



# LAND USE SERVICES DEPARTMENT ZONING ADMINISTRATOR STAFF REPORT

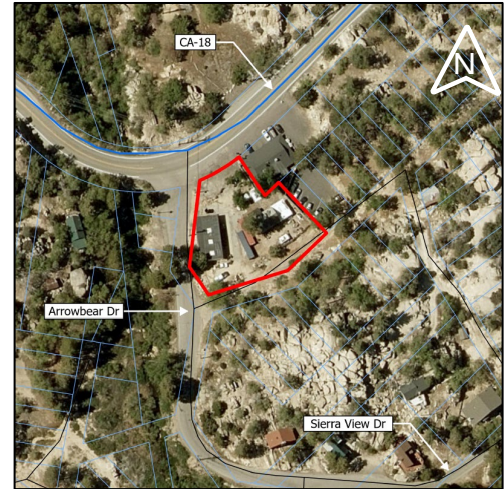
**HEARING DATE: September 24, 2026**

**AGENDA ITEM # 2**

Project Description

**APN:** 0327-141-79  
**Applicant:** Tantric Tea, LLC  
**Community:** Hilltop / 3<sup>rd</sup> District  
**Location:** 33217 Rim of the World Drive, Arrowbear  
**Project No:** PROJ-2022-00074  
**Staff:** Amy Rossig, Contract Senior Planner  
**Rep:** David Fisher  
**Proposal:** A Minor Use Permit to convert existing buildings and add square footage to operate a restaurant, micro-brewery pub/distillery, retail store, and day spa; remodel roof on existing caretaker's residence and add a detached garage on a 0.55-acre lot located within the Countywide Plan Designation Commercial/General Commercial-Sign Control Overlay Zoning District (HT/CG-SCp).

Vicinity Map



87 Hearing Notices Sent On: September 8, 2026

Report Prepared By: Amy Rossig

**SITE INFORMATION**

**Parcel Size:** 0.55 acres  
**Terrain:** Slight grade increase along Arrowbear Drive and the remaining property is relatively flat  
**Region:** Mountain  
**Vegetation:** Several native trees and outcroppings

**TABLE 1 – SITE AND SURROUNDING LAND USE DESCRIPTION**

| AREA  | EXISTING LAND USE                                    | LAND USE CATEGORY                           | ZONING DISTRICT                                          |
|-------|------------------------------------------------------|---------------------------------------------|----------------------------------------------------------|
| Site  | Auto service garage and residence                    | Commercial (C)                              | Hilltop / General Commercial – Sign Control (HT/ CG-SCp) |
| North | Undeveloped                                          | Low Density Residential 2-5 du/ac max (LDR) | Hilltop / Single Residential (HT / RS)                   |
| South | Single family residential                            | Low Density Residential 2-5 du/ac max (LDR) | Hilltop / Single Residential (HT / RS)                   |
| East  | Commercial restaurant (Victoria's Family Restaurant) | Commercial (C)                              | Hilltop / General Commercial – Sign Control (HT/ CG-SCp) |
| West  | Single family residential                            | Low Density Residential 2-5 du/ac max (LDR) | Hilltop / Single Residential (HT / RS)                   |

**AGENCY**

City Sphere of Influence: N/A  
Water Service: Arrowbear Park County Water District  
Sewer Service: Septic

**COMMENT**

N/A  
County Service Area 70 Zone J  
EHS Conditions of Approval Provided

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**STAFF RECOMMENDATION:** That the Zoning Administrator **ADOPT** the Findings for approval of the Minor Use Permit; **APPROVE** the Minor Use Permit convert existing buildings and add square footage to operate a restaurant, micro-brew pub/distillery, retail store, and day spa; remodel roof on existing caretaker's residence and add a detached garage, subject to the attached Conditions of Approval; and **DIRECT** Land Use Services Department to file a Notice of Exemption.<sup>1</sup>

<sup>1</sup> In accordance with Section 86.08 of the Development Code, the action taken by the Zoning Administrator may be appealed to the Planning Commission before its effective date

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**FIGURE 1: VICINITY MAP**

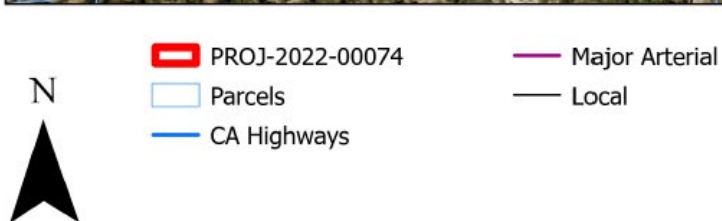
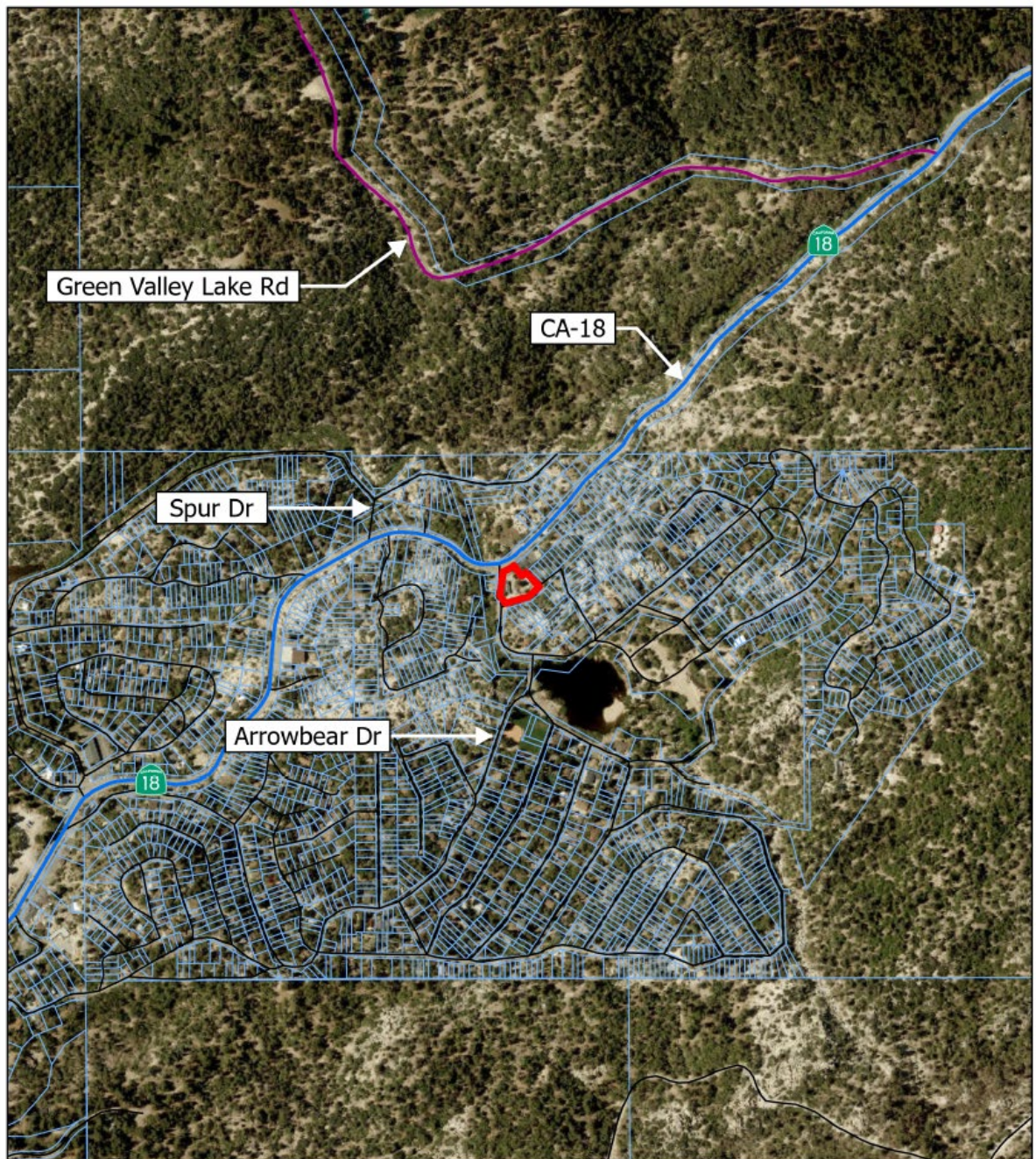


FIGURE 2: AERIAL MAP



FIGURE 3: LAND USE CATEGORY MAP

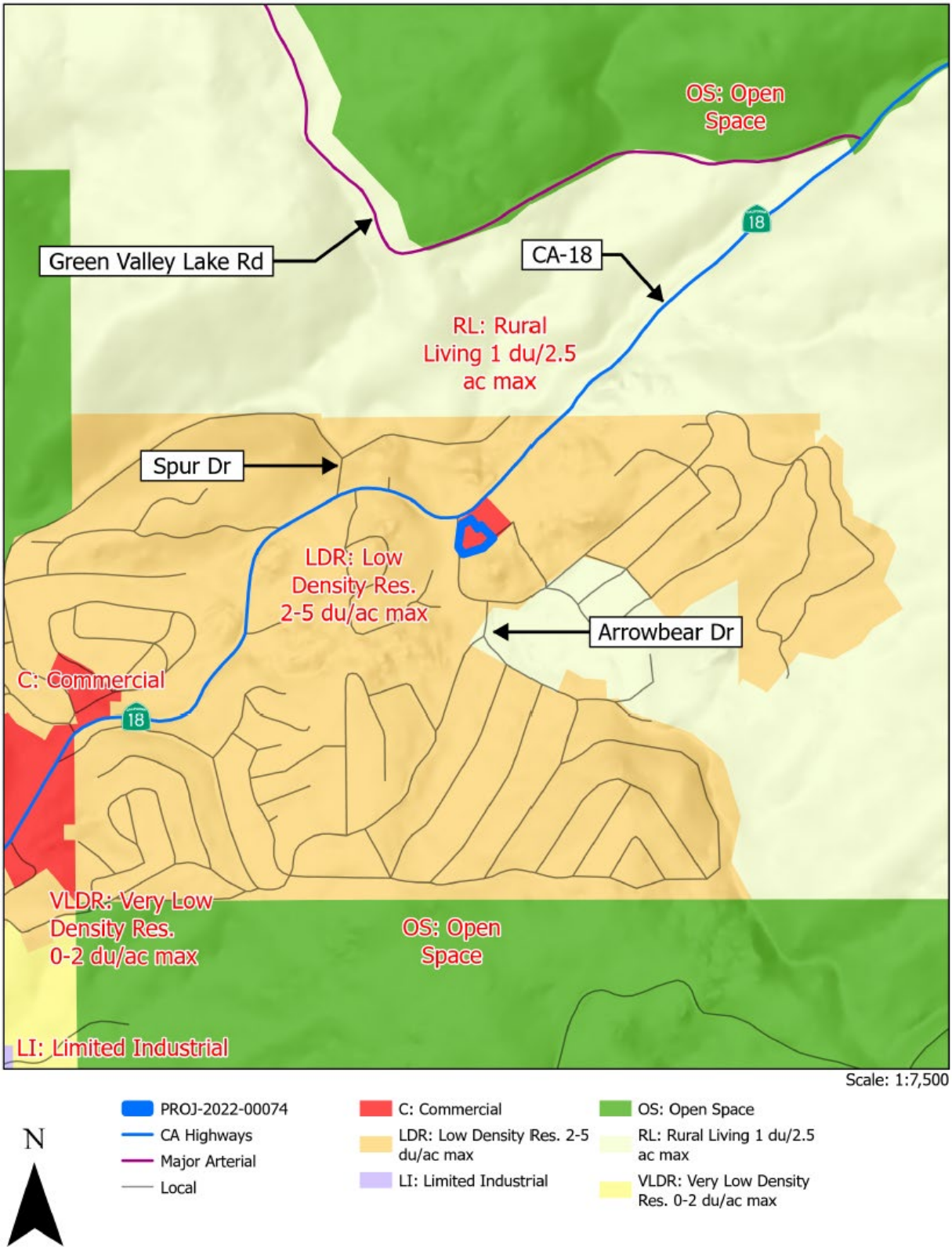
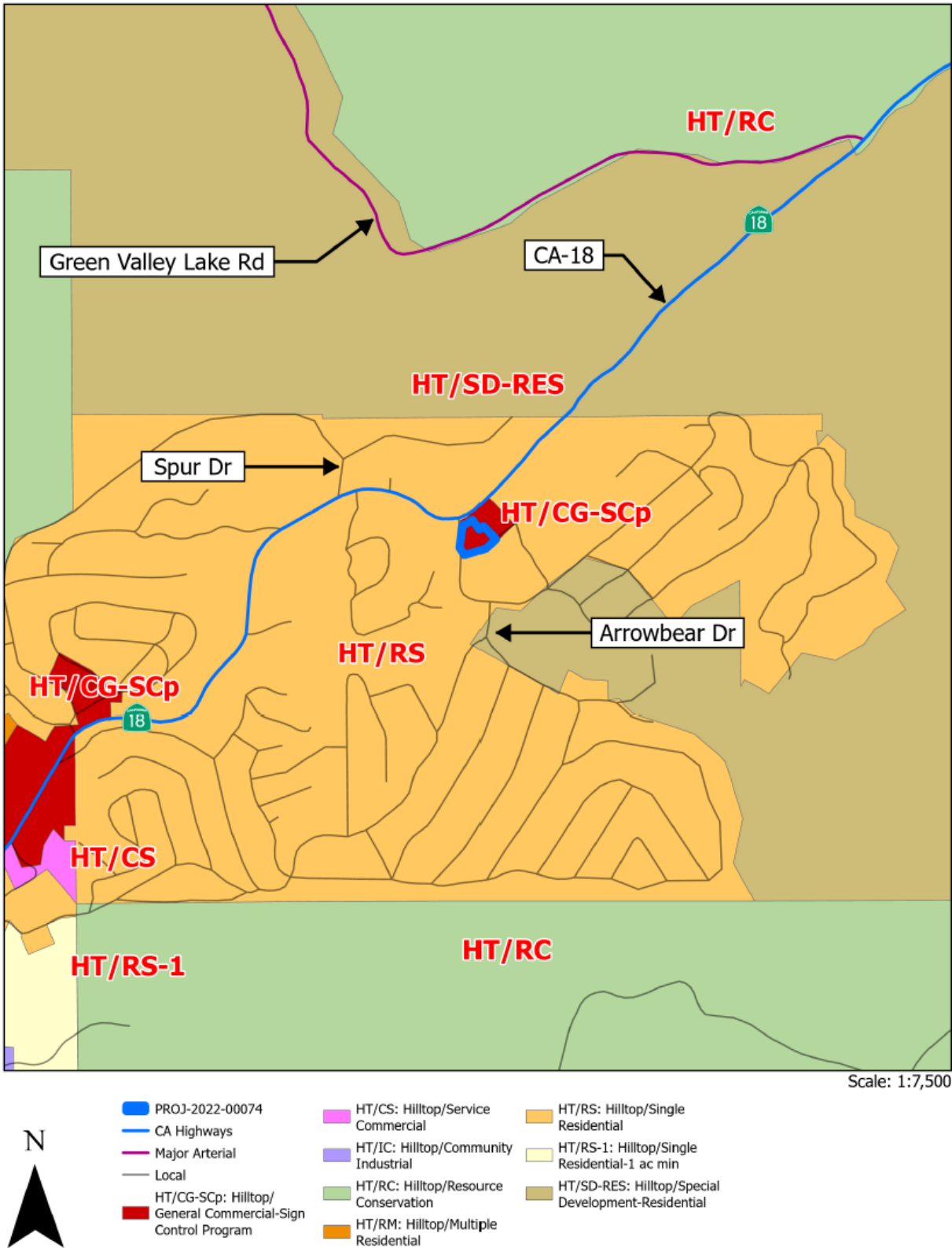


FIGURE 4: ZONING MAP



## FIGURE 5: PROJECT SITE PHOTOGRAPHS

### Site Photos (3-12-22)



Looking Southwest from Hwy 18



Looking Southeast from Hwy 18



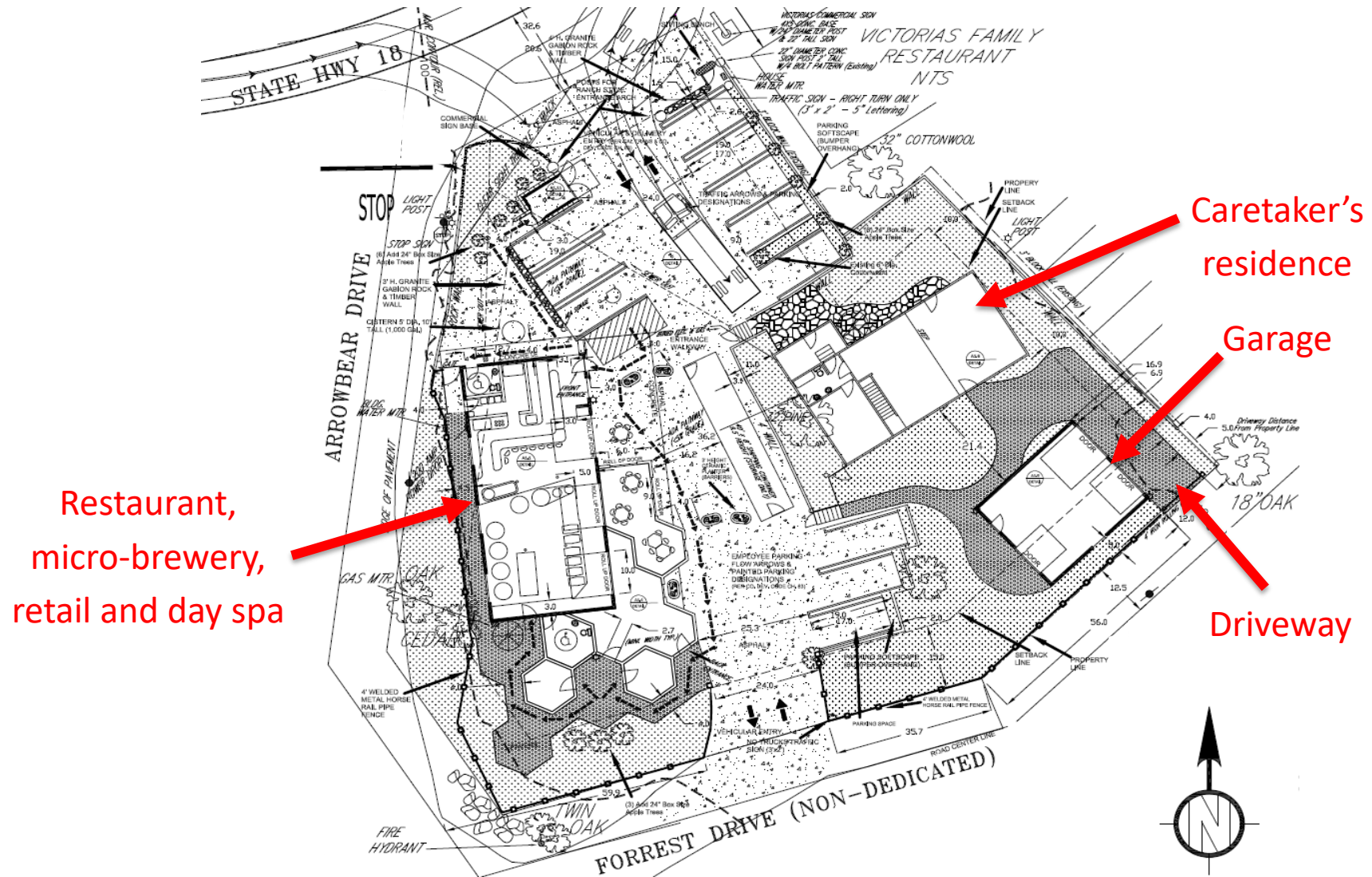
Looking East up Forest Drive



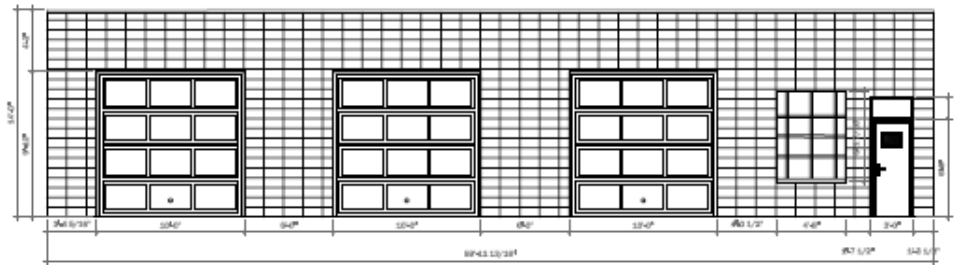
Looking Northwest from Forest Drive

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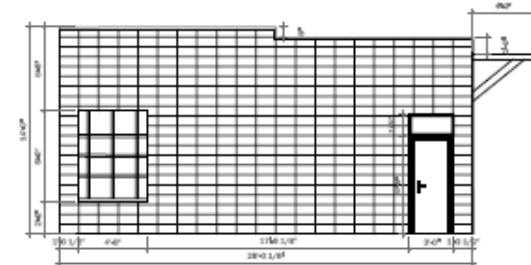
## SITE PLAN



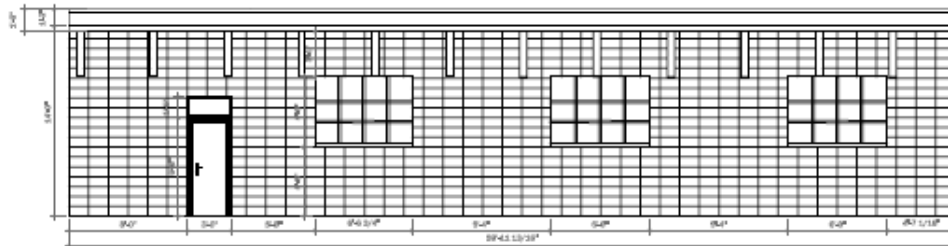
BUILDING ELEVATIONS - EXISTING  
 RESTAURANT, MICRO-BREWERY PUB/ DISTILLARY, RETAIL STORE, DAY SPA BUILDING



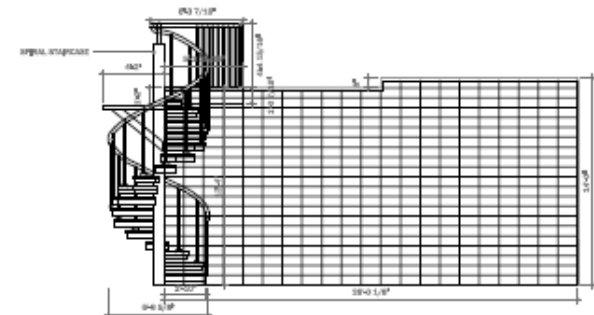
**Z5** BREWERY - ELEVATION - FRONT - EXISTING  
 SCALE: 1/4" = 1'-0"



