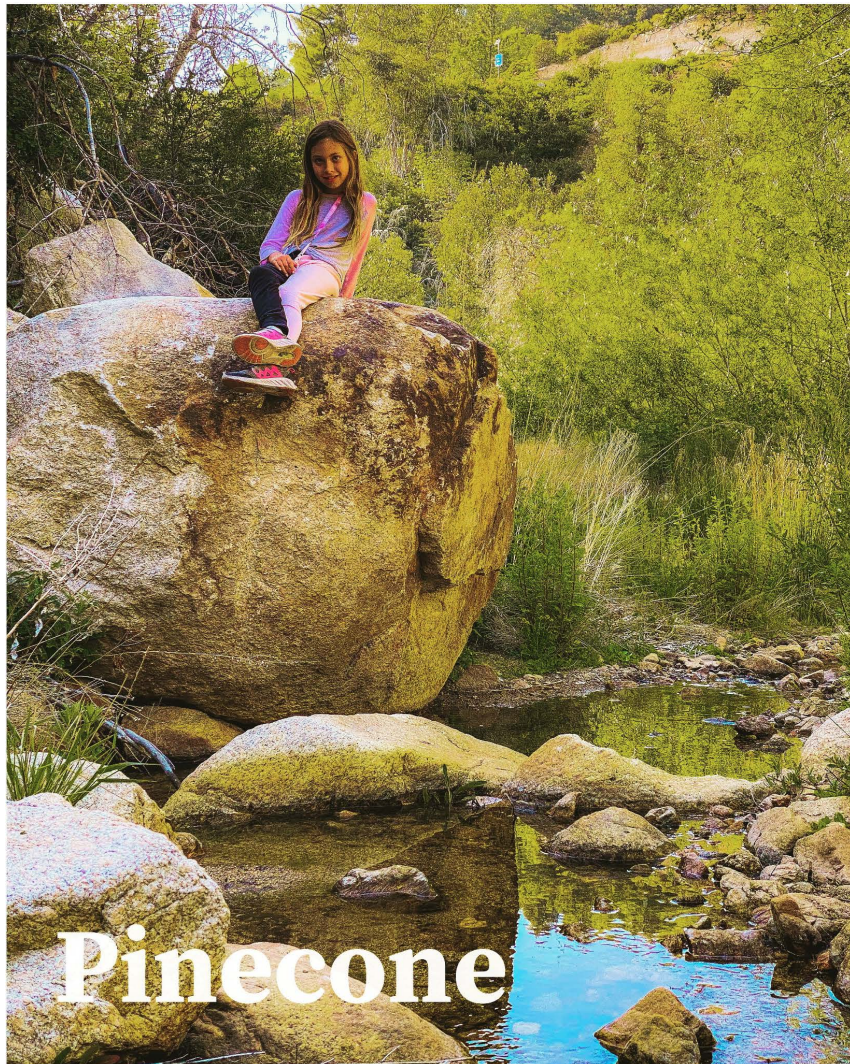


Pinecone Reserve – A Little Peace in the Mountains

Property Summary

Pinecone Reserve is a rare 68-acre property nestled in Running Springs, California—just an hour from Orange County. Framed by towering pine, cedar, and oak trees, and graced with a year-round running stream, this parcel offers a unique opportunity for residential or specialty development in one of Southern California's most sought-after mountain regions. With essential utilities like sewer, water, and power already present, and direct frontage on Highway 330, it's ready for transformation.



Property Features

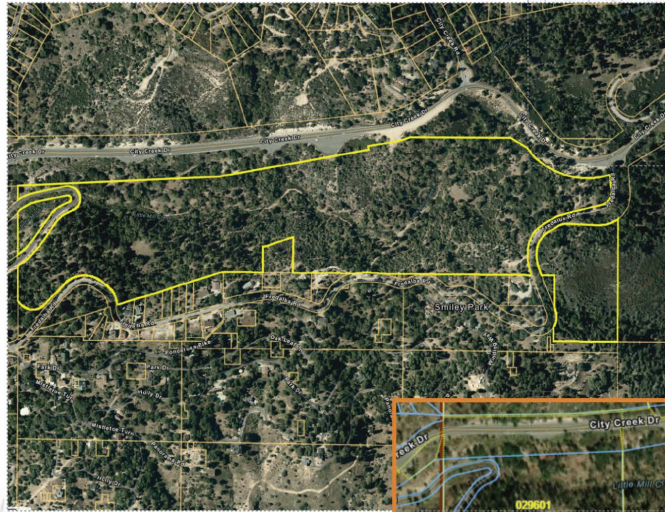
- 68-acre mountain parcel with creek and forest - Parcel Number: 0296-012-29-000 - Working well, currently supplies Smiley Park community - Existing sewer lines, power, and multiple road access points - Trails, ridgelines, and natural clearings - Proximity to Snow Valley, Lake Arrowhead, Big Bear, and Santa's Village