**Z6** BREWERY - ELEVATION - SIDE 2 - EXISTING  
 SCALE: 1/4" = 1'-0"

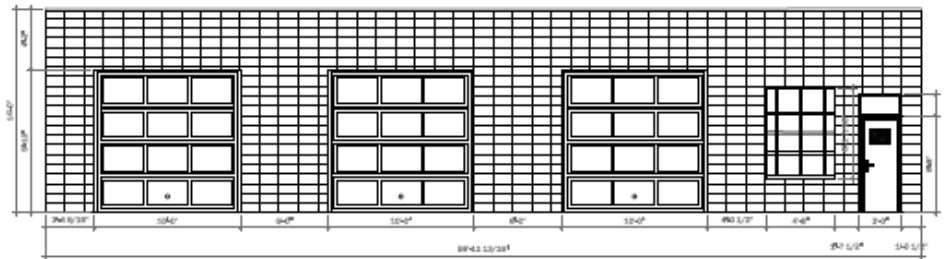


**Z3** BREWERY - ELEVATION - REAR - EXISTING  
 SCALE: 1/4" = 1'-0"

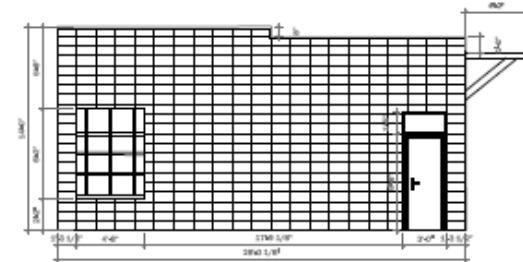


**Z4** BREWERY - ELEVATION - SIDE 1 - EXISTING  
 SCALE: 1/4" = 1'-0"

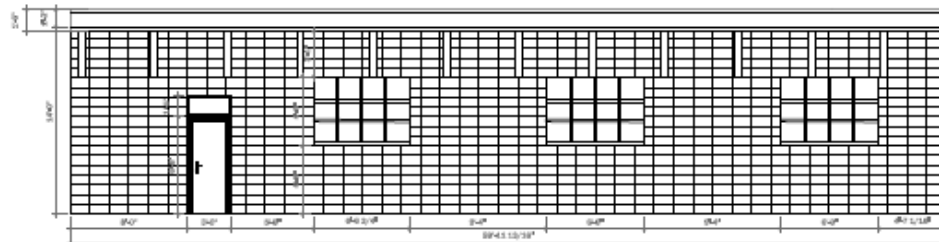
BUILDING ELEVATIONS - PROPOSED  
 RESTAURANT, MICRO-BREWERY PUB/ DISTILLARY, RETAIL STORE, DAY SPA BUILDING



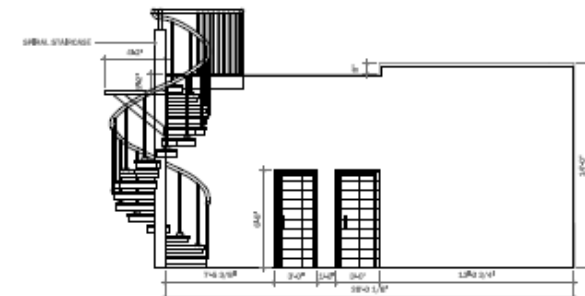
**Z9** BREWERY - ELEVATION - FRONT - PROPOSED  
 SCALE 1/4" = 1'-0"



**Z10** BREWERY - ELEVATION - SIDE 2 - PROPOSED  
 SCALE 1/4" = 1'-0"

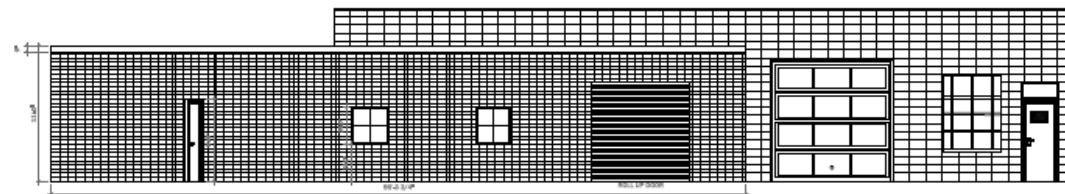


**Z7** BREWERY - ELEVATION - REAR - PROPOSED  
 SCALE 1/4" = 1'-0"

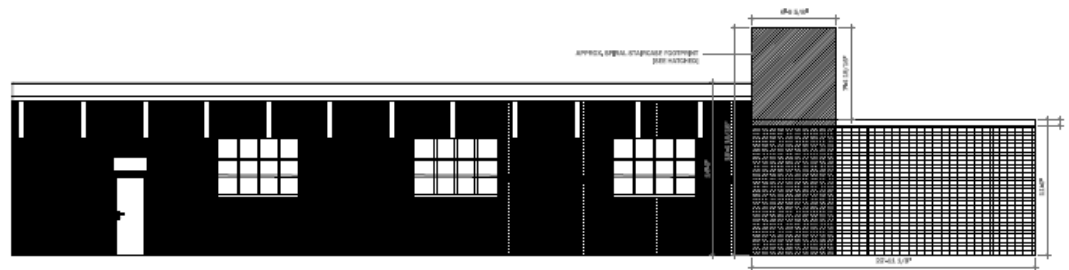


**Z8** BREWERY - ELEVATION - SIDE 1 - PROPOSED  
 SCALE 1/4" = 1'-0"

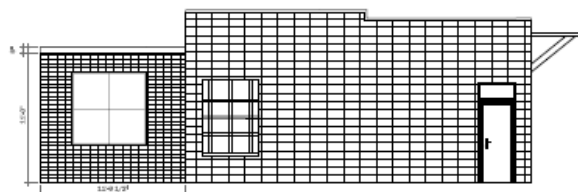
BUILDING ELEVATIONS - PROPOSED  
 RESTAURANT, MICRO-BREWERY PUB/ DISTILLARY, RETAIL STORE, DAY SPA BUILDING



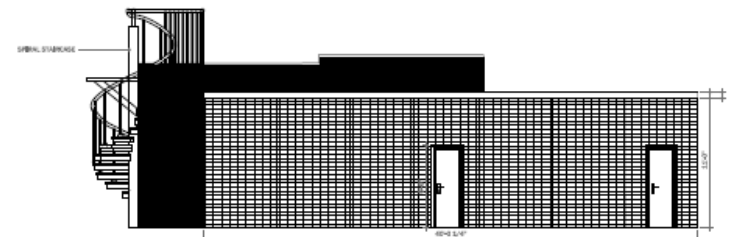
**Z16** BREWERY - ADDITION - ELEVATION - FRONT - PROPOSED  
 SCALE: 1/4\"/>



**Z15** BREWERY - ADDITION - ELEVATION - REAR - PROPOSED  
 SCALE: 1/4\"/>

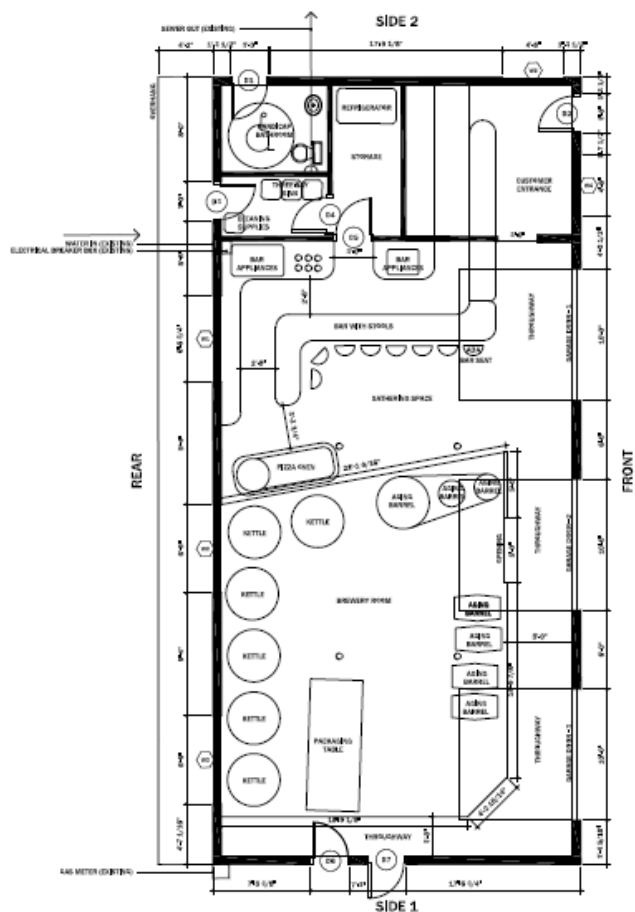


**Z13** BREWERY - ADDITION - ELEVATION - SIDE 2 - PROPOSED  
 SCALE: 1/4\"/>

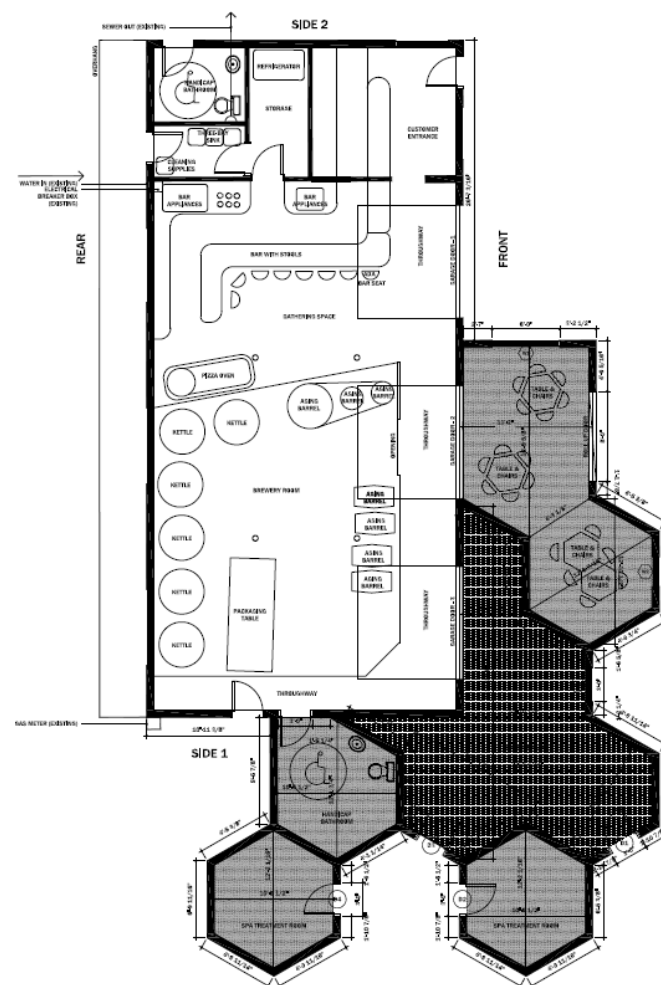


**Z14** BREWERY - ADDITION - ELEVATION - SIDE 1 - PROPOSED  
 SCALE: 1/4\"/>

FLOOR PLAN - PROPOSED  
RESTAURANT, MICRO-BREWERY PUB/ DISTILLARY, RETAIL STORE, DAY SPA BUILDING

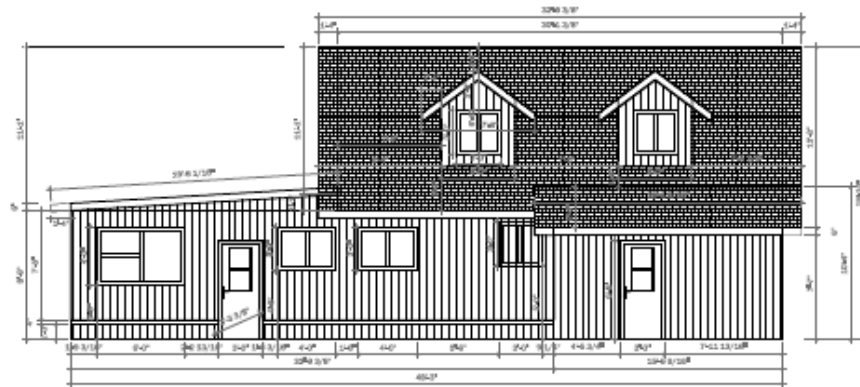


**BREWERY - FLOOR PLAN - PROPOSED**

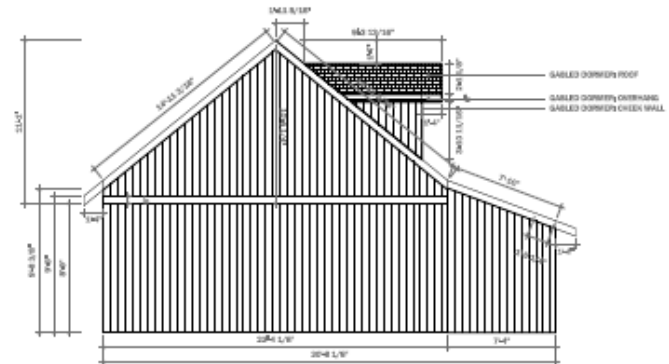


**Z11 BREWERY - ADDITION - FLOOR PLAN - PROPOSED**  
SCALE: 1/4" = 1'-0"

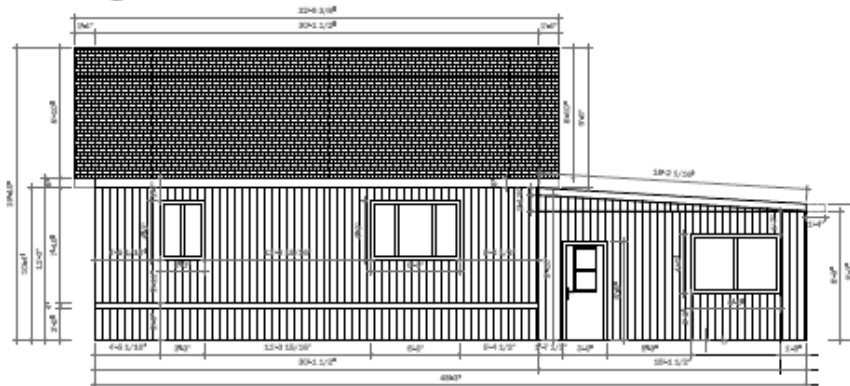
BUILDING ELEVATIONS - EXISTING  
 CARETAKER'S RESIDENCE



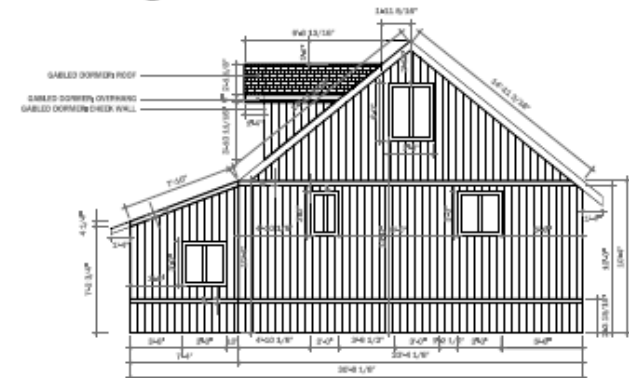
**Z22 RESIDENCE - ELEVATION - FRONT - EXISTING**



**Z23 RESIDENCE - ELEVATION - SIDE 2 - EXISTING**

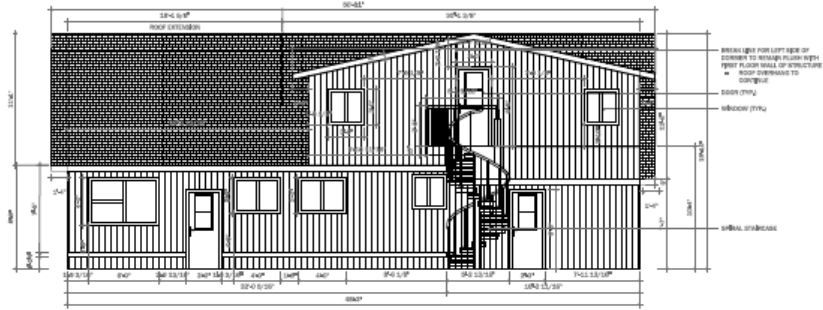


**Z20 RESIDENCE - ELEVATION - REAR - EXISTING**

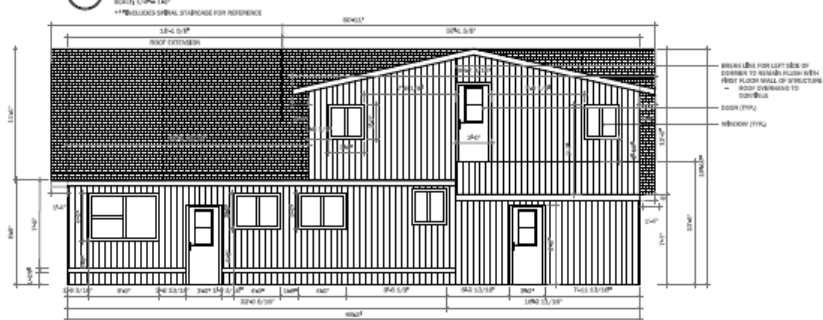


**Z21 RESIDENCE - ELEVATION - SIDE 1 - EXISTING**

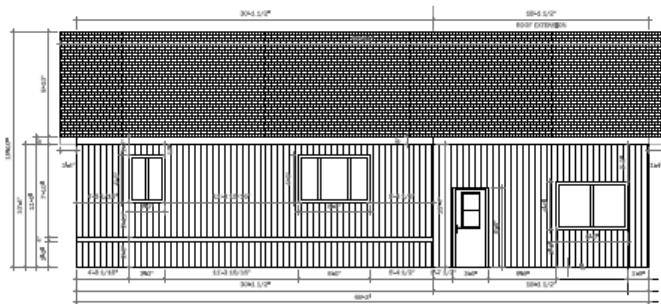
# BUILDING ELEVATIONS – PROPOSED CARETAKER'S RESIDENCE



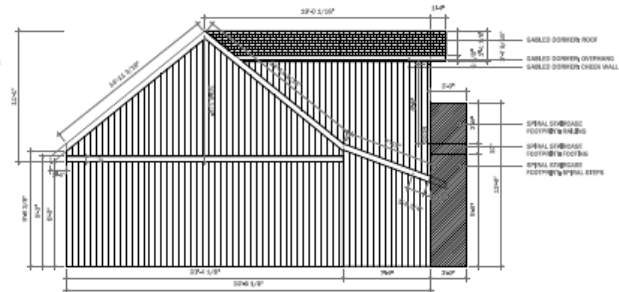
**Z28 RESIDENCE - ELEVATION - FRONT - PROPOSED**



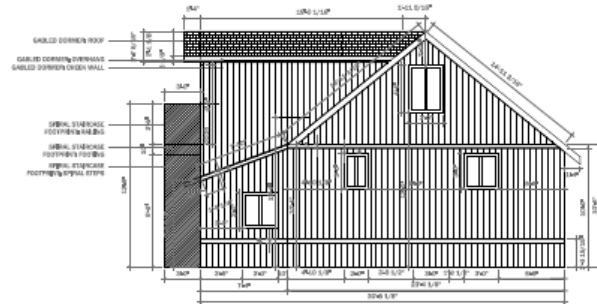
**Z26 RESIDENCE - ELEVATION - FRONT - PROPOSED**



**Z24 RESIDENCE - ELEVATION - REAR - PROPOSED**



**Z27 RESIDENCE - ELEVATION - SIDE 2 - PROPOSED**



**Z25 RESIDENCE - ELEVATION - SIDE 1 - PROPOSED**

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## **PROJECT DESCRIPTION AND BACKGROUND:**

The Proposed Project is a Minor Use Permit to convert existing buildings for the operation of a restaurant, micro-brewery pub/distillery under a Type 74 (craft distillery) Alcohol Beverage Control (ABC) license, retail store and day spa. The Proposed Project also includes remodeling an existing caretaker's residence and adding a detached garage ("Proposed Project"). The proposed hours of operation would be from 7:00 a.m. to 11 p.m., seven days a week. The business would employ up to four employees at any given time, two of whom would reside on-site in the caretaker's residence.

Property maintenance and deliveries would be limited to normal daylight business hours. The applicant anticipates approximately two deliveries per week. To minimize traffic conflicts, deliveries would be consolidated and scheduled before or after the primary business operating hours as the delivery entrance would be located off of State Highway 18. The project would provide 11 parking spaces for customers and employees, with an additional two parking spaces designated for the caretaker's residence within the detached garage.

The project site is located within the Commercial land use category and the General Commercial zoning district and encompasses approximately 0.55 acres. The site has a slight grade increase along Arrowbear Drive, while the remainder of the property is relatively flat. Several native trees and natural rock outcroppings are dispersed throughout the property and would be incorporated into the site design where feasible.

The property was originally developed with a caretaker's residence in 1948. In 1957, a 1,680-square-foot commercial building was constructed on the site. The building was operated as an automobile service station until 1989. All equipment associated with the former service station, including gasoline and oil storage tanks, has since been removed. Site cleanup has been documented by the California State Water Resources Control Board under Case ID T0607100757. Additionally, the project site **is not** identified as a Cortese List site (Non-Hazardous Waste and Substances Sites).

## **PUBLIC COMMENTS AND NOTICES**

In accordance with Section 84.27.070 of the County Development Code, Project Notices were sent to all property owners within 300 feet of the external boundaries of the Project boundary. A total of 87 project notices were sent to surrounding property owners and interested agencies/associations on September 16, 2024. To date, no comments in favor nor opposition have been received. The Planning Division sent out hearing notices on September 8, 2026, advertising the Zoning Administrator Hearing to be held on September 24, 2026.

## **PROJECT ANALYSIS:**

**Required Entitlements:** The project site is located in the General Commercial zoning district. In this zoning district, the proposed uses are either permitted or require Site Plan Permit. However, pursuant to San Bernardino County Development Code Section 85.08.020(b), a Site Plan Permit would not be allowed for any project along a designated State highway. The project site fronts State Highway 18. In such case, the review and approval of a Minor Use Permit is required.

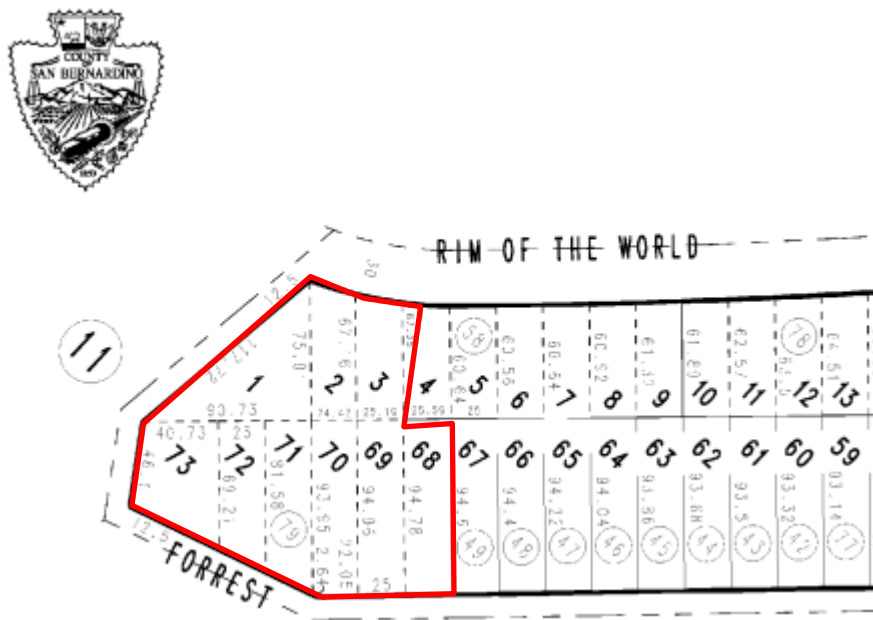
**Site Planning:** The project site is currently developed with two existing buildings. The existing 1,588, square-foot, caretaker's residence would be remodeled (roof only), while the former automobile service station would be repurposed for use as a restaurant, gift shop, and day spa. New construction would be limited to a 750 square foot, detached two-car garage, a 1,069-square-foot expansion of the existing building formerly used as the automobile service station, and installation of a 320 square foot shipping container for storage.

The proposed site improvements would allow the existing developed site to be adaptively reused while introducing new commercial services without requiring substantial new development or significant alteration of the existing site.

Existing Property Boundary Lines: The project site was originally created as part of Tract No. 1894, Arrow-Bear Park Unit No. 2, which was subdivided in 1928. As shown in Figure 6, an excerpt of the County Assessor Parcel Map, the project site encompasses Lots 1 through 3 and Lots 68 through 73.

The proposed development would extend across existing lot lines. As structures may not be constructed across property boundaries, the existing lots would be required to be combined into a single legal parcel, or otherwise reconfigured as required by the County, prior to construction. Accordingly, as a condition of project approval and prior to issuance of building permits, the applicant would be required to complete the applicable lot merger to eliminate the underlying lot lines that would otherwise intersect the buildings.

FIGURE 6: ASSESSOR'S PARCEL MAP



Consistency with Countywide Plan: The Proposed Project is consistent with the Countywide Plan Policy LU-2.4 Land Use Map consistency, because no amendment to the existing land use category or zoning district is required. The proposed uses are consistent with the existing land use framework and are generally compatible with surrounding land uses and the established identity of the community.

The Proposed Project is also consistent with Countywide Plan Policy LU-2.6, Coordination with Adjacent Entities, as the project has been circulated to and reviewed by applicable County departments and agencies. Conditions of approval have been incorporated where appropriate based on agency comments and technical requirements.

The Proposed Project is further consistent with the Hilltop Communities Community Action Guide, specifically Focus Statement A, which encourages economic development opportunities that capitalize on the area's natural environment, attract visitors, and provide entertainment and gathering opportunities for residents. The Proposed Project would establish a new commercial use within an existing developed site, providing opportunities for the community to gather while adaptively reusing a property that has historically supported commercial activity but has otherwise been underutilized.

Code Compliance Summary: The Proposed Project satisfies the applicable development standards of the Development Code for the General Commercial Zoning District, as summarized in Table 2 below.

**TABLE 2: PROJECT CODE COMPLIANCE**

| Project Component    | Development Code Standard     |           | Project Plans      | Complies |
|----------------------|-------------------------------|-----------|--------------------|----------|
| Setbacks             | Front (State Highway 18)      | 15 feet   | 50 feet            | YES      |
|                      | Street Side (Arrowbear Drive) | 15 feet   | 5 feet*            | NO       |
|                      | Street Side (Forrest Drive)   | 15 feet   | 5 feet*            | YES      |
|                      | Rear                          | 10 feet   | 10 feet            | YES      |
| Maximum Height       | Commercial building           | 35 feet   | 14 feet            | YES      |
|                      | Caretaker's residence         | 35 feet   | 19 feet, 10 inches | YES      |
|                      | Garage                        | 1-story   | 18 feet            | YES      |
| Maximum lot coverage | 80 percent                    |           | 20 percent         | YES      |
| Required Parking     | Commercial building           | 11 spaces | 13 spaces          | YES      |
|                      | Caretaker's residence         | 2 spaces  |                    |          |
|                      | Total                         | 13 spaces |                    |          |
| Minimum Landscaping  | 20 percent                    |           | 22 percent         | YES      |

\*The former automobile service building is existing and is located five feet from the Forrest Drive, street side, boundary line. As this building is legal non-conforming, it can encroach into the setback without a Variance. The proposed addition to this building will occur out of the required setback and will not expand the non-conforming feature. The proposed detached garage would be located approximately 5 feet from the street-side setback adjoining Forrest Drive. Pursuant to San Bernardino County Code Section 83.02.080(d), Table 83-5, detached garages in the Mountain Region may maintain a minimum 3-foot setback from the road right-of-way when they meet specified criteria. These criteria include being limited to one story in height, satisfying the administrative criteria established by the Building Official, occupying no more than 25 percent of the rear yard, and maintaining a 20 percent side-yard setback from the front and rear property lines.

Pursuant to San Bernardino County Code Section 83.02.080(d), Table 83-5 the proposed garage qualifies for the reduced setback allowance and may be located within the street-side setback without requiring approval of a Variance.

Use Specific Development Standards: San Bernardino County Code Section 84.13.030 states that a business providing massage services shall be located at least 750 feet from another business providing massage services. Should the day spa include massage services, the project would meet this requirement as the closest massage business is located over 5 miles to the west in the Lake Arrowhead Village shopping mall.

Landscaping: San Bernardino County Code Section 83.10.060(a)(4), Table 83-12, requires a minimum of 20% landscaping for nonresidential uses. The project proposes approximately 22 percent landscaping, exceeding the minimum requirement.

The landscape design would incorporate flowering and native plant species to the extent feasible while preserving and integrating the existing granite boulders and eight native oak, pine and cedar trees located throughout the site. A majority of the proposed landscaping would be concentrated around the caretaker's residence and detached garage. Six (6) apple trees are also proposed along the northern perimeter of the parking area to introduce additional tree species, provide visual screening, and provide shade for the parking area.

Parking and Access: San Bernardino County Code Section 83.11.040, Table 83-15, requires one parking space for every 250 square feet of gross leasable area (GLA), for restaurants in the Mountain Region with 5,000 square feet or less of GLA where food or refreshments are dispensed. The Code also requires two parking spaces for the caretaker's residence.

The proposed microbrewery/restaurant contains approximately 2,749 square feet of GLA, resulting in a requirement for 11 parking spaces. Two additional spaces are required for the caretaker's residence, for a total requirement of 13 parking spaces. The project proposes 13 parking spaces, thereby satisfying the applicable parking requirement. One of the parking spaces would be designated as an accessible parking space in accordance with the California Building Code. The two caretaker's residence parking spaces would be accessed from a driveway located in the southeast corner of the parcel, along Forrest Drive. The primary access point is located along State Highway 18, while a secondary access point is provided from Forrest Drive.

Noise: Excessive noise is not expected from the business. Initial construction noise will be limited to 7 A.M. and 5 P.M. As a condition of approval, the project would also be required to comply with the applicable noise standards established in San Bernardino County Code Section 83.01.080. Compliance with these standards would ensure that noise generated by the proposed use does not result in unreasonable impacts to surrounding properties.

## **ENVIRONMENTAL REVIEW:**

California Environmental Quality Act (CEQA): The Proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to several categorical exemptions. The proposed improvements qualify for CEQA Guidelines Section 15301(a) (Class 1 – Existing Facilities) for the caretaker's residence, as the proposed improvements would not increase the existing building footprint. The addition to the microbrewery/restaurant qualifies under Section 15301(e)(2) (Class 1 – Existing Facilities) because the proposed addition would be approximately 1,069 square feet, is located within an area where all required public services and facilities are available, and the project site is not located in an environmentally sensitive area.

The proposed detached garage qualifies for Section 15303(e) (Class 3 – New Construction or Conversion of Small Structures), which applies to the construction of accessory structures. Finally, the limited grading associated with the three additional parking spaces and driveway encroachments qualifies for Section 15304(a) (Class 4 – Minor Alterations to Land), which applies to minor grading on land with a slope of less than 10 percent, and other alterations to land that do not involve the removal of healthy, mature, or scenic trees.

Based on the nature and scope of the proposed improvements, the Project meets the identified categorical exemptions and is not anticipated to result in significant environmental impacts.

**RECOMMENDATION:** The Zoning Administrator:

- 1) **FIND** the project exempt from CEQA per Sections 15301(a), 15301(e)(2), 15303(e) and 15304(a);
- 2) **ADOPT** the Findings for approval of the Minor Use Permit;
- 3) **APPROVE** the Minor Use Permit (PROJ-2022-00074) and Conditions of Approval to allow for the conversion of existing buildings and addition for the operation of a restaurant, micro-brewery pub/ distillery, retail store, and day spa along with a remodeled care takers residence and new detached garage located at 33217 Rim of the World Drive, in the community of Hilltop, within the Commercial Land Use Category and General Commercial Zoning District, APN: 0327-141-79; and
- 4) **DIRECT** Staff to file a Notice of Exemption.

**ATTACHMENTS:**

- EXHIBIT A:** Findings  
**EXHIBIT B:** Conditions of Approval  
**EXHIBIT C:** Project Plans  
**EXHIBIT D:** Notice of Exemption

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**FINDINGS: MINOR USE PERMIT**

**A MINOR USE PERMIT (MUP) TO CONVERT EXISTING BUILDINGS AND ADD SQUARE FOOTAGE TO OPERATE A RESTAURANT, MICRO-BREWERY PUB/DISTILLERY, RETAIL STORE AND DAY SPA; REMODEL ROOF ON EXISTING CARETAKER'S RESIDENCE AND ADD A DETACHED GARAGE A 0.55-ACRE PARCEL, LOCATED AT 33217 RIM OF THE WORLD DRIVE, ARROWBEAR; WITHIN THE COUNTYWIDE PLAN DESIGNATION COMMERCIAL/GENERAL COMMERCIAL-SIGN CONTROL OVERLAY ZONING DISTRICT (C/CG-SCp); APN: 0327-141-79; PROJECT NO.: PROJ-2022-00074.**

The following are the required findings, per the San Bernardino County Development Code (Development Code) Section 85.06.040, and supporting facts for approval of all Use Permits:

- 1. THE SITE FOR THE PROPOSED USE IS ADEQUATE IN TERMS OF SHAPE AND SIZE TO ACCOMMODATE THE PROPOSED USE AND ALL LANDSCAPING, LOADING AREAS, OPEN SPACE, PARKING AREAS, SETBACKS, WALLS AND FENCES, YARDS, AND OTHER REQUIRED FEATURES PERTAINING TO THE APPLICATION.**

The Project Site is approximately 0.55 acres in size and is of adequate size and configuration to accommodate the proposed commercial uses, caretaker's residence, and associated site improvements. Ingress and egress, on-site circulation, landscaping, lot coverage, and setbacks would comply with the applicable requirements of the Development Code for the property's land use and zoning designations.

The proposed commercial use would be appropriately separated from surrounding rural residential areas and is located adjacent to an existing commercial property. The Proposed Project would also provide an opportunity to activate and improve an otherwise underutilized parcel by introducing a commercial use that provides a place for residents and visitors to gather. The adaptive reuse and improvement of the site would contribute to the overall desirability and vitality of the surrounding area while maintaining compatibility with existing development.

- 2. THE SITE FOR THE PROPOSED USE HAS ADEQUATE ACCESS, WHICH MEANS THAT THE SITE DESIGN INCORPORATES APPROPRIATE STREET AND HIGHWAY CHARACTERISTICS TO SERVE THE PROPOSED USE.**

The site design provides adequate legal and physical access to the project site through two access points. The primary access point would be located along State Highway 18, while a secondary access point would be provided from Forrest Drive. The two access points would provide convenient access to the site and support efficient circulation for customers, employees, and service vehicles.

- 3. THE PROPOSED USE WILL NOT HAVE A SUBSTANTIAL ADVERSE EFFECT ON ABUTTING PROPERTY OR THE ALLOWED USE OF THE ABUTTING PROPERTY, WHICH MEANS THE USE WILL NOT GENERATE EXCESSIVE NOISE, TRAFFIC, VIBRATION, LIGHTING, GLARE, OR OTHER DISTURBANCE. IN ADDITION, THE USE WILL NOT SUBSTANTIALLY INTERFERE WITH THE PRESENT OR FUTURE ABILITY TO USE SOLAR ENERGY SYSTEMS.**

The Proposed Project, as designed and conditioned, is consistent with the land uses and development standards applicable to the General Commercial (CG) Zoning District and is not anticipated to result in adverse impacts to adjacent commercial properties. The nearest

residential properties and other potentially sensitive receptors are located approximately 150 to 175 feet to the east and west of the project site, with additional rural residences located farther to the south and west.

The Proposed Project complies with the applicable setback requirements and has been designed to locate the primary customer activity area closest to State Highway 18. This site layout would help position customer-related activity away from surrounding residential uses and reduce the potential for noise impacts to nearby properties. Additionally, the Proposed Project would be subject to applicable County noise standards and conditions of approval intended to minimize potential impacts to surrounding properties. Further, the Proposed Project would not substantially interfere with the present or future ability to use solar energy systems as sufficient space is available to accommodate roof-mounted systems.

**4. THE PROPOSED USE AND MANNER OF DEVELOPMENT ARE CONSISTENT WITH THE GOALS, MAPS, POLICIES, AND STANDARDS OF THE COUNTY GENERAL PLAN AND ANY APPLICABLE COMMUNITY OR SPECIFIC PLAN.**

The proposed Minor Use Permit, together with the provisions for its design and improvement are consistent with the Countywide Policy Plan. The proposed Project as designed specifically is consistent with the goals, policies, standards and maps of the Policy Plan. The project specifically implements the following San Bernardino Policy Plan goals and policies:

- **Policy LU-2.1 Compatibility with existing uses.**

We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods.

**Consistency:** *The Proposed Project is appropriate because the proposed use is permitted within the General Commercial (CG) Zoning District subject to approval of a Minor Use Permit (MUP) and is compatible with the size, scale, and established character of the surrounding commercial development.*

- **Policy LU-2.3 Compatibility with natural environment**

We require that new development is located, scaled, buffered, and designed for compatibility with the surrounding natural environment and biodiversity.

**Consistency:** *The Proposed Project is designed, located, and scaled to be compatible with the surrounding natural environment and existing development pattern. The parcel immediately east of the Project Site is developed with a commercial use, and the existing natural terrain and topography provide a degree of separation and buffering between the commercial area and surrounding residential uses. Additionally, the Project Site is located directly along State Highway 18, providing convenient visibility for vehicle traffic. The site's location along an established transportation corridor is well suited for the proposed commercial use and would support activity without requiring significant alteration to the surrounding natural environment.*

- **Policy LU-2.4 Land Use Map consistency.**

We consider proposed development that is consistent with the Land Use Map (i.e., it does not require a change in Land Use Category), to be generally compatible and consistent with surrounding land uses and a community's identity. Additional site, building, and landscape design treatment, per other policies in the Policy Plan and development

standards in the Development Code, may be required to maximize compatibility with surrounding land uses and community identity.

**Consistency:** *The Proposed Project is consistent with the Countywide Plan Land Use Map and does not require a change to the existing Land Use Category. As designed, the proposed use is compatible with the surrounding land uses and development pattern and is consistent with the established character and identity of the community.*

The proposed Minor Use Permit, together with the provisions for its design and improvement are consistent with the Hilltop Communities Community Action Guide. The Proposed Project specifically implements Focus Statement A which encourages economic development opportunities that capitalize on the area's natural environment, attract visitors, and provide entertainment and gathering opportunities for residents. The proposed project would establish a new commercial use within an existing developed site, providing opportunities for the community to gather while adaptively reusing a property that has historically supported commercial activity but has otherwise been underutilized.

**5. THERE IS SUPPORTING INFRASTRUCTURE, EXISTING OR AVAILABLE, CONSISTENT WITH THE INTENSITY OF THE DEVELOPMENT, TO ACCOMMODATE THE PROPOSED PROJECT WITHOUT SIGNIFICANTLY LOWERING SERVICE LEVELS.**

Site access would be provided from two locations: State Highway 18 and Forrest Drive. Eight parking spaces and the trash enclosure would be accessed from State Highway 18, while three parking spaces and the detached garage would be accessed from Forrest Drive. This access configuration appropriately distributes site traffic between the two roadways and is consistent with the existing intensity and function of the surrounding roadway network. The proposed access and circulation pattern would adequately accommodate anticipated project-related traffic without significantly affecting roadway capacity or reducing existing levels of service.

**6. THE LAWFUL CONDITIONS STATED IN THE APPROVAL ARE DEEMED REASONABLE AND NECESSARY TO PROTECT THE OVERALL PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.**

The conditions of approval include measures that require the applicant to comply with the performance measures outlined in the County Development Code. Therefore, the conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare.

**7. THE DESIGN OF THE SITE HAS CONSIDERED THE POTENTIAL FOR THE USE OF SOLAR ENERGY SYSTEMS AND PASSIVE OR NATURAL HEATING AND COOLING OPPORTUNITIES.**

The Proposed Project has been designed to accommodate the future installation and use of roof-mounted solar energy systems and to facilitate passive or natural heating and cooling opportunities. The areas proposed for structural development are generally free of substantial tree canopy or other obstructions that could limit the effective use of such systems. In addition, the Proposed Project would be required to comply with all applicable California Building Code requirements, including the Title 24 Building Energy Efficiency Standards in effect at the time of construction.

The following are the required findings, per the San Bernardino County Development Code (Development Code) Section 85.06.040(b), and supporting facts for approval of Minor Use Permits:

**8. THERE ARE NO CIRCUMSTANCES THAT WOULD RESULT IN STANDARDS OR CONDITIONS NOT BEING ABLE TO ADEQUATELY MITIGATE ENVIRONMENTAL IMPACTS.**

The Proposed Project complies with all relevant environmental standards, and no significant impacts are anticipated due to the project's small scale and its location adjacent to State Highway 18. The project is exempt from CEQA pursuant to 15301(a) (Class 1 – Existing Facilities) for the caretaker's residence, as the proposed improvements would not increase the existing building footprint. The addition to the microbrewery/restaurant qualifies under Section 15301(e)(2) (Class 1 – Existing Facilities) because the proposed addition would be approximately 1,069 square feet, is located within an area where all required public services and facilities are available, and the project site is not located in an environmentally sensitive area.

The Proposed Project detached garage qualifies for Section 15303(e) (Class 3 – New Construction or Conversion of Small Structures), which applies to the construction of accessory structures. Finally, the limited grading associated with the three additional parking spaces and driveway encroachments qualifies for Section 15304(a) (Class 4 – Minor Alterations to Land), which applies to minor grading and other alterations to land that do not involve the removal of healthy, mature, or scenic trees. No mitigation is required.

**9. THE PROJECT IS PLANNED FOR IMMEDIATE DEVELOPMENT AND DOES NOT INCLUDE A PHASED DEVELOPMENT.**

The Proposed Project is designed for immediate development, with no phased construction planned. All necessary infrastructure and components are included in the initial development phase.

**10. THE PROJECT IS NOT LIKELY TO RESULT IN CONTROVERSY. IF THE PROPOSED PROJECT FAILS TO SATISFY ANY OF THE FINDINGS IDENTIFIED IN THIS SUBDIVISION, IT SHALL ONLY BE PROCESSED AS A CONDITIONAL USE PERMIT IN COMPLIANCE WITH THIS CHAPTER.**

The Proposed Project is not anticipated to result in significant controversy, as it has been designed to comply with the applicable development standards, requirements, and findings. The proposed use is consistent with the site's existing zoning and land use designations and is subject to review and approval through the Minor Use Permit process. Given the Project's consistency with applicable land use policies and development regulations, it is not anticipated to result in substantial conflict with surrounding land uses or generate significant opposition.

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**FINDINGS: CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**11. THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT, SUBJECT TO IMPLEMENTATION OF THE PROPOSED CONDITIONS OF APPROVAL AND MITIGATION MEASURES.**

The environmental findings, in accordance with Section 85.03.040 of the San Bernardino County Development Code, are as follows:

Pursuant to the requirements of the California Environmental Quality Act (CEQA) and the San Bernardino County Environmental Review guidelines, the project is Categorically exempt from CEQA pursuant to the following Sections: 15301(a) (Class 1 – Existing Facilities) for the caretaker's residence. 15301(e)(2) (Class 1 – Existing Facilities) for the addition to the microbrewery/restaurant. 15303(e) (Class 3 – New Construction or Conversion of Small Structures) for the proposed detached garage, and 15304(a) (Class 4 – Minor Alterations to Land) for the limited grading of 10% or less that is associated with the three additional parking spaces and driveway encroachments. Therefore, the County finds that there is no substantial evidence in light of the whole record that the Project may have a significant effect on the environment.



## Conditions of Approval

|                        |                                                                                                                                                                                                                                                                                                                                                                                         |                          |                                                              |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------|
| <b>Record:</b>         | PROJ-2022-00074                                                                                                                                                                                                                                                                                                                                                                         | <b>System Date:</b>      | 09/09/2026                                                   |
| <b>Record Type:</b>    | Project Application                                                                                                                                                                                                                                                                                                                                                                     | <b>Primary APN:</b>      | 0327141790000                                                |
| <b>Record Status:</b>  | Decision Pending                                                                                                                                                                                                                                                                                                                                                                        | <b>Application Name:</b> | MINOR USE PERMIT - Brewery, Day Spa, Gift Shop in Arrow Bear |
| <b>Effective Date:</b> |                                                                                                                                                                                                                                                                                                                                                                                         | <b>Expiration Date:</b>  |                                                              |
| <b>Description:</b>    | MINOR USE PERMIT TO OPERATE A RESTAURANT, MICRO-BREW PUB/ DISTILLERY, RETAIL STORE, HEALTH FACILITY (DAY SPA) AND CARE TAKERS RESIDENCE, ON A .55-ACRE PARCEL; LOCATED AT 33217 RIM OF THE WORLD DRIVE, ARROWBEAR; WITHIN THE COUNTYWIDE PLAN DESIGNATION COMMERCIAL/GENERAL COMMERCIAL-SIGN CONTROL OVERLAY ZONING DISTRICT (C/CG-SCp); APN: 0327-141-79; PROJECT NO.: PROJ-2022-00074 |                          |                                                              |

### **This document does not signify project approval.**

If the project has been approved, then an effective date and an expiration date for these conditions can be found below. This content reflects County records as at the System Date and time below.

The following conditions of approval have been imposed for the project identified below. The applicant/developer shall complete all conditions of approval stipulated in the approval letter.

Conditions of Approval are organized by project phase, then by status, and finally by department imposing the condition.

On-going conditions must be complied with at all times. For assistance interpreting the content of this document, please contact the Land Use Services Department Planning Division.

Contact information is provided at the end of this document for follow-up on individual conditions.

## ON-GOING

### **Land Use Services - Planning**

#### **1 Continuous Effect/Revocation** - Status: Outstanding

All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, developer or other interested party to correct the non-complying situation.

**2 Continuous Maintenance** - Status: Outstanding

The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to: a) Annual maintenance and repair: The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety. b) Graffiti and debris: The developer shall remove graffiti and debris immediately through weekly maintenance. c) Landscaping: The developer shall maintain landscaping in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying. d) Dust control: The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided. e) Erosion control: The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability. f) External Storage: The developer shall maintain external storage, loading, recycling and trash storage areas in a neat and orderly manner, and fully screened from public view. Outside storage shall not exceed the height of the screening walls. g) Metal Storage Containers: The developer shall NOT place metal storage containers in loading areas or other areas unless specifically approved by this or subsequent land use approvals. h) Screening: The developer shall maintain screening that is visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view. i) Signage: The developer shall maintain all on-site signs, including posted area signs (e.g. "No Trespassing") in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequently a County-approved sign plan. j) Lighting: The developer shall maintain any lighting so that they operate properly for safety purposes and do not project onto adjoining properties or roadways. Lighting shall adhere to applicable glare and night light rules. k) Parking and on-site circulation: The developer shall maintain all parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs in an un-faded condition as identified on the approved site plan. Any modification to parking and access layout requires the Planning Division review and approval. The markings and signs shall be clearly defined, un-faded and legible; these include parking spaces, disabled space and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps and "No Parking", "Carpool", and "Fire Lane" designations. l) Fire Lanes: The developer shall clearly define and maintain in good condition at all times all markings required by the Fire Department, including "No Parking" designations and "Fire Lane" designations.