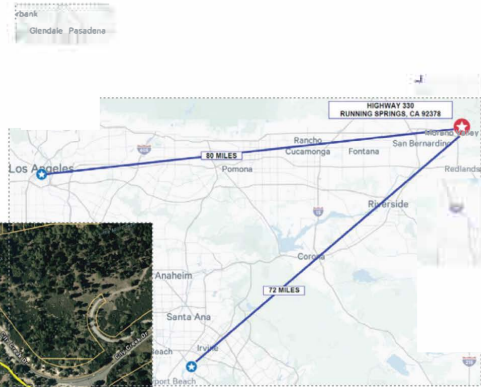
Location and Parcel Maps

Situated between Lake Arrowhead and Big Bear, Pinecone Reserve is ideally located for recreation and mountain living. Easily accessible from Highway 330 and Fredalba Road.

parcel maps



Property Description | p 9



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.



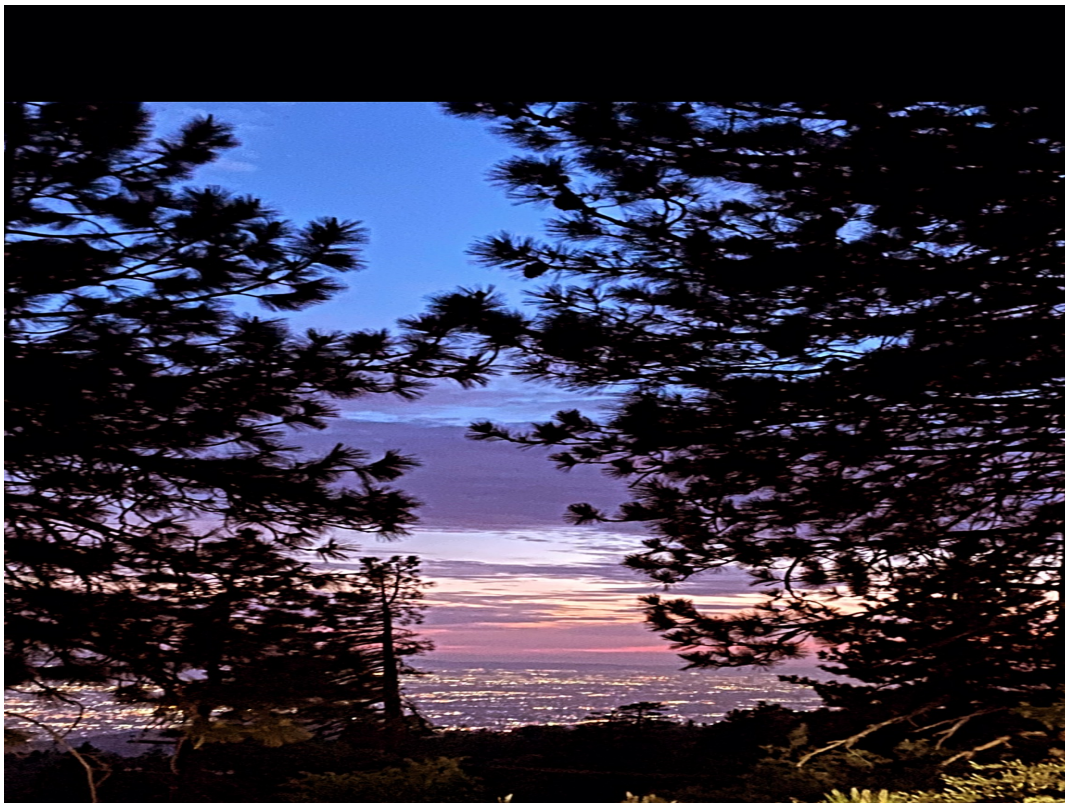
Zoning/Potential Uses | p13

Zoning & Potential Uses

Zoning: SPECIAL DEVELOPMENT (SD) – HT/SD-RES The Special Development designation provides for residential, commercial, open space, agricultural, and recreational land uses. Compatible Uses: - Single-family homes on 5-acre minimum lots (approx. 13 homes + ADUs) - Glamping & eco-lodges - RV parks & campgrounds - Retreat & wellness centers - Conference/event venues *Zoning subject to final approval. Contact county staff for specifics on zoning determinations and permitting.

Location Overview

Running Springs: 5,300-resident mountain town with charming community feel, home to Snow Valley Mountain Resort and the National Children's Forest. **Lake Arrowhead:** Exclusive lake access, quaint village, and less-traveled elegance with boutique shops and lakeside activities. **Big Bear:** Year-round destination with skiing, lake sports, hiking, and strong short-term rental market. Big Bear Lake includes six marinas, beaches, and a public airport.



■ Offered At

■ Offered at \$855,000 ■ For showings and details, contact: Louis Baker BRE# 01510300
949-929-4792