**3 Project Approval Description (CUP/MUP)** - Status: Outstanding

This Minor Use Permit is conditionally approved to convert a previous commercial auto service to a restaurant with brewery, retail store, health facility (day spa) and caretaker's residence, in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the San Bernardino County Fire Code (SBCFC), the following Conditions of Approval, the approved site plan, and all other required and approved reports and displays (e.g. elevations). The developer shall provide a copy of the approved conditions and the approved site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these Conditions of Approval and continuous use requirements for the Project.

**4 Project Location** - Status: Outstanding

The Project site is located 33217 Rim of the World Drive, Arrow Bear, CA.

**5 Revisions** - Status: Outstanding

Any proposed change to the approved Project and/or conditions of approval shall require that an additional land use application (e.g. Revision to an Approved Action) be submitted to County Land Use Services for review and approval.

**6 Indemnification** - Status: Outstanding

In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its "indemnitees" (herein collectively the County's elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval. Any condition of approval imposed in compliance with the County Development Code or County General Plan shall include a requirement that the County acts reasonably to promptly notify the developer of any claim, action, or proceeding and that the County cooperates fully in the defense. The developer shall reimburse the County and its indemnitees for all expenses resulting from such actions, including any court costs and attorney fees, which the County or its indemnitees may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the developer of their obligations under this condition to reimburse the County or its indemnitees for all such expenses. This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The developer's indemnification obligation applies to the indemnitees' "passive" negligence but does not apply to the indemnitees' "sole" or "active" negligence or "willful misconduct" within the meaning of Civil Code Section 2782.

**7 Additional Permits** - Status: Outstanding

The developer shall ascertain compliance with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies that may apply for the development and operation of the approved land use. These may include but are not limited to: a. FEDERAL: b. STATE: c. COUNTY: d. LOCAL:

**8 Expiration** - Status: Outstanding

This project permit approval shall expire and become void if it is not "exercised" within 36 months of the effective date of this approval, unless an extension of time is approved. The permit is deemed "exercised" when either: (a.) The permittee has commenced actual construction or alteration under a validly issued building permit, or (b.) The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060) (c.) Occupancy of approved land use, occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs: - Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved. - The land use is determined by the County to be abandoned or non-conforming. - The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination. PLEASE NOTE: This will be the ONLY notice given of this approval's expiration date. The developer is responsible to initiate any Extension of Time application.

**9 Extension of Time** - Status: Outstanding

Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)

**10 Project Account - Status: Outstanding**

The Project account number is PROJ-2022-00074. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works, and County Counsel). Upon notice, the "developer" shall deposit additional funds to maintain or return the account to a positive balance. The "developer" is responsible for all expense charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,000.00 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.

**11 Development Impact Fees - Status: Outstanding**

Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances

**12 Lighting - Status: Outstanding**

Lighting shall comply with Table 83-7 "Shielding Requirements for Outdoor Lighting in the Mountain Region and Desert Region" of the County's Development Code (i.e. "Dark Sky" requirements). All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to allow minimum obstruction of night sky remote area views. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign, an alternating message no more than once every five seconds.

**13 Construction Hours - Status: Outstanding**

Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays.

**14 Construction Noise - Status: Outstanding**

The following measures shall be adhered to during the construction phase of the project: - All construction equipment shall be muffled in accordance with manufacturer's specifications. - All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the County prior to the issuance of grading and/or building permits. - All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors (e.g. residences and schools) nearest the project site.

**15 Cultural Resources - Status: Outstanding**

During grading or excavation operations, should any potential paleontological or archaeological artifacts be unearthed or otherwise discovered, the San Bernardino County Museum shall be notified and the uncovered items shall be preserved and curated, as required. For information, contact the County Museum, Community and Cultural Section, telephone (909) 798-8570.

**Public Health– Environmental Health Services****16 Noise Levels - Status: Outstanding**

Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080.

**17 Refuse Storage and Disposal - Status: Outstanding**

All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least 1 time per week, or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least 2 times per week, or as often if necessary to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et. seq.

**Public Works - Traffic****18 Back Out Into Public Roadways - Status: Outstanding**

Project vehicles shall not back up into the project site nor shall they back out into the public roadway.

**19 Directional Sign Maintenance - Status: Outstanding**

All required directional signage for traffic entering and exiting the site shall be installed and continuously maintained outside the Public road right-of-way in good condition for both day and night time visibility.

## INFORMATIONAL

**County Fire - Community Safety****20 F72 Fire Authority Not Having Jurisdiction - Status: Outstanding**

San Bernardino County Fire Department is not the authority having jurisdiction for this parcel.

**Land Use Services - Land Development****21 Additional Drainage Requirements - Status: Outstanding**

In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.

**22 Erosion Control Installation - Status: Outstanding**

Erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the project. No sediment is to leave the job site.

**23 Project Specific Conditions - Status: Outstanding**

The project is located within Flood Zone D according to FEMA Panel Number 06071C8000H dated 08/28/2008. Flood hazards are undetermined in this area, but they are still possible. The requirements may change based on the recommendations of a drainage study accepted by the Land Development Division and the most current Flood Map prior to issuance of grading permit.

**24 Tributary Drainage - Status: Outstanding**

Adequate provisions should be made to intercept and conduct the tributary off site and on site 100-year drainage flows around and through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed.

## PRIOR TO LAND DISTURBANCE

### Land Use Services - Building and Safety

25 **Geotechnical Report** - Status: Outstanding

A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits or land disturbance.

26 **Wall Plans** - Status: Outstanding

Submit plans and obtain separate building permits for any required retaining walls.

### Land Use Services - Land Development

27 **Drainage Improvements** - Status: Outstanding

Adequate drainage improvements should be considered to intercept and conduct the tributary off-site and on-site drainage flows around and through the site in a safe manner that will not adversely affect adjacent or downstream properties.

28 **Grading Plans** - Status: Outstanding

Grading and erosion control plans shall be prepared in accordance with the County's guidance documents (which can be found here: <https://lus.sbcounty.gov/landdevelopment-home/grading-and-erosion-control/>) and submitted for review with approval obtained prior to construction. Fees for grading plans will be collected upon submittal to the Land Development Division and are determined based on the amounts of cubic yards of cut and fill. Fee amounts are subject to change in accordance with the latest approved fee schedule.

29 **On-site Flows** - Status: Outstanding

On-site flows need to be directed to the nearest County road or drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.

### Public Health– Environmental Health Services

30 **Vector Control Requirement** - Status: Outstanding

The project area has a high probability of containing vectors. A vector survey shall be conducted to determine the need for any required control programs. A vector clearance application shall be submitted to the appropriate Mosquito & Vector Control Program. For information, contact EHS Mosquito & Vector Control Program at (800) 442-2283 or West Valley Mosquito & Vector at (909) 635-0307.

## PRIOR TO BUILDING PERMIT ISSUANCE

### Land Use Services - Planning

31 **Requirement Prior to Issuance** - Status: Outstanding

Structures are not permitted to cross property boundary lines. Prior to building permit issuance, the applicant shall apply for and receive approval of a lot merger to combine or reconfigure the parcel lines in a manner in which the structures do not cross parcel lines.

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## Land Use Services - Building and Safety

32 **Construction Plans** - Status: Outstanding

Any building, sign, or structure to be added to, altered (including change of occupancy/use), constructed, or located on site, will require professionally prepared plans based on the most current adopted County and California Building Codes, submitted for review and approval by the Building and Safety Division.

33 **Temporary Use Permit** - Status: Outstanding

A Temporary Structures (TS) permit for non-residential structures for use as office, retail, meeting, assembly, wholesale, manufacturing, and/ or storage space will be required. A Temporary Use Permit (PTUP) for the proposed structure by the Planning Division must be approved prior to the TS Permit approval. A TS permit is renewed annually and is only valid for a maximum of five (5) years.

## Land Use Services - Land Development

34 **Caltrans Review** - Status: Outstanding

Obtain comments from Caltrans for access requirements and working within their right-of-way.

35 **Road Improvements** - Status: Outstanding

The developer shall submit for review and obtain approval from the Land Use Services Department the following plans for the listed required improvements, designed by a Registered Civil Engineer (RCE), licensed in the State of California: Forest Drive (Mountain Local – 40 feet) • Driveway Approach. Design driveway approach per 2010 Caltrans Driveway Standard Detail A87A (width = 12 feet min – 26 feet max)

36 **Utilities** - Status: Outstanding

Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction, and any such utility shall be relocated as necessary without cost to the County.

## Public Health– Environmental Health Services

37 **Existing Wells** - Status: Outstanding

If wells are found on-site, evidence shall be provided that all wells are: (1) properly destroyed, by an approved C57 contractor and under permit from the County OR (2) constructed to EHS standards, properly sealed and certified as inactive OR (3) constructed to EHS standards and meet the quality standards for the proposed use of the water (industrial and/or domestic). Evidence, such as a well certification, shall be submitted to EHS for approval.

38 **Food Establishment Plan Check Required** - Status: Outstanding

Plans for food establishments shall be reviewed and approved by EHS. For information, call EHS Plan Check at: (800) 442-2283.

39 **Preliminary Acoustical Information** - Status: Outstanding

Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 83.01.080. The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to the EHS for review and approval. For information and acoustical checklist, contact EHS at (800) 442-2283.

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- 40 **Sewage Disposal** - Status: Outstanding  
Method of sewage disposal shall be sewer service provided by Arrowbear Park County Water District.
- 41 **Sewer Service Verification Letter** - Status: Outstanding  
Applicant shall procure a verification letter from the sewer service provider identified. This letter shall state whether or not sewer connection and service shall be made available to the project by the sewer provider. The letter shall reference the Assessor's Parcel Number(s).
- 42 **Water Purveyor** - Status: Outstanding  
Water purveyor shall be Arrowbear Park County Water District or EHS approved.
- 43 **Water Service Verification Letter** - Status: Outstanding  
Applicant shall procure a verification letter from the water service provider. This letter shall state whether or not water connection and service shall be made available to the project by the water provider. This letter shall reference the File Index Number and Assessor's Parcel Number(s). For projects with current active water connections, a copy of water bill with project address may suffice.

### **Public Works - Traffic**

- 44 **Street Improvements** - Status: Outstanding  
The applicant shall design their street improvement plans to include the following: Forrest Drive Driveway. The driveway shall have a "No Truck Access" sign. The sign shall be placed within the property line at the driveway and the owner is responsible for maintaining the sign.

## **PRIOR TO OCCUPANCY**

### **Land Use Services - Building and Safety**

- 45 **Condition Compliance Release Form Sign-off** - Status: Outstanding  
Prior to occupancy all Department/Division requirements and sign-offs shall be completed.

### **Land Use Services - Land Development**

- 46 **Caltrans Approval** - Status: Outstanding  
Obtain approval from Caltrans for access requirements and working within their right-of-way.
- 47 **LDD Requirements** - Status: Outstanding  
All LDD requirements shall be completed by the applicant prior to occupancy.
- 48 **Road Improvements** - Status: Outstanding  
All required on-site and off-site improvements shall be completed by the applicant, inspected and approved by County Public Works.

### **Public Health– Environmental Health Services**

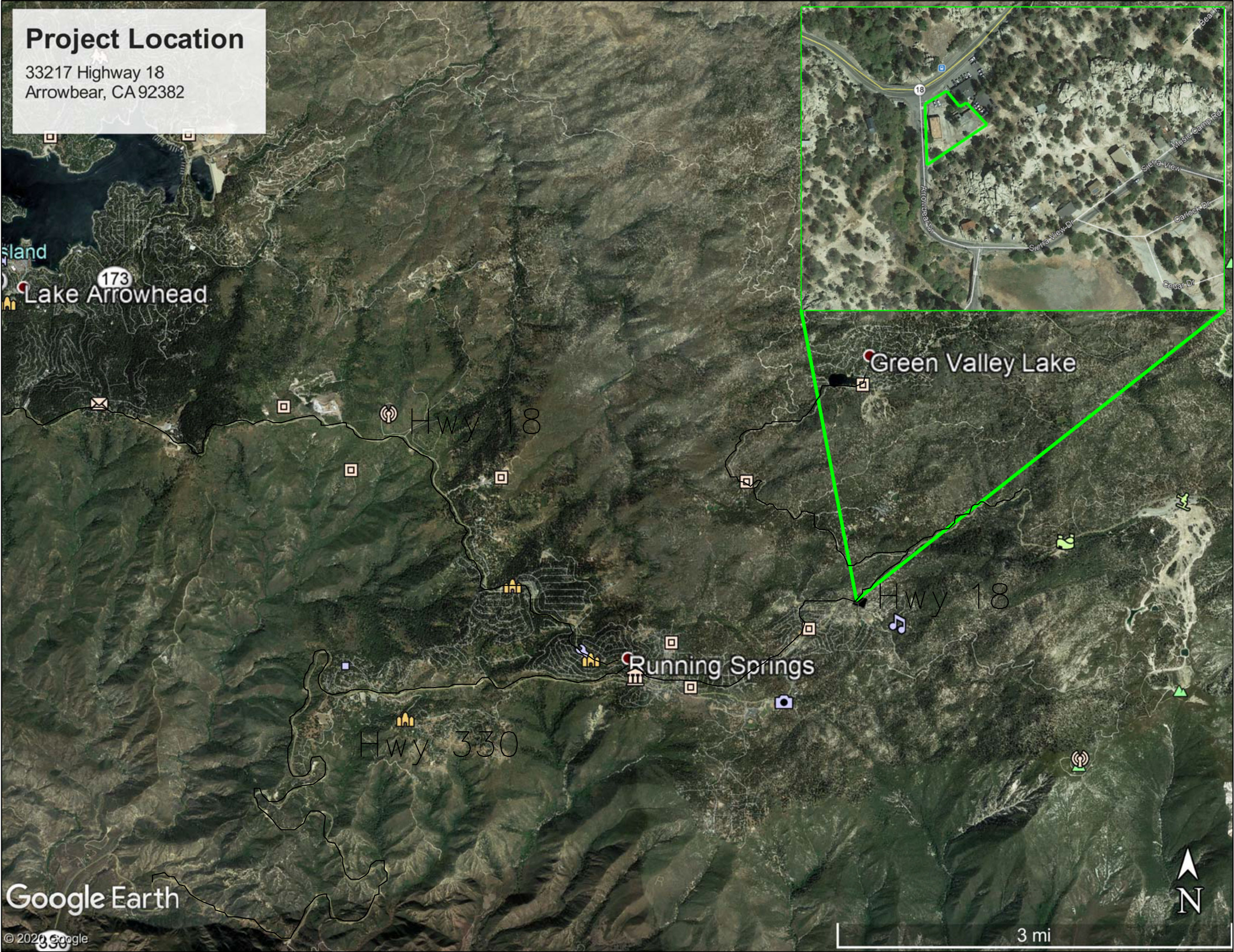
- 49 **New Retail Food Facility Permit** - Status: Outstanding  
A Retail Food Facility annual permit for food facility shall be required. For information, contact EHS at: (800) 442-2283.

**Public Works - Traffic****50 Improvements** - Status: Outstanding

The applicant shall construct, at 100% cost to the applicant all roadway improvements as shown on their approved street improvement plans. This shall include any software and/or hardware to implement the approved signal coordination plan.

If you would like additional information regarding any of the conditions in this document, please contact the department responsible for applying the condition and be prepared to provide the Record number above for reference. Department contact information has been provided below.

| Department/Agency                             | Office/Division                                                   | Phone Number                                  |
|-----------------------------------------------|-------------------------------------------------------------------|-----------------------------------------------|
| Land Use Services Dept.                       | San Bernardino Govt. Center                                       | (909) 387-8311                                |
| (All Divisions)                               | High Desert Govt. Center                                          | (760) 995-8140                                |
| Web Site                                      | <a href="https://lus.sbcounty.gov/">https://lus.sbcounty.gov/</a> |                                               |
| County Fire                                   | San Bernardino Govt. Center                                       | (909) 387-8400                                |
| (Community Safety)                            | High Desert Govt. Center                                          | (760) 995-8190                                |
| Web Site                                      | <a href="https://www.sbcounty.org/">https://www.sbcounty.org/</a> |                                               |
| County Fire                                   | Hazardous Materials                                               | (909) 386-8401                                |
|                                               | Flood Control                                                     | (909) 387-7995                                |
| Dept. of Public Works                         | Solid Waste Management                                            | (909) 386-8701                                |
|                                               | Surveyor                                                          | (909) 387-8149                                |
|                                               | Traffic                                                           | (909) 387-8186                                |
| Web Site                                      | <a href="https://dpw.sbcounty.gov/">https://dpw.sbcounty.gov/</a> |                                               |
| Dept. of Public Health                        | Environmental Health Services                                     | (800) 442-2283                                |
| Web Site                                      | <a href="https://ehs.sbcounty.gov">https://ehs.sbcounty.gov</a>   |                                               |
| Local Agency Formation Commission (LAFCO)     |                                                                   | (909) 388-0480                                |
| Web Site                                      | <a href="http://www.sbclafco.org/">http://www.sbclafco.org/</a>   |                                               |
|                                               | Water and Sanitation                                              | (760) 955-9885                                |
|                                               | Administration,                                                   |                                               |
|                                               | Park and Recreation,                                              |                                               |
| Special Districts                             | Roads, Streetlights,                                              | (909) 386-8800                                |
|                                               | Television Districts, and Other                                   |                                               |
| External Agencies (Caltrans, U.S. Army, etc.) |                                                                   | See condition text for contact information... |



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- A1.1

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- A1.2

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- A1.3

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- A1.4

Brewery Addition Proposed Floor & Roof Plans
- A1.5

Brewery Addition Proposed El.
- A1.6

Residence Floor & Roof Plans
- A1.7

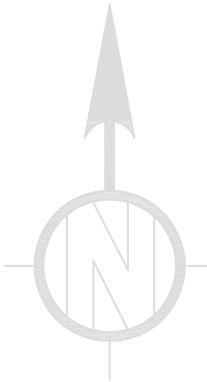
Residence Existing El.
- A1.8

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- A1.9

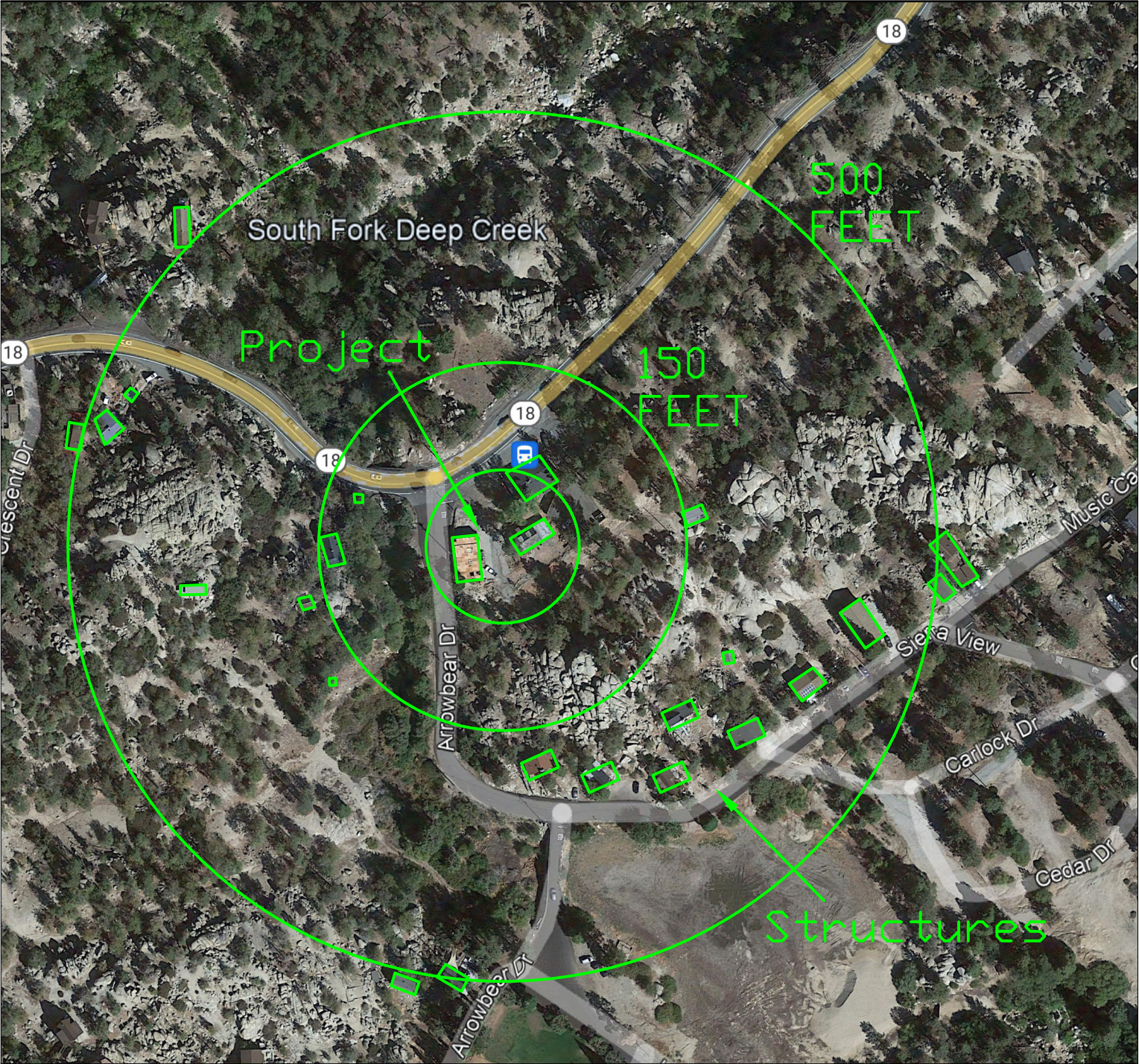
Garage Proposed Floor & Roof Plans
- A1.10

Garage Proposed El.
- A1.11

Refuse Enclosure Proposed Floor, Roof, & El.



|                                   |            |                                   |              |
|-----------------------------------|------------|-----------------------------------|--------------|
| SHEET 1 – VICINITY MAP            |            | TANTRIC TEA, LLC.                 |              |
| STEEP TEA GARDEN                  |            | 33211 HWY18, ARROWBEAR CA 92382   |              |
| PROPOSED COMMERCIAL DEVELOPMENT   |            | RUNNING SPRINGS, CALIFORNIA 92382 |              |
| SAN BERNARDINO COUNTY, CALIFORNIA |            |                                   |              |
| SCALE:                            | NTS        |                                   |              |
| DATE:                             | 12/31/2023 |                                   |              |
| JOB NO.:                          |            |                                   |              |
| FILE:                             |            |                                   |              |
| SHEET NO.                         | 1          |                                   |              |
| 1 OF 17                           |            |                                   |              |
|                                   |            | PLAN SUBMITTAL                    | CHECKED/APPR |
|                                   |            | REV. 4                            | DRAWN        |
| 5/16/22                           | 12/31/23   | REVISION                          | DATE         |
| 0                                 | 4          |                                   |              |



**NOTES:**

- 1 Property is one of two in 1 acre Commercial Zone.
- 2 Property past use auto service garage built in 1957 and caretaker residence built in 1948.

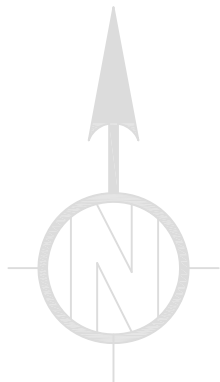
**Surrounding Structures**

**1" = 200 Feet**

**Hill Top Commercial General Zoning (NTS)**

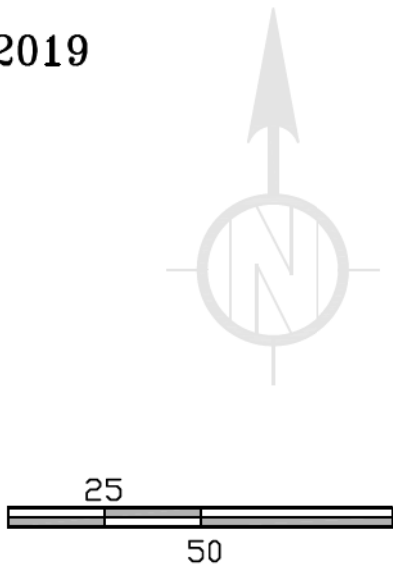
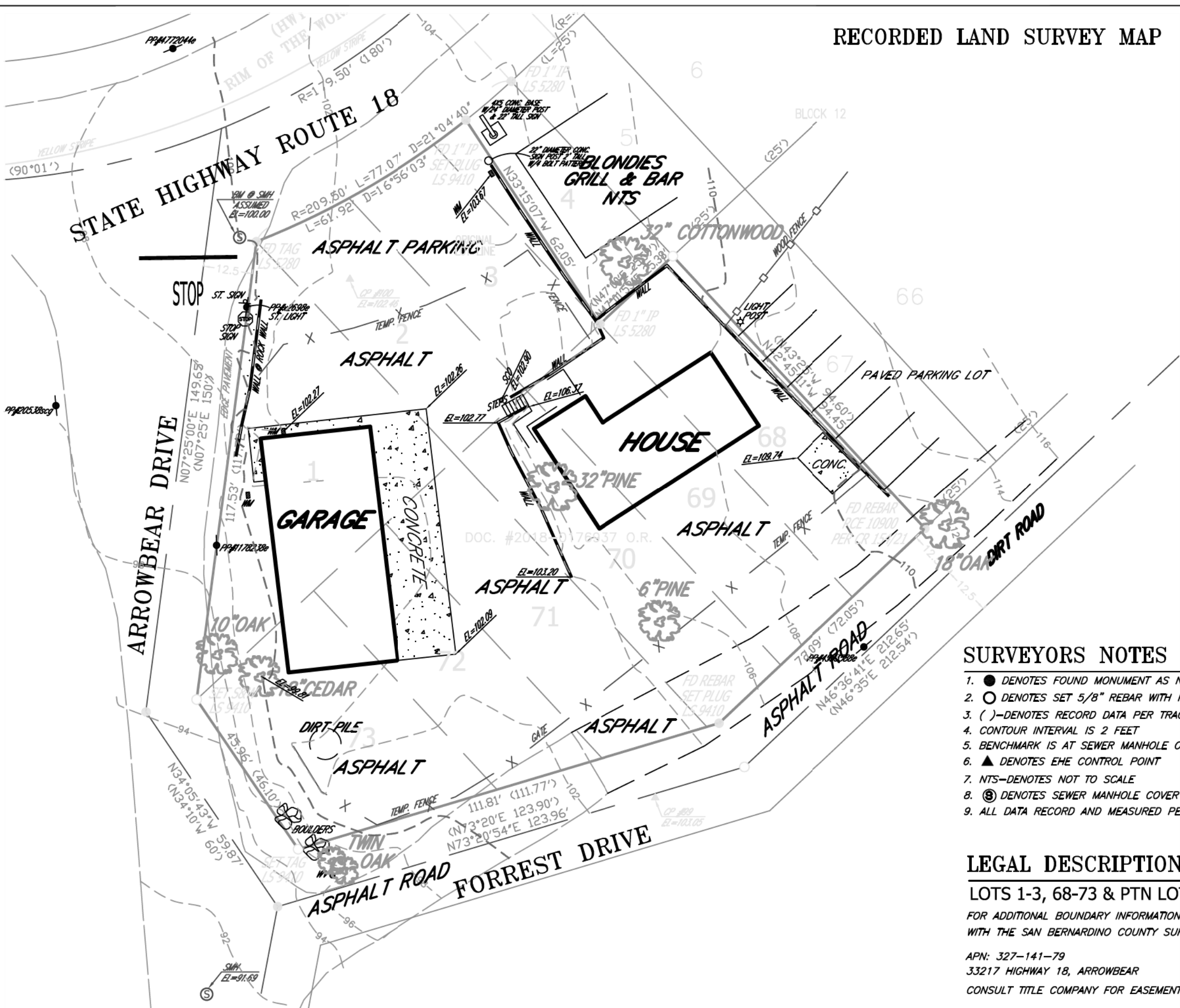


**0.55 Acre Property (NTS)**



|                                   |                  |                                   |                |
|-----------------------------------|------------------|-----------------------------------|----------------|
| SHEET 2 – NEIGHBORHOOD MAP        |                  | TANTRIC TEA, LLC.                 |                |
| STEEP TEA GARDEN                  |                  | 33211 HWY18, ARROWBEAR CA 92382   |                |
| PROPOSED COMMERCIAL DEVELOPMENT   |                  | RUNNING SPRINGS, CALIFORNIA 92382 |                |
| SAN BERNARDINO COUNTY, CALIFORNIA |                  |                                   |                |
| SCALE: 1"=200'                    | DATE: 05/16/2022 | 5/16/22                           | PLAN SUBMITTAL |
| JOB NO.:                          | FILE:            | DATE                              | REVISION       |
| SHEET NO.                         | 2 OF 17          | 2                                 | DESCRIPTION    |
|                                   |                  |                                   | CHECKED/APPR   |
|                                   |                  |                                   | DRAWN          |

RECORDED LAND SURVEY MAP - MAY 2019



**ENVIRONMENTAL  
HIGHTECH  
ENGINEERING**

- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

(909) 886-1811 FAX (909) 883-1297  
3272 N. "E" St. #A, San Bernardino, CA 92405  
JOB NO. 17-424 DATE: MAY OF 2019

SURVEYORS NOTES

- DENOTES FOUND MONUMENT AS NOTED
- DENOTES SET 5/8" REBAR WITH PLASTIC PLUG LS 9410. EXCEPTIONS NOTED
- ( )-DENOTES RECORD DATA PER TRACT 1984, MB 27/33-34
- CONTOUR INTERVAL IS 2 FEET
- BENCHMARK IS AT SEWER MANHOLE ON RIM OF THE WORLD DRIVE. ASSUMED EL=100.00
- ▲ DENOTES EHE CONTROL POINT
- NTS-DENOTES NOT TO SCALE
- ⊙ DENOTES SEWER MANHOLE COVER
- ALL DATA RECORD AND MEASURED PER RS 50/68

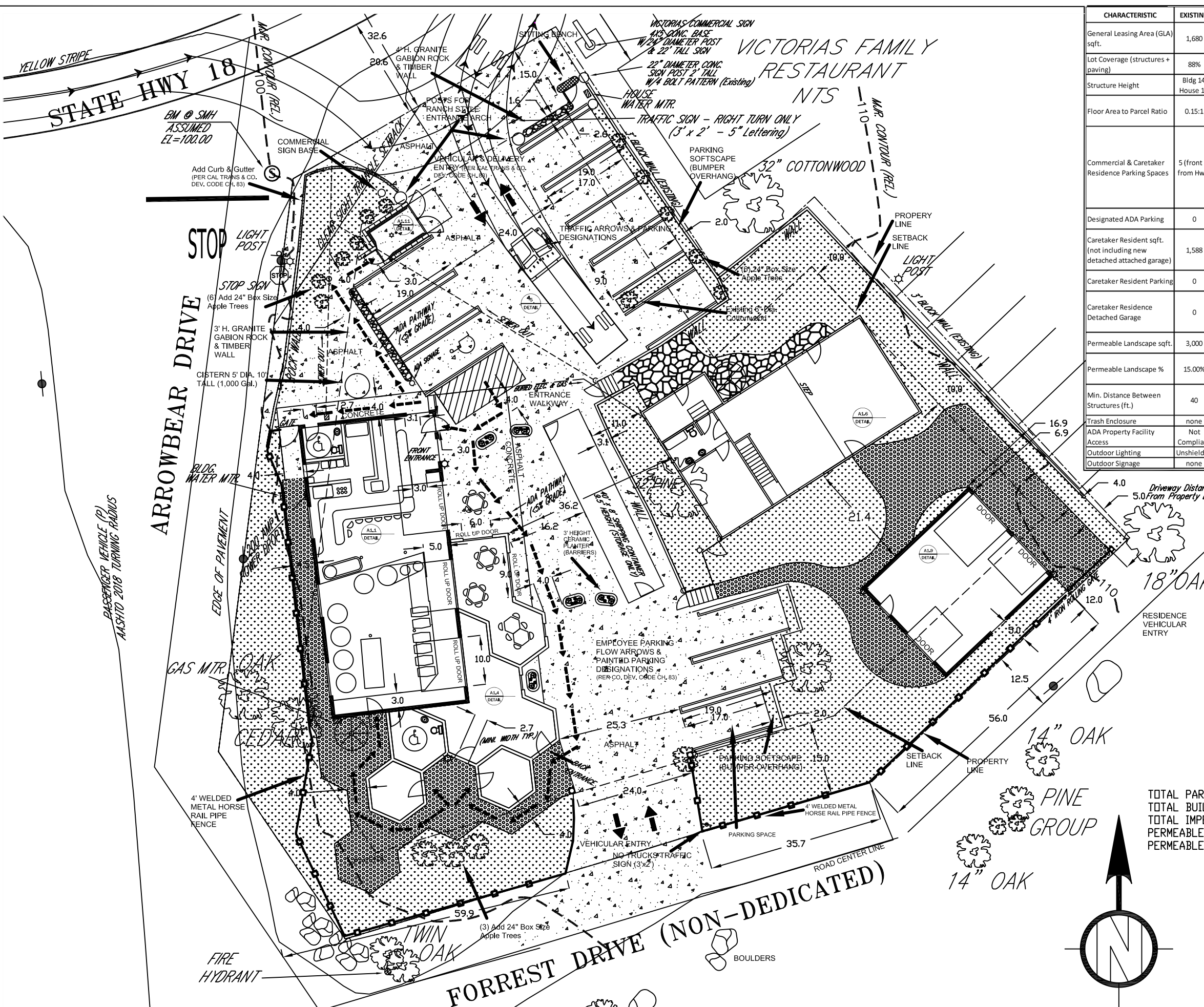
LEGAL DESCRIPTION

LOTS 1-3, 68-73 & PTN LOT 4, BLK 12, TRACT 1984, MB 27/33-34

FOR ADDITIONAL BOUNDARY INFORMATION SEE RS 50/68 FILED  
WITH THE SAN BERNARDINO COUNTY SURVEYORS OFFICE

APN: 327-141-79  
33217 HIGHWAY 18, ARROWBEAR  
CONSULT TITLE COMPANY FOR EASEMENTS OF RECORD

|                                                                                           |                  |                                 |                                   |
|-------------------------------------------------------------------------------------------|------------------|---------------------------------|-----------------------------------|
| TANTRIC TEA, LLC.<br>33211 HWY18, ARROWBEAR CA 92382<br>RUNNING SPRINGS, CALIFORNIA 92382 |                  |                                 |                                   |
| PLAN SUBMITTAL                                                                            |                  | DATE                            | CHECKED/APPR                      |
| 5/16/22                                                                                   |                  |                                 |                                   |
| EXISTING PLOT PLAN                                                                        | STEEP TEA GARDEN | PROPOSED COMMERCIAL DEVELOPMENT | SAN BERNARDINO COUNTY, CALIFORNIA |
| SCALE: 1"=25'                                                                             |                  |                                 |                                   |
| DATE: 05/16/22                                                                            |                  |                                 |                                   |
| JOB NO.:                                                                                  |                  |                                 |                                   |
| FILED:                                                                                    |                  |                                 |                                   |
| SHEET NO. 3 OF 7                                                                          |                  |                                 |                                   |



| CHARACTERISTIC                                                        | EXISTING              | PROPOSED                       | NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                | CONSISTENT W/ DESIGN? |
|-----------------------------------------------------------------------|-----------------------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| General Leasing Area (GLA) sqft.                                      | 1,680                 | 2,749                          | 1,069 sqft. additional total GLA does not include existing caretaker residence, or proposed trash enclosure, patio, storage container, or detached garage.                                                                                                                                                                                                                                                                           | YES                   |
| Lot Coverage (structures + paving)                                    | 88%                   | 50%                            | Max. 80% per SB Dev. Code Table 82-14B. Removal of existing asphalt will reduce overall total lot coverage.                                                                                                                                                                                                                                                                                                                          | YES                   |
| Structure Height                                                      | Bldg 14' House 19'    | no change                      | Max. 35 ft. per SB Dev. Code Table 82-14B.                                                                                                                                                                                                                                                                                                                                                                                           | YES                   |
| Floor Area to Parcel Ratio                                            | 0.15:1                | 0.23:1                         | Min. 5:1 per SB Dev. Code Table 82-14B; where [Lot=24,000 sqft / (Com. Bldg 2,749 + House Flr One 1,208 + Flr two 238 sqft + Carport 750 sqft)] < 1:1 FAR.                                                                                                                                                                                                                                                                           | YES                   |
| Commercial & Caretaker Residence Parking Spaces                       | 5 (front in from Hwy) | 8 front + 3 back + 2 caretaker | Increase parking to 1 space per 250 sqft GLA; where (2,749 sqft/250=11.0) per SB Dev. Code Table 83-15 (allowable for under 5,000 sqft. brewpub). 7 plus and 1 ADA parking spots are sufficient to serve the existing commercial bldg. square footage (1,680 sqft). An additional 3 spots will be added along with the 1,069 sqft bldg. expansion. Plus add 2 additional covered spaces during modifications to Caretaker Residence. | YES                   |
| Designated ADA Parking                                                | 0                     | 1                              | ADA Space on Forest Dr. not Designated. Min. 1 designated per 25 spaces per SB Dev. Code Table 83-17.                                                                                                                                                                                                                                                                                                                                | YES                   |
| Caretaker Resident sqft. (not including new detached attached garage) | 1,588                 | Modify roofline only.          | Existing caretaker structures ok if >1,200 sqft. per SB Dev. Code Section 84.01.040B. Changes increase upper floor by 125 sqft.                                                                                                                                                                                                                                                                                                      | YES                   |
| Caretaker Resident Parking                                            | 0                     | 2 (both covered)               | Min. 2 w/ one covered per SB Dev. Code Table 83-15.                                                                                                                                                                                                                                                                                                                                                                                  | YES                   |
| Caretaker Residence Detached Garage                                   | 0                     | 750                            | Per S.B. Dev. Code Table 83-5 Single story carports are allowed within front setback, but no more than 25% of yard. Caretaker front yard = 3,500 sqft. where proposed garage = 21% of yard.                                                                                                                                                                                                                                          | YES                   |
| Permeable Landscape sqft.                                             | 3,000                 | 5,234                          | Min. 20% per SB Dev. Code Table 82-14B.                                                                                                                                                                                                                                                                                                                                                                                              | YES                   |
| Permeable Landscape %                                                 | 15.00%                | 22.00%                         | Min. 20% per SB Dev. Code Table 82-14B. Permeable Landscape/Total Parcel, Does not include additional permeable paving (2,349 sqft)                                                                                                                                                                                                                                                                                                  | YES                   |
| Min. Distance Between Structures (ft.)                                | 40                    | 20                             | Min. 30 feet in FS1 Overlay Area per SB Dev. Code Section 82.13.060. New Detached Garage is 20 ft. from Residential Structure.                                                                                                                                                                                                                                                                                                       | NO                    |
| Trash Enclosure                                                       | none                  | 48 sqft                        | Min. 24 sqft. per SB Dev. Code Table 84-13.                                                                                                                                                                                                                                                                                                                                                                                          | YES                   |
| ADA Property Facility Access                                          | Not Compliant         | Compliant                      | Comply w/ land use requirements                                                                                                                                                                                                                                                                                                                                                                                                      | YES                   |
| Outdoor Lighting                                                      | Unshielded            | Shielded                       | Comply w/ land use requirements (Deign Pending)                                                                                                                                                                                                                                                                                                                                                                                      | YES                   |
| Outdoor Signage                                                       | none                  | Compliant                      | Comply w/ land use requirements (Deign Pending)                                                                                                                                                                                                                                                                                                                                                                                      | YES                   |

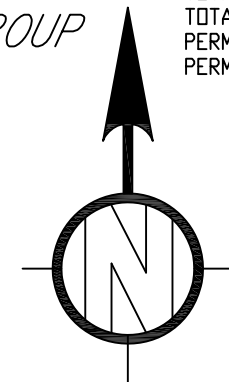
LANDSCAPE  
(PERVIOUS - 6,165 SQ. FT.)

ASPHALT/CONCRETE  
(IMPERVIOUS - 7,155 SQ. FT.)

FLAGSTONE  
(PERVIOUS - 317 SQ. FT.)

GRASSCRETE  
(PERVIOUS - 2,349 SQ. FT.)

TOTAL PARCEL: 24,000 SQ.FT. (100%)  
TOTAL BUILDINGS (COM.+RES.): 4,710 SQ.FT. (20%)  
TOTAL IMPERVIOUS SURFACE (BLDG.+PAVE): 12,873 SQ.FT. (50%)  
PERMEABLE SURFACES (GRASSCRETE): 2,349 SQ.FT. (10%)  
PERMEABLE LANDSCAPING: 5,234 SQ.FT. (21%)



1" = 20 Feet

TANTRIC TEA, LLC.

33211 HWY18, ARROWBEAR CA 92382

RUNNING SPRINGS, CALIFORNIA 92382

|                |        |          |         |             |         |      |
|----------------|--------|----------|---------|-------------|---------|------|
| PLAN SUBMITTAL | REV. 3 | REV. 4   | REV. 5  | DESCRIPTION | CHECKED | APPR |
| 5/16/22        | 5/1/23 | 12/31/23 | 1/14/24 | REVISION    | DATE    |      |

SHEET 4 - PROPOSED PLOT PLAN

STEEP TEA GARDEN

PROPOSED COMMERCIAL DEVELOPMENT

SAN BERNARDINO COUNTY, CALIFORNIA

SCALE: 1"=20'

DATE: 1/14/24

JOB NO.:

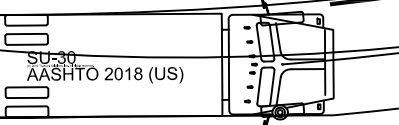
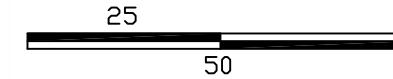
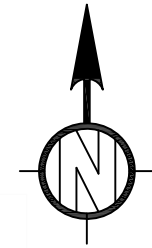
FILE:

SHEET NO. 4

4 OF 17

# AASHTO 2018 (US) SU-30 DELIVERY TRUCK SWEEP PATH

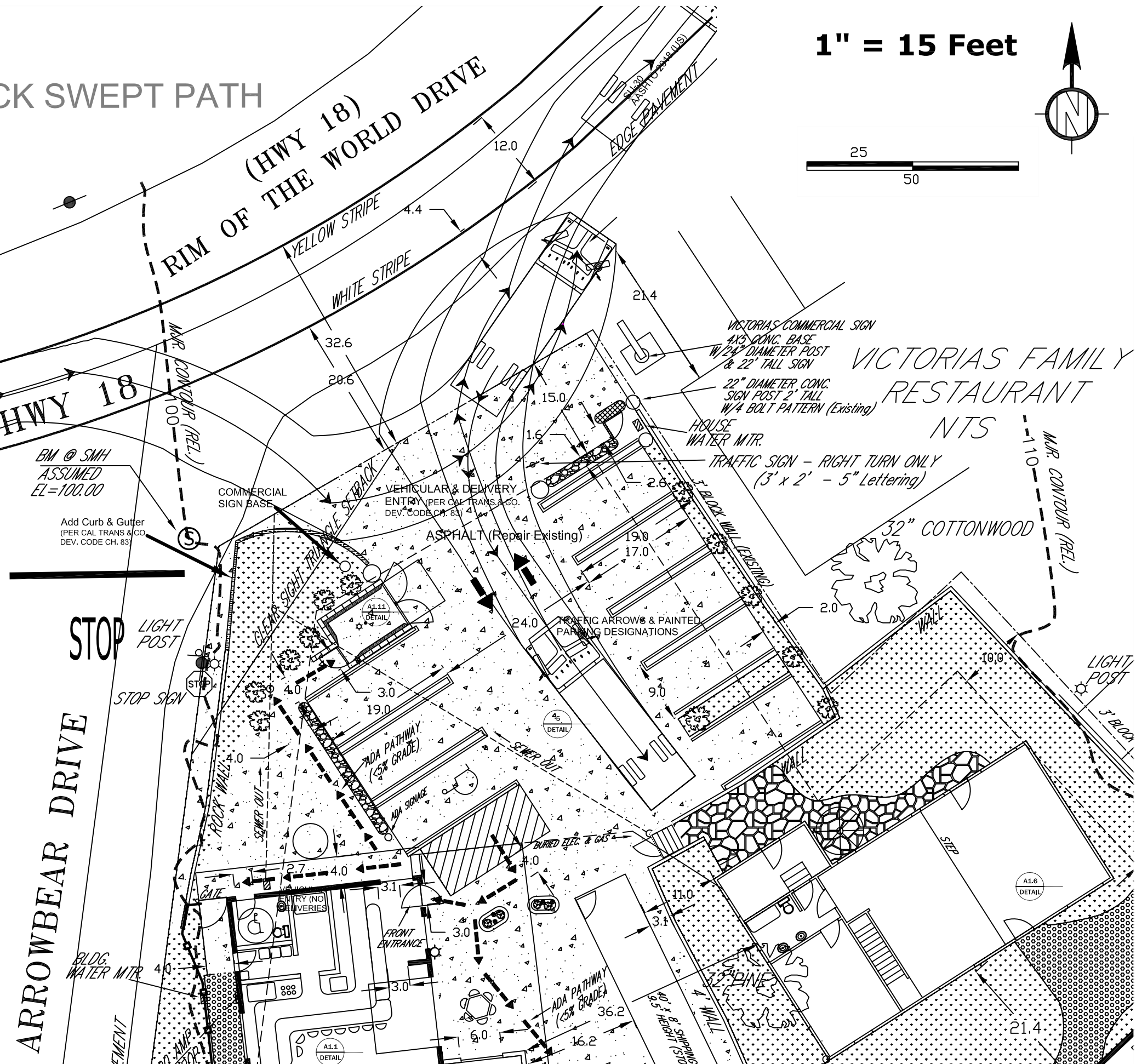
**1" = 15 Feet**



SU-30

Feet

Width : 8.01  
Track : 8.01  
Lock to Lock Time : 6.0 s  
Steering Angle : 31.8 deg



TANTRIC TEA, LLC.  
33211 HWY18, ARROWBEAR CA 92382  
RUNNING SPRINGS, CALIFORNIA 92382

|         |                                                                                      |             |       |         |      |  |
|---------|--------------------------------------------------------------------------------------|-------------|-------|---------|------|--|
| 2/51/23 |  | REV. 0      |       |         |      |  |
| 1/14/24 |   | REV.1       |       |         |      |  |
|         |                                                                                      |             |       |         |      |  |
| DATE    | REVISION                                                                             | DESCRIPTION | DRAWN | CHECKED | APPR |  |

SHEET 5 - DELIVERY TRUCK TURN RADIUS

STEEP TEA GARDEN

PROPOSED COMMERCIAL DEVELOPMENT

SAN BERNARDINO COUNTY, CALIFORNIA

SCALE: 1"=15'

DATE: 1/14/24

**JOB NO.:**

FILE:

SHEET NO.

5 OF 17

5

GENERAL NOTES

1.

General Conditions of the Contract (AIA Document A-201) apply to this project.
2.

All work shall comply with State and local Building Codes, fire department regulations, utility company standards, and the best trade practices.
3.

The General Contractor shall arrange all inspections and tests as specified or required by the building department and shall pay all costs and fees for same. The Contractor shall secure all building permits and upon completion of the project (prior to final payment) deliver to the Owner a Certificate of Occupancy or Use from the building department.
4.

All plumbing and electrical work shall be performed by State licensed contractors, owner, and/or builder. Contractors shall submit all required permits, certificates, and sign-offs to Owner and Architect for their records.
5.

The General Contractor shall verify all dimensions, be familiar with the existing conditions, and bring any discrepancies to the attention of the Architect prior to submission of construction proposal and before beginning work. The Drawings reflect conditions reasonably inferred from the existing visible conditions but cannot guaranteed by the Architect. Drawings may be scaled for estimating purposes and for general reference only. For all other dimensions or locations consult the Architect or refer to dimensions on Drawings. Verify all dimensions in the field.
6.

The General Contractor shall lay out all work and be responsible for all dimensions and conditions for trades such as electrical, plumbing, etc.
7.

The General Contractor shall provide and maintain access to the premises at all times.
8.

The Construction Manager shall make the premises secure from the elements and trespass on a daily basis.
9.

The General Contractor shall keep the construction site free and clear of all debris and keep out all unauthorized persons. Upon completion of Work, the entire construction area is to be thoroughly cleaned and prepared for occupancy by Owner. All materials and debris resulting from the Contractor's work shall be removed from the site and disposed of properly. Care shall be taken during construction that no debris or materials are deposited in any Right of Way area.
10.

The General Contractor shall be responsible for protecting all existing and new conditions and materials on the site. Any damage caused by or during the execution of the Work Is the Contractor's responsibility and shall be repaired to the Owner's satisfaction at the Contractor's expense.
11.

No cutting or damage to building structural components will be allowed without written authorization from the owner.
12.

All utilities shall be connected to provide gas, electric, and water to all equipment whether said equipment is in Contract or not. Equipment shall be guaranteed to function properly upon completion.
13.

Manufacturer's standard specifications and materials approved for project use are hereby made part of these Notes with same force and effect as if written out in full herein. All appliances, fixtures, equipment, hardware, etc. shall be installed in accordance with Manufacturer's specifications and procedures.
14.

Written words take precedence over drawn lines. Large-scale details and plans take precedence over smaller details and plans. Should a conflict arrive between the Specifications and Drawings, the requirements deemed most stringent shall be used.
15.

Minor details not usually shown or specified but necessary for proper and acceptable construction, installation, or operation of any part of the Work as determined by the Architect shall be included in the Work as if it were specified or indicated on the Drawings.
16.

All architectural drawings and construction notes are complimentary. What is indicated and called for by one shall be binding as though called for by all.
17.

No deviation from the Drawings or Specifications or intent of same shall be made without the Architect's written authorization.
18.

All Work shall be guaranteed for one year after final approval. The General Contractor shall sign the written guarantee as provided by the Owner. The guarantee shall cover all general and subcontractor work. All defects discovered during this period shall be repaired to the Owner's satisfaction at the Contractor's expense.
19.

All dimensions are to face of stud or centerline of structure unless otherwise noted (UON).
20.

Door and window details are indicated on the Door and Window Schedules.
21.

Door and window dimensions are to centerlines of units UNO.

LEGEND

- A

Wall Type (see wall type schedule)
- 101

Door Type (see door schedule)
- A

Window Type (see window schedule)
- A

AS.O

Building Section
- 1

AL.O

Wall Section
- X

AX.X

Detail Number
- 1

AL.O

Elevation (without line)
- 3

AS.O

2

Interior Elevation Mark
- +8'-0"

Elevation Mark
- ROOM

110

Room Name / Number
- A.B

Column Line
- C

Centerline
- A

Revision Tag

- A.C.I.

BLDG.

CONC.

C.J.

COL.

DET.

DIA.

DN.

EL/ELEV.

ELEC.

EQ.

FIN.

FLR.

GALV.

GYP.

I.D.

JT.

MECH.

MIN.

N.T.S.

NO.

O.C.

OPG.

O.D

U.N.O.

REF.

R.

R.O.

RM.

S/STL.

STRUCT.

SPEC.

T.O.

T.O.CONC.

T.O.F.

T.O.STL.

T.O.W.

T.

TYP.

@

+

BD.

A.F.F.

U.N.O.

V.I.F.
- AMERICAN CONCRETE INSTITUTE

BUILDING

CONCRETE

CONTROL JOINT

COLUMN

DETAIL

DIAMETER

DOWN

ELEVATION

ELECTRICAL

EQUAL

FINISH

FLOOR

GALVANIZED

GYPSUM

INSIDE DIAMETER

JOINT

MECHANICAL

MINIMUM

NOT TO SCALE

NUMBER

ON CENTER

OPENING

OUTSIDE DIAMETER

UNLESS NOTED OTHERWISE

REFERENCE

RISER

ROUGH OPENING

ROOM

STAINLESS STEEL

STRUCTURAL

SPECIFICATIONS

TOP OF (...)

TOP OF CONCRETE

TOP OF FRAMING

TOP OF STEEL

TOP OF WALL

TREAD

TYPICAL

AT

AND

BOARD

ABOVE FINISHED FLOOR

UNLESS OTHERWISE NOTED

VERIFY IN FIELD

DRAWING LIST

- A1.0

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- A1.1

BREWERY - EXISTING FLOOR & ROOF PLANS (Z1-Z2)
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- A1.5

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- A1.6

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- A1.7

RESIDENCE - EXISTING ELEVATIONS (Z20-Z23)
- A1.8

RESIDENCE - PROPOSED ELEVATIONS (Z24-Z28)
- A1.9

GARAGE - PROPOSED FLOOR & ROOF PLANS (Z29-Z30)
- A1.10

GARAGE - PROPOSED ELEVATIONS (Z31-Z34)
- A1.11

REFUSE ENCLOSURE - PROPOSED FLOOR & ROOF PLAN AND ELEVATIONS (Z35-Z40)

ENERGY CODE

- SYSTEM

Windows:

Skylights:

Ceiling:

Walls:

Floor:

Crawlspcace:

Slab:

Crawlspcace:
- (YEAR) IECC CODE REQUIRED MINIMUMS

U-value: 0.00

U-value: 0.00

RXX

RXX or XX (cavity) + X (insulated shgt)

RXX (or fill framing cavity RXX min)

RXX/XX (continuous/cavity) either complies

RXX, X' depth (+RX for heated slabs)

RXX/XX (continuous/cavity) either complies

SCHEDULES

- WALL TYPE SCHEDULE

DOOR SCHEDULE

HARDWARE SCHEDULE

WINDOW SCHEDULE

PLUMBING SCHEDULE

ELECTRICAL SCHEDULE

APPLIANCE SCHEDULE

FINISH SCHEDULE

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- 03

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- 04

MASONRY
- 05

METALS
- 06

WOOD
- 07

THERMAL + MOISTURE PROTECTION
- 08

DOORS + WINDOWS
- 09

FINISHES
- 10

SPECIALTIES
- 11

EQUIPMENT
- 12

MECHANICAL
- 13

ELECTRICAL

TANTRIC TEA, LLC.

33211 HWY18, ARROWBEAR CA 92382

RUNNING SPRINGS, CALIFORNIA 92382

CHECKED

APPR

DRAWN

PLAN SUBMITTAL

REV. 2

REV. 3

DESCRIPTION

5/16/22

3/20/23

5/1/23

REVISION

DATE

GENERAL NOTES

STEEP TEA GARDEN

PROPOSED COMMERCIAL DEVELOPMENT

SAN BERNARDINO COUNTY, CALIFORNIA

SCALE:

1/4"=1'

DATE:

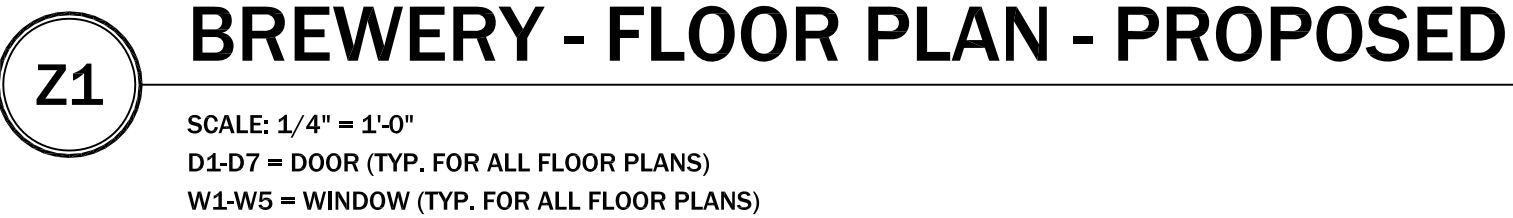
05/12/2023

JOB NO.:

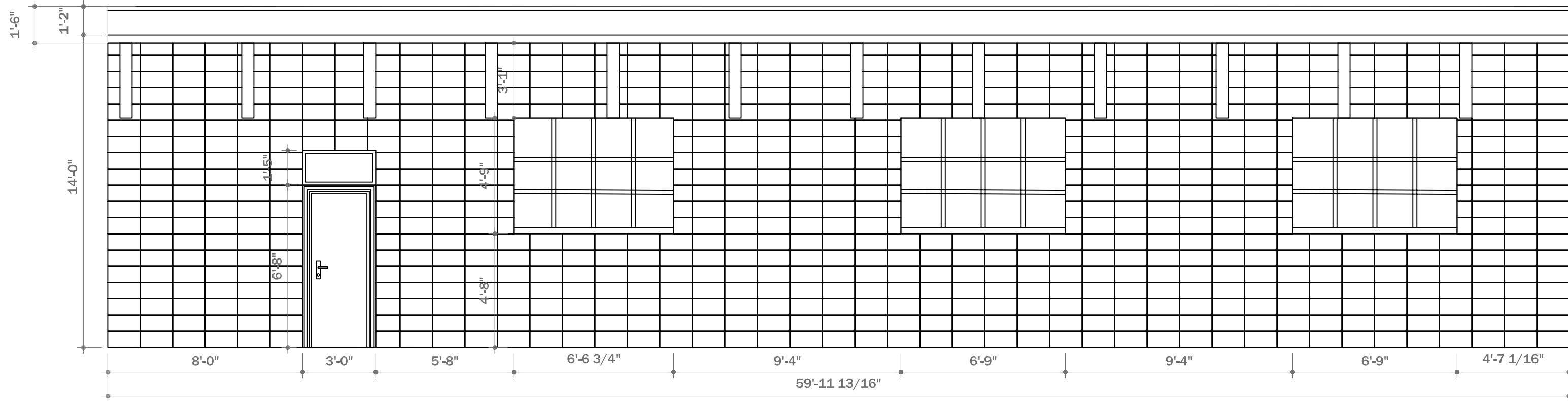
FILE:

SHEET NO.

A1.0

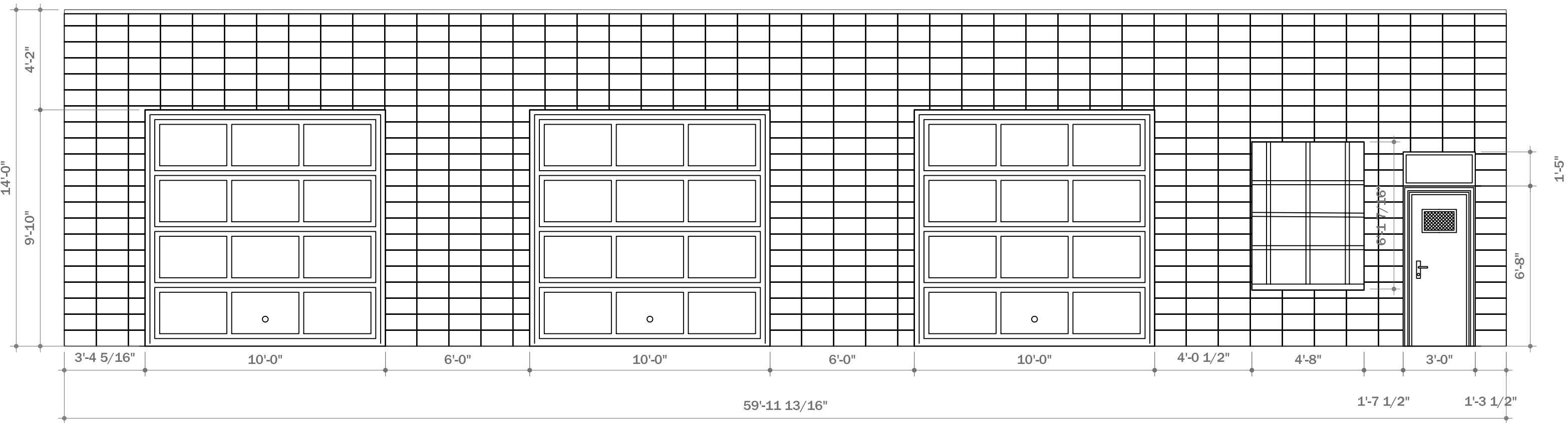


|                                                                                                                                              |  |                  |          |                |             |       |         |                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------|--|------------------|----------|----------------|-------------|-------|---------|---------------------------------------------------------------------------------------------------|
| BREWERY – EXISTING FLOOR & ROOF PLAN<br><br>STEEP TEA GARDEN<br><br>PROPOSED COMMERCIAL DEVELOPMENT<br><br>SAN BERNARDINO COUNTY, CALIFORNIA |  | SCALE: 1/4"=1'   | 5/16/22  | PLAN SUBMITTAL |             |       |         | TANTRIC TEA, LLC.<br><br>33211 HWY18, ARROWBEAR CA 92382<br><br>RUNNING SPRINGS, CALIFORNIA 92382 |
|                                                                                                                                              |  | DATE: 12/31/2023 | 3/20/23  | REV. 2         |             |       |         |                                                                                                   |
|                                                                                                                                              |  | JOB NO.:         | 5/1/23   | REV. 3         |             |       |         |                                                                                                   |
|                                                                                                                                              |  | FILE:            | 12/31/23 | REV. 4         |             |       |         |                                                                                                   |
|                                                                                                                                              |  | SHEET NO. A1.1   | DATE     | REVISION       | DESCRIPTION | DRAWN | CHECKED |                                                                                                   |



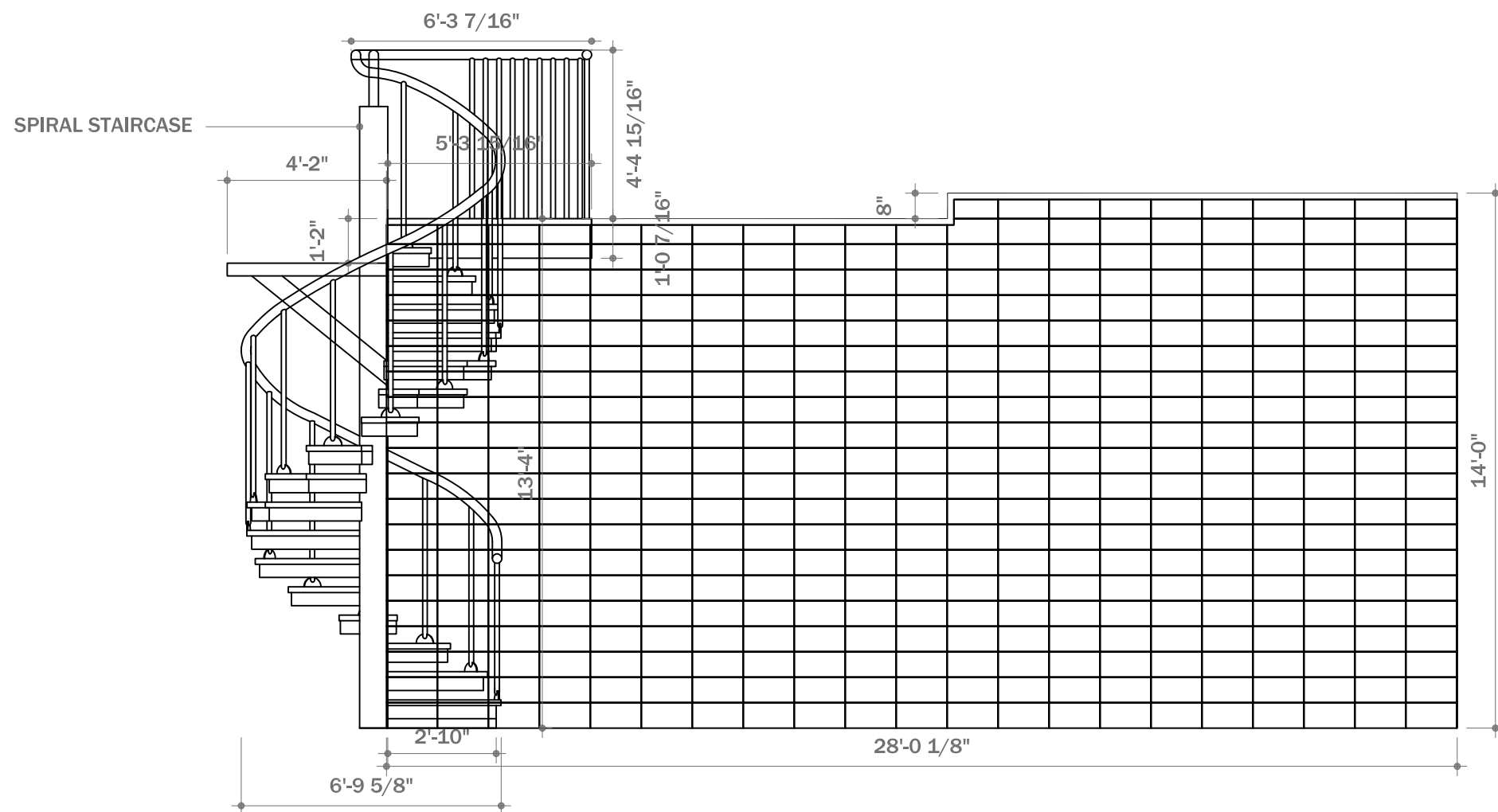
**Z3** BREWERY - ELEVATION - REAR - EXISTING

SCALE: 1/4" = 1'-0"



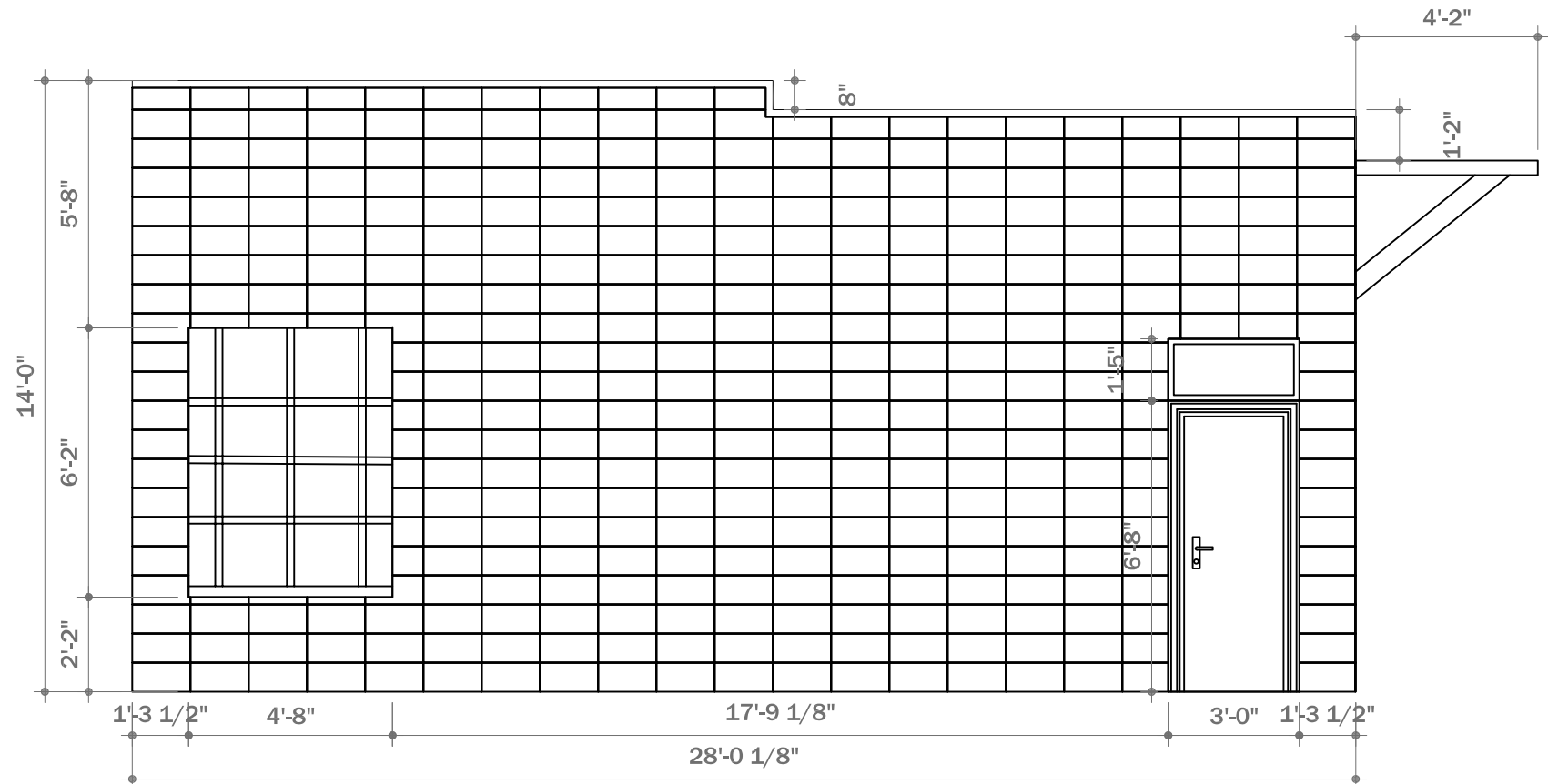
**Z5** BREWERY - ELEVATION - FRONT - EXISTING

SCALE: 1/4" = 1'-0"



**Z4** BREWERY - ELEVATION - SIDE 1 - EXISTING

SCALE: 1/4" = 1'-0"



**Z6** BREWERY - ELEVATION - SIDE 2 - EXISTING

SCALE: 1/4" = 1'-0"

BREWERY – EXISTING ELEVATIONS

STEEP TEA GARDEN  
PROPOSED COMMERCIAL DEVELOPMENT  
SAN BERNARDINO COUNTY, CALIFORNIA

SCALE: 1/4"=1'

DATE: 05/12/2023

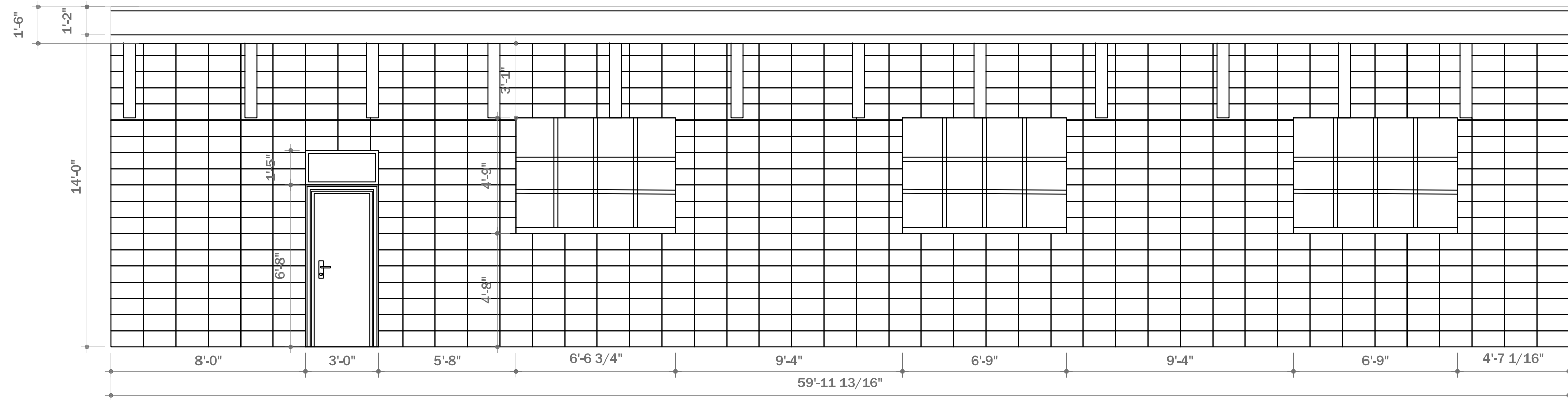
JOB NO.:

FILE:

SHEET NO.  
A1.2

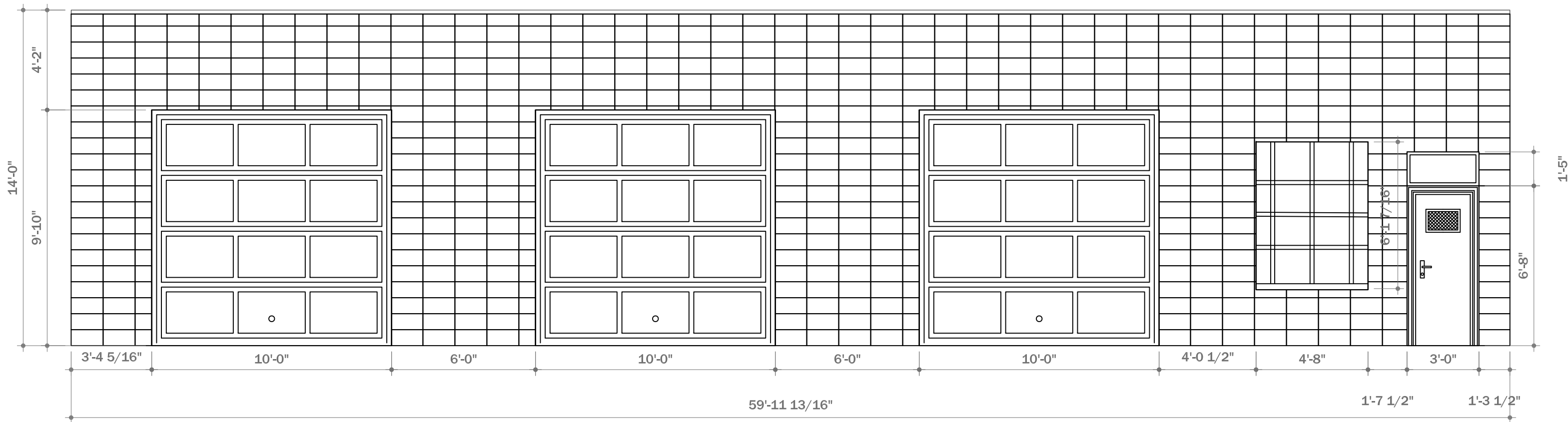
TANTRIC TEA, LLC.  
33211 HWY18, ARROWBEAR CA 92382  
RUNNING SPRINGS, CALIFORNIA 92382

| 5/16/22 | PLAN SUBMITTAL |             |       |         |      |
|---------|----------------|-------------|-------|---------|------|
| 3/20/23 | REV. 2         |             |       |         |      |
| 5/1/23  | REV. 3         |             |       |         |      |
| DATE    | REVISION       | DESCRIPTION | DRAWN | CHECKED | APPR |



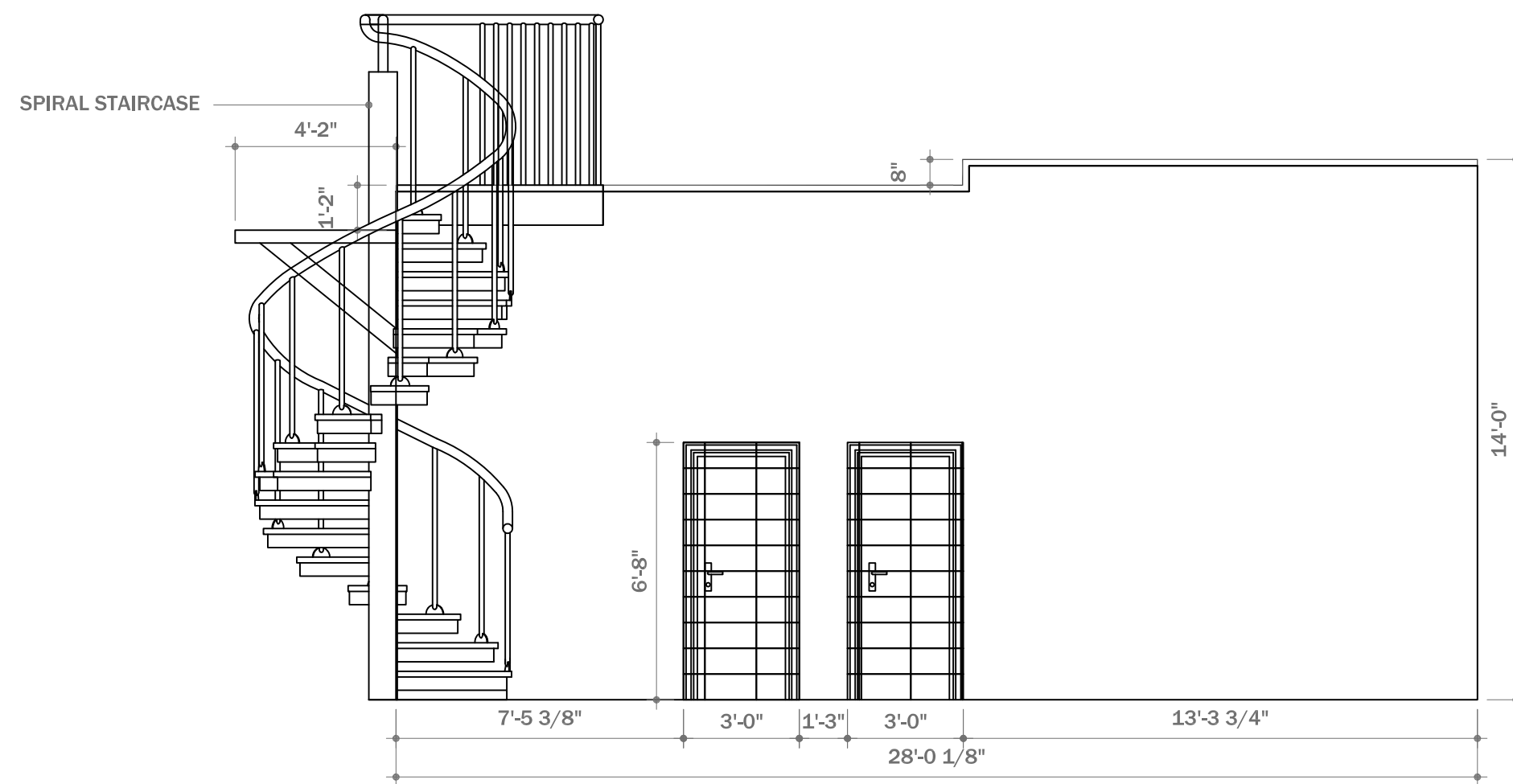
**Z7** BREWERY - ELEVATION - REAR - PROPOSED

SCALE: 1/4" = 1'-0"



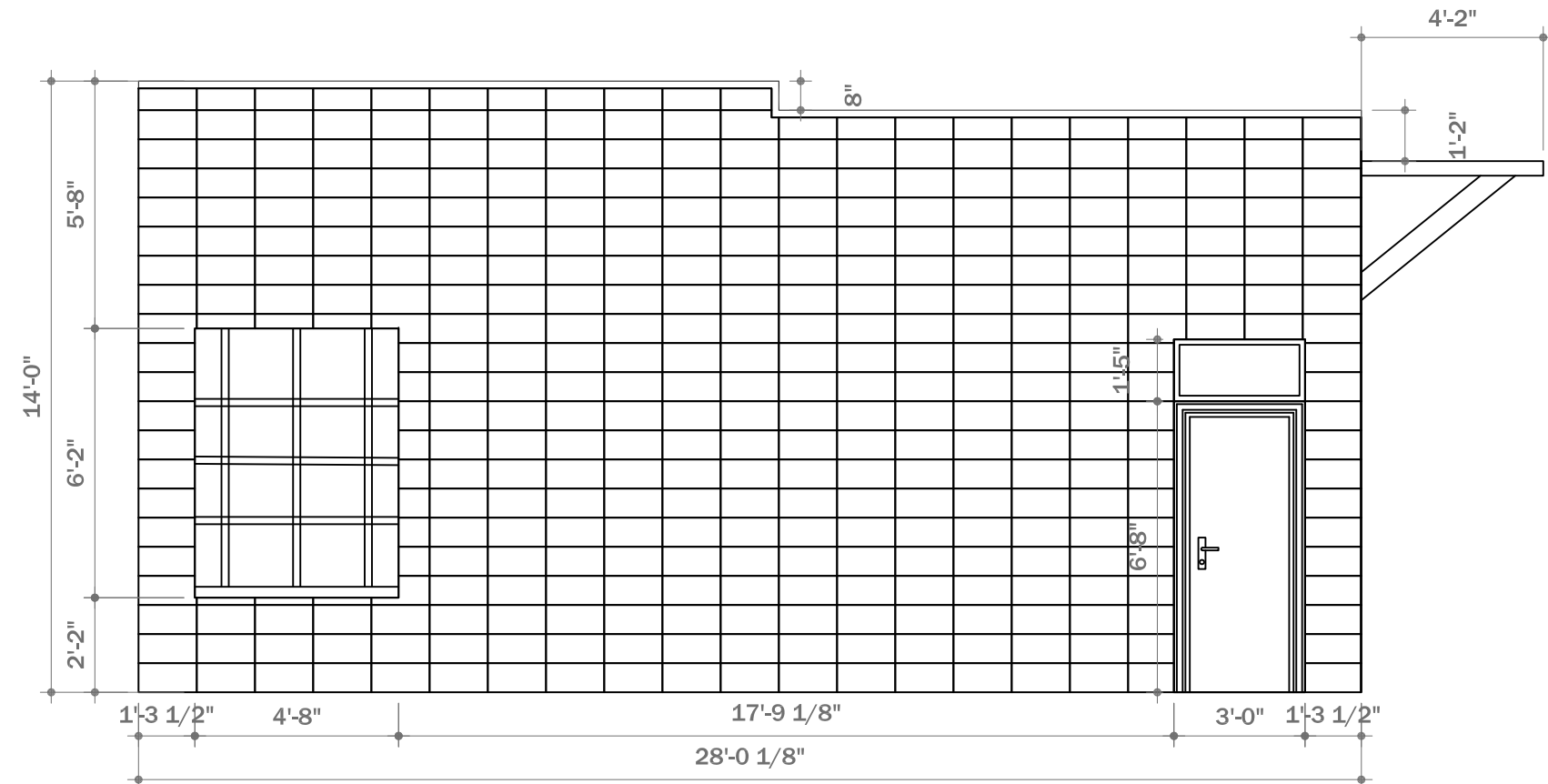
**Z9** BREWERY - ELEVATION - FRONT - PROPOSED

SCALE: 1/4" = 1'-0"



**Z8** BREWERY - ELEVATION - SIDE 1 - PROPOSED

SCALE: 1/4" = 1'-0"



**Z10** BREWERY - ELEVATION - SIDE 2 - PROPOSED

SCALE: 1/4" = 1'-0"

BREWERY – PROPOSED ELEVATIONS

STEEP TEA GARDEN

PROPOSED COMMERCIAL DEVELOPMENT

SAN BERNARDINO COUNTY, CALIFORNIA

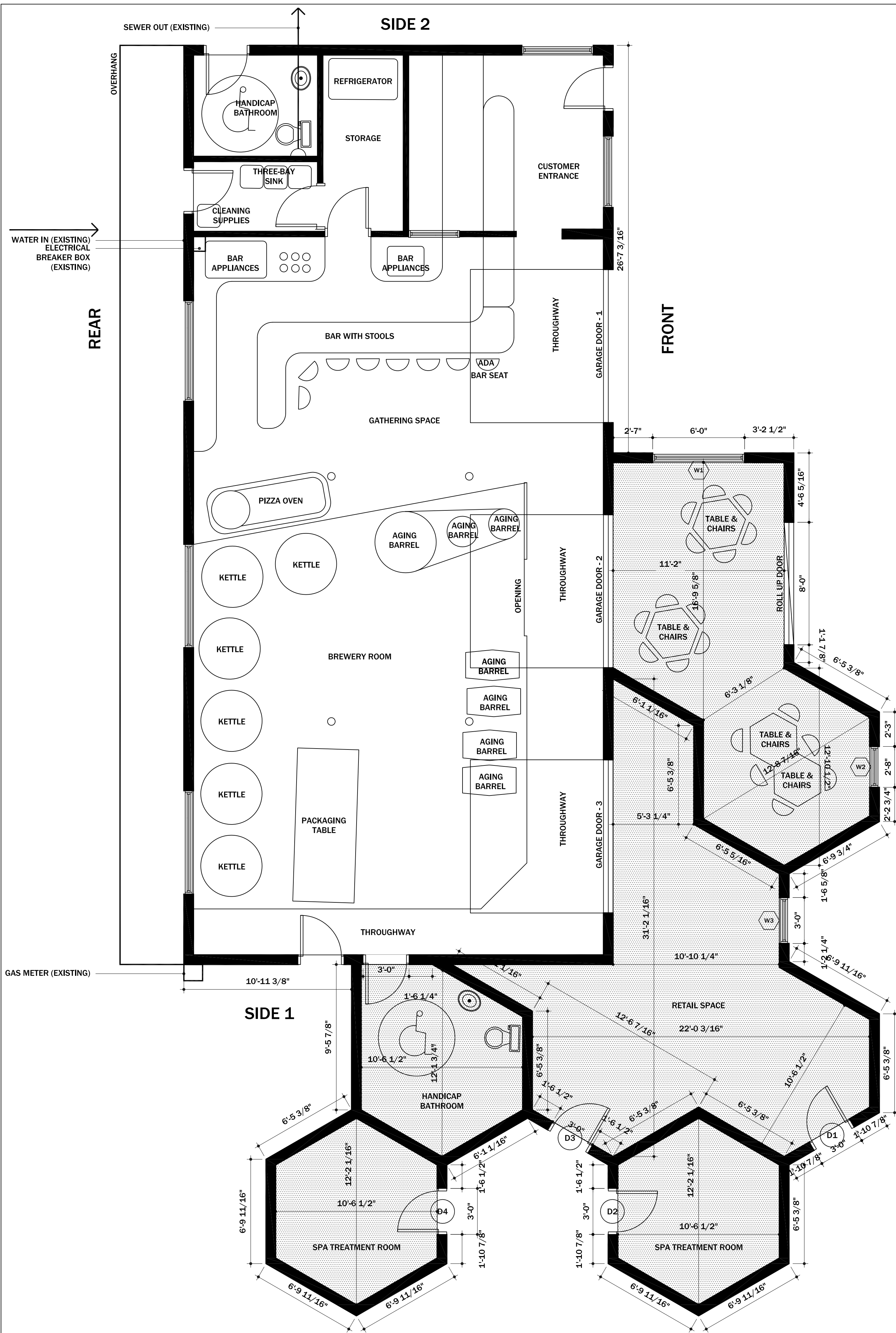
|           |            |
|-----------|------------|
| SCALE:    | 1/4"=1'    |
| DATE:     | 05/12/2023 |
| JOB NO.:  |            |
| FILE:     |            |
| SHEET NO. | A1.3       |

TANTRIC TEA, LLC.

33211 HWY18, ARROWBEAR CA 92382

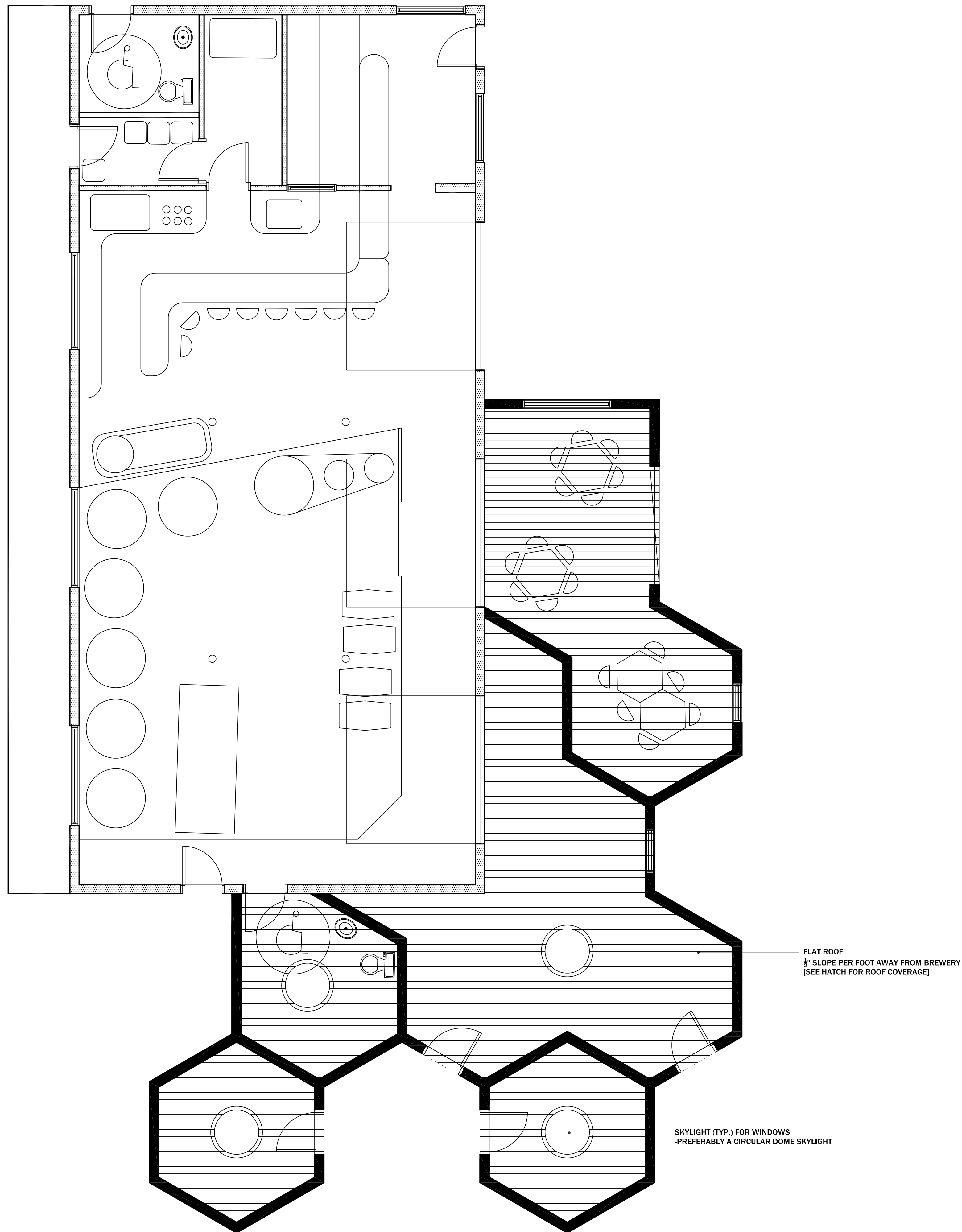
RUNNING SPRINGS, CALIFORNIA 92382

|         |                |             |       |         |      |
|---------|----------------|-------------|-------|---------|------|
| 5/16/22 | PLAN SUBMITTAL |             |       |         |      |
| 3/20/23 | REV. 2         |             |       |         |      |
| 5/1/23  | REV. 3         |             |       |         |      |
| DATE    | REVISION       | DESCRIPTION | DRAWN | CHECKED | APPR |



**111** BREWERY - ADDITION - FLOOR PLAN - PROPOSED

SCALE: 1/4" = 1'-0"



**112** BREWERY - ADDITION - ROOF PLAN - PROPOSED

SCALE: 1/4" = 1'-0"

|                                                                                          |  |          |                                                                                       |                |       |         |      |                                   |
|------------------------------------------------------------------------------------------|--|----------|---------------------------------------------------------------------------------------|----------------|-------|---------|------|-----------------------------------|
| BREWERY – PROPOSED FLOOR & ROOF PLAN                                                     |  | 5/16/22  |   | PLAN SUBMITTAL |       |         |      | TANTRIC TEA, LLC.                 |
| STEEP TEA GARDEN<br>PROPOSED COMMERCIAL DEVELOPMENT<br>SAN BERNARDINO COUNTY, CALIFORNIA |  | 3/20/23  |  | REV. 2         |       |         |      | 33211 HWY18, ARROWBEAR CA 92382   |
|                                                                                          |  | 5/1/23   |  | REV. 3         |       |         |      | RUNNING SPRINGS, CALIFORNIA 92382 |
|                                                                                          |  | 12/31/23 |  | REV. 4         |       |         |      |                                   |
|                                                                                          |  | DATE     | REVISION                                                                              | DESCRIPTION    | DRAWN | CHECKED | APPR |                                   |
| SCALE: 1/4"=1'                                                                           |  |          |                                                                                       |                |       |         |      |                                   |
| DATE: 05/31/2023                                                                         |  |          |                                                                                       |                |       |         |      |                                   |
| JOB NO.:                                                                                 |  |          |                                                                                       |                |       |         |      |                                   |
| FILE:                                                                                    |  |          |                                                                                       |                |       |         |      |                                   |
| SHEET NO.                                                                                |  | A1.4     |                                                                                       |                |       |         |      |                                   |



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



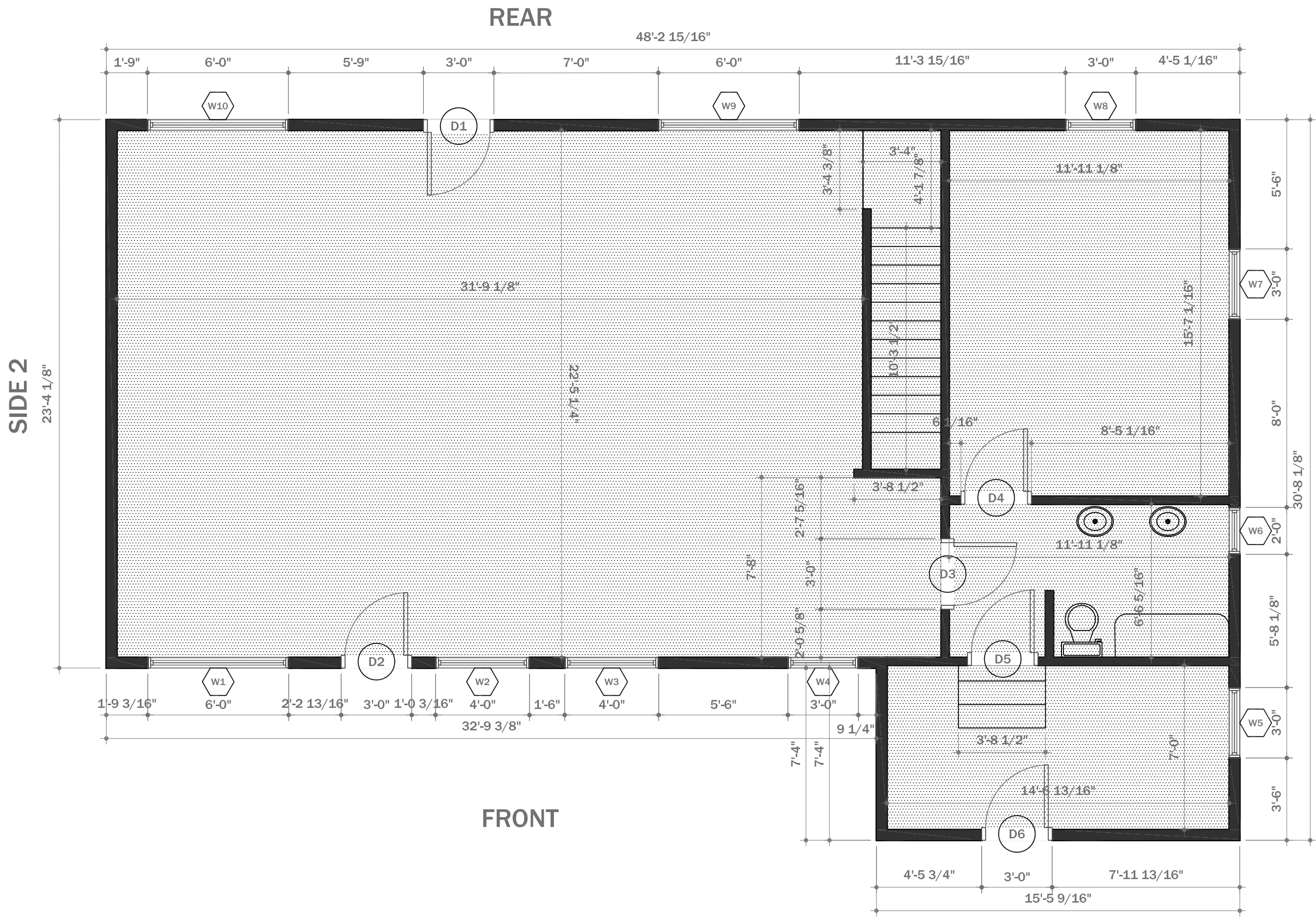
SCALE: 1/4" = 1'-0"

|                                                                                                                                               |         |                                                                                      |                |       |         |      |                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------|---------|--------------------------------------------------------------------------------------|----------------|-------|---------|------|---------------------------------------------------------------------------------------------------|
| BREWERY ADDITION – PROPOSED ELEVATION<br><br>STEEP TEA GARDEN<br><br>PROPOSED COMMERCIAL DEVELOPMENT<br><br>SAN BERNARDINO COUNTY, CALIFORNIA | 5/16/22 |   | PLAN SUBMITTAL |       |         |      | TANTRIC TEA, LLC.<br><br>33211 HWY18, ARROWBEAR CA 92382<br><br>RUNNING SPRINGS, CALIFORNIA 92382 |
|                                                                                                                                               | 3/20/23 |   | REV. 2         |       |         |      |                                                                                                   |
|                                                                                                                                               | 5/1/23  |  | REV. 3         |       |         |      |                                                                                                   |
|                                                                                                                                               | DATE    | REVISION                                                                             | DESCRIPTION    | DRAWN | CHECKED | APPR |                                                                                                   |
| SCALE: 1/4"=1'<br>DATE: 05/12/2023<br>JOB NO.:<br>FILE:<br>SHEET NO. A1.5                                                                     |         |                                                                                      |                |       |         |      |                                                                                                   |

Z17

RESIDENCE - FLOOR PLAN - EXISTING

SCALE: 1/4" = 1'-0"



SIDE 1

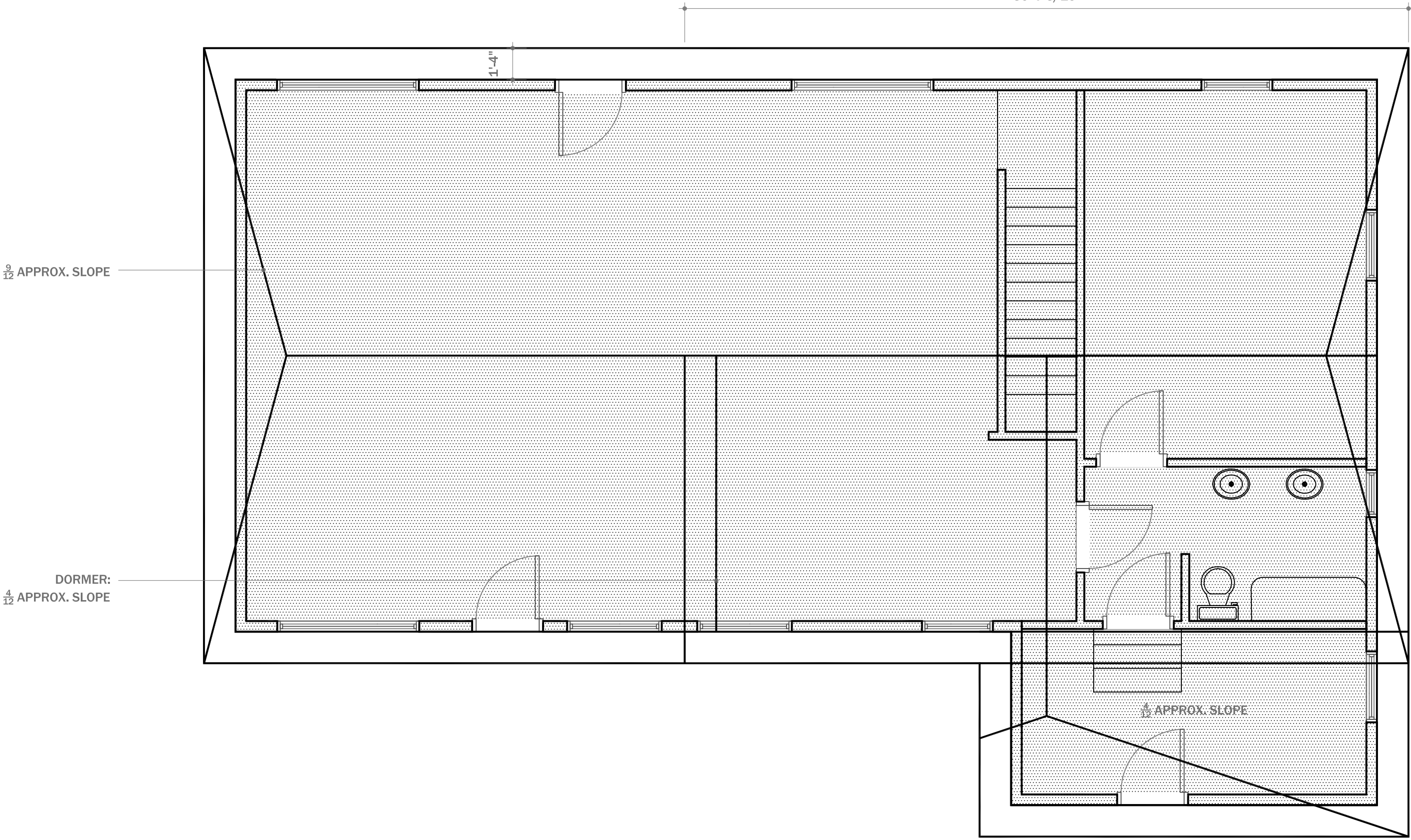
APPROX. SLOPE

DORMER:  
APPROX. SLOPE

Z19

RESIDENCE - ROOF PLAN - PROPOSED

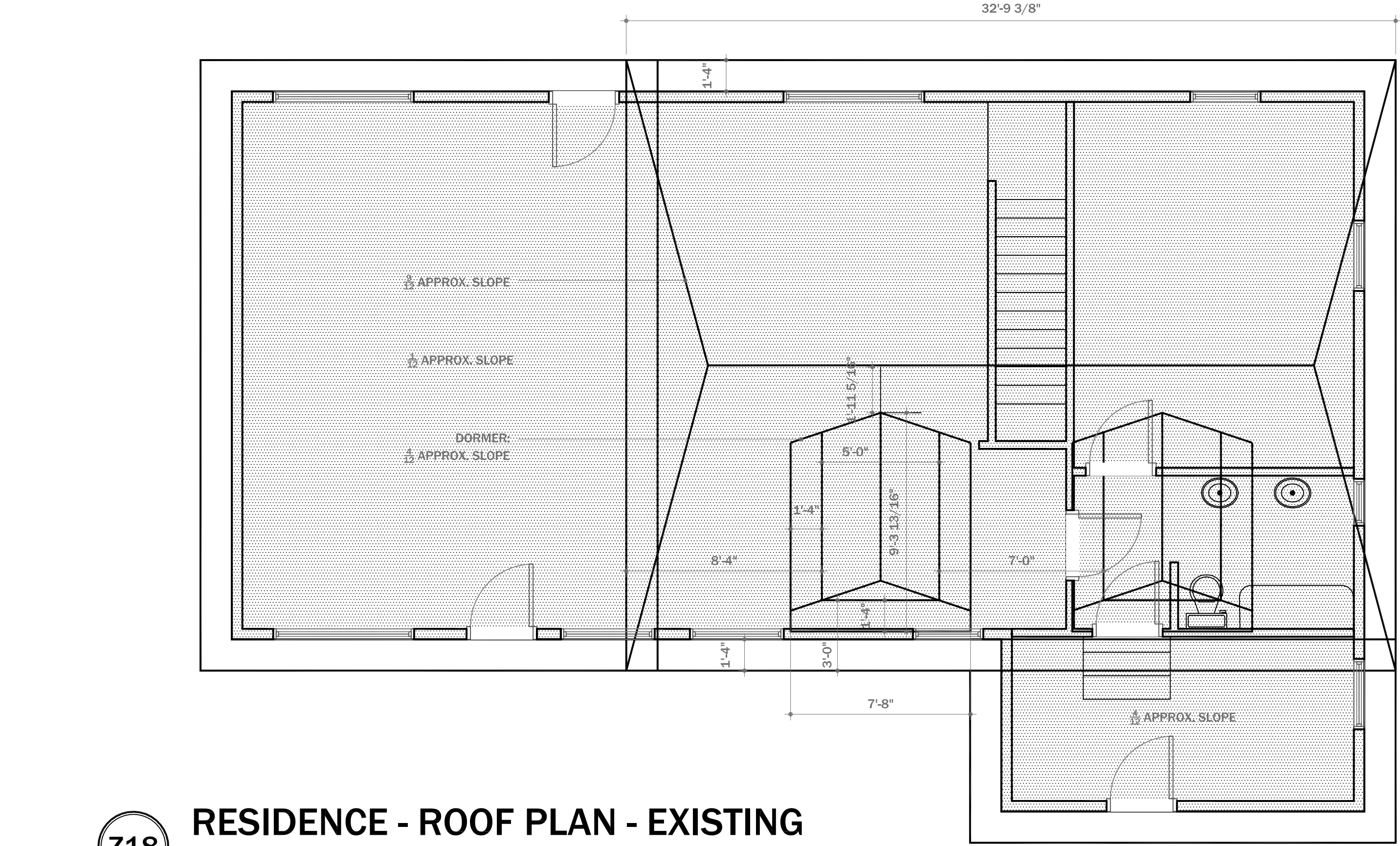
SCALE: 1/4" = 1'-0"



Z18

RESIDENCE - ROOF PLAN - EXISTING

SCALE: 1/4" = 1'-0"



RESID. – EXIST.& PROP. FLR.& ROOF PLN.

STEEP TEA GARDEN  
PROPOSED COMMERCIAL DEVELOPMENT  
SAN BERNARDINO COUNTY, CALIFORNIA

SCALE: 1/4"=1'

DATE: 05/12/2023

JOB NO.:

FILE:

SHEET NO.  
A1.6

|         |                |             |       |              |
|---------|----------------|-------------|-------|--------------|
| 5/16/22 | PLAN SUBMITTAL |             |       |              |
| 3/20/23 | REV. 2         |             |       |              |
| 5/1/23  | REV. 3         |             |       |              |
| DATE    | REVISION       | DESCRIPTION | DRAWN | CHECKED APPR |

TANTRIC TEA, LLC.  
33211 HWY18, ARROWBEAR CA 92382  
RUNNING SPRINGS, CALIFORNIA 92382

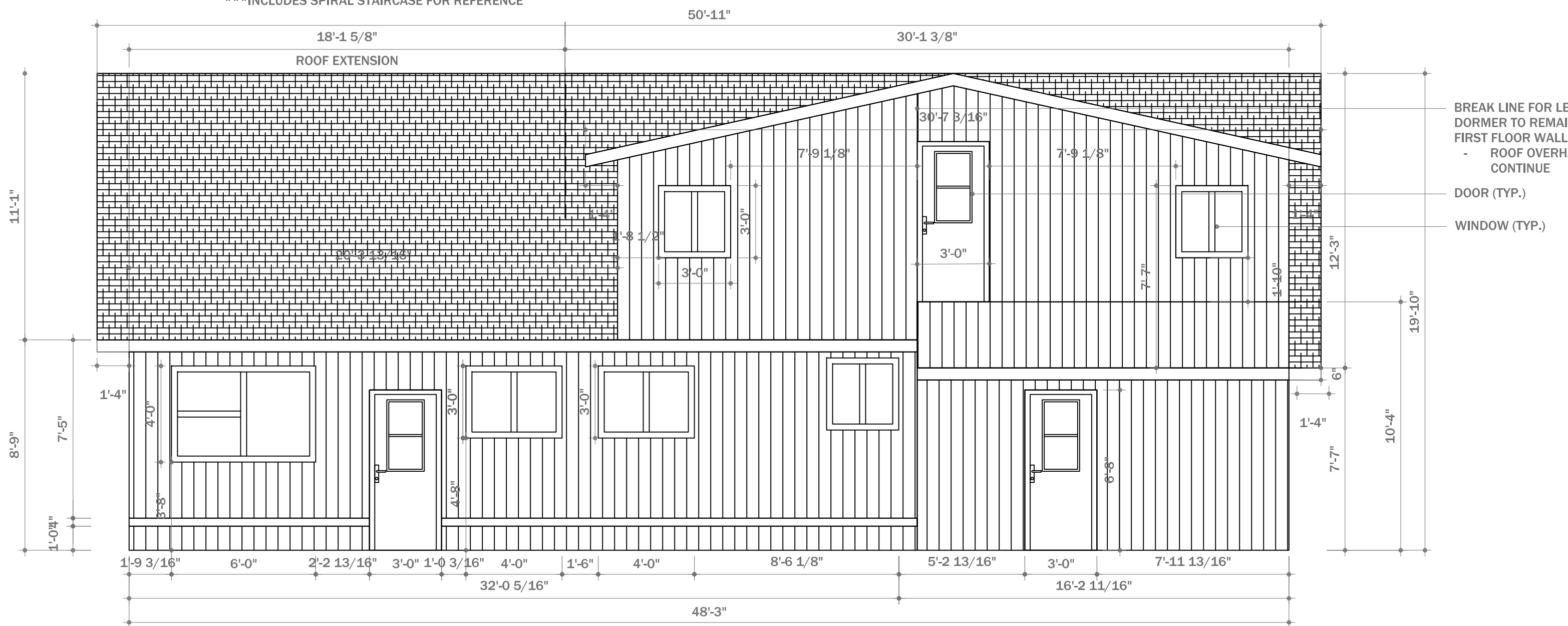




**Z28** RESIDENCE - ELEVATION - FRONT - PROPOSED

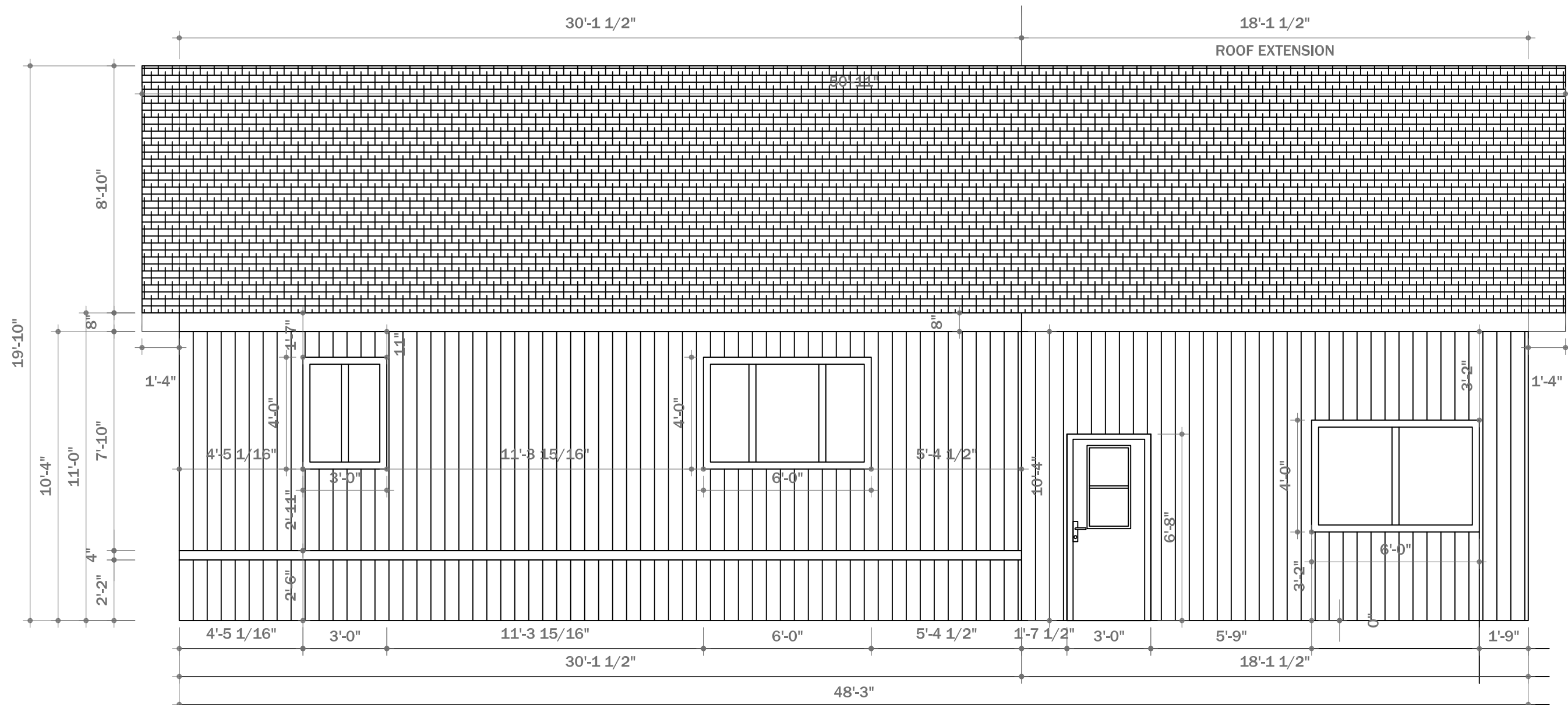
SCALE: 1/4" = 1'-0"

\*\*INCLUDES SPIRAL STAIRCASE FOR REFERENCE



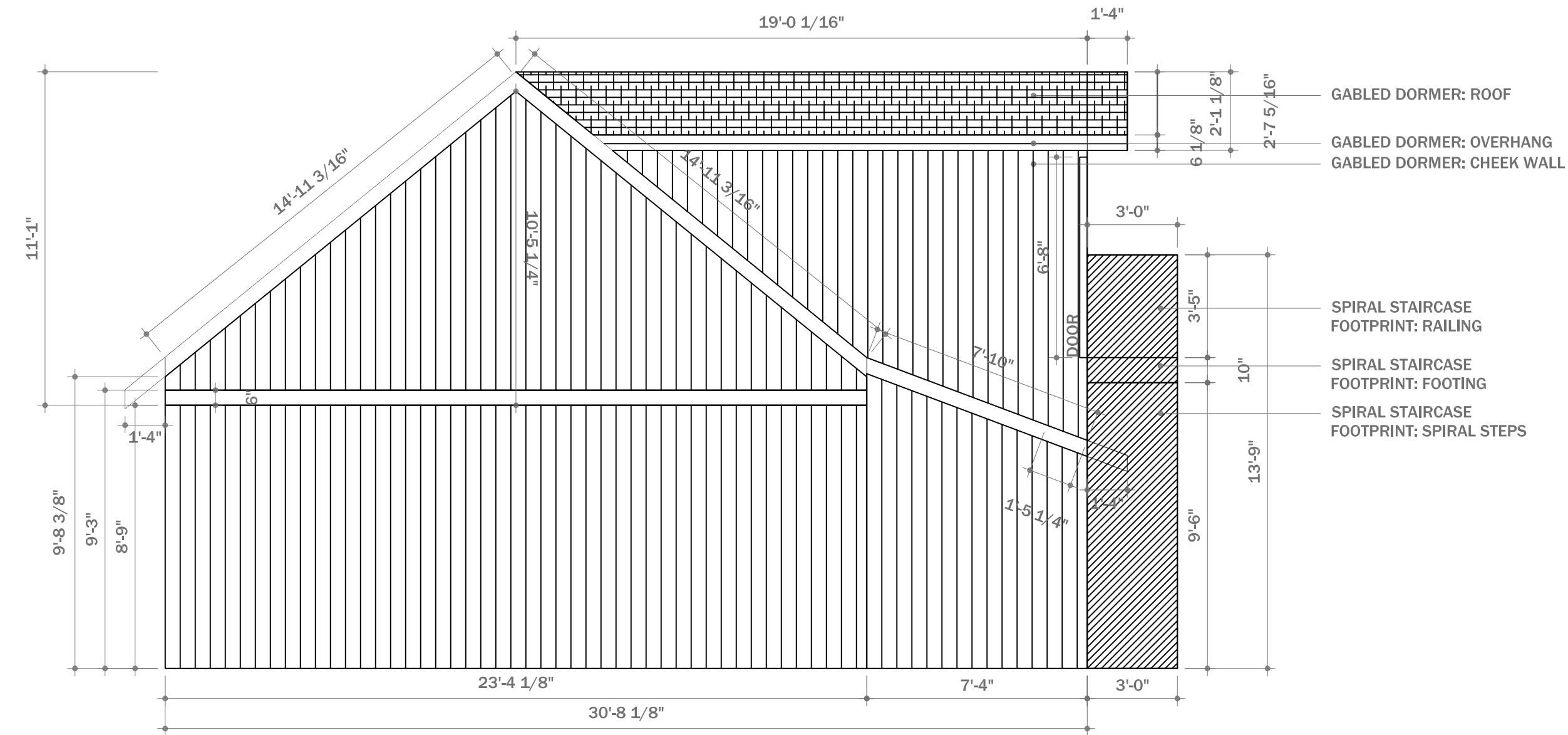
**Z26** RESIDENCE - ELEVATION - FRONT - PROPOSED

SCALE: 1/4" = 1'-0"



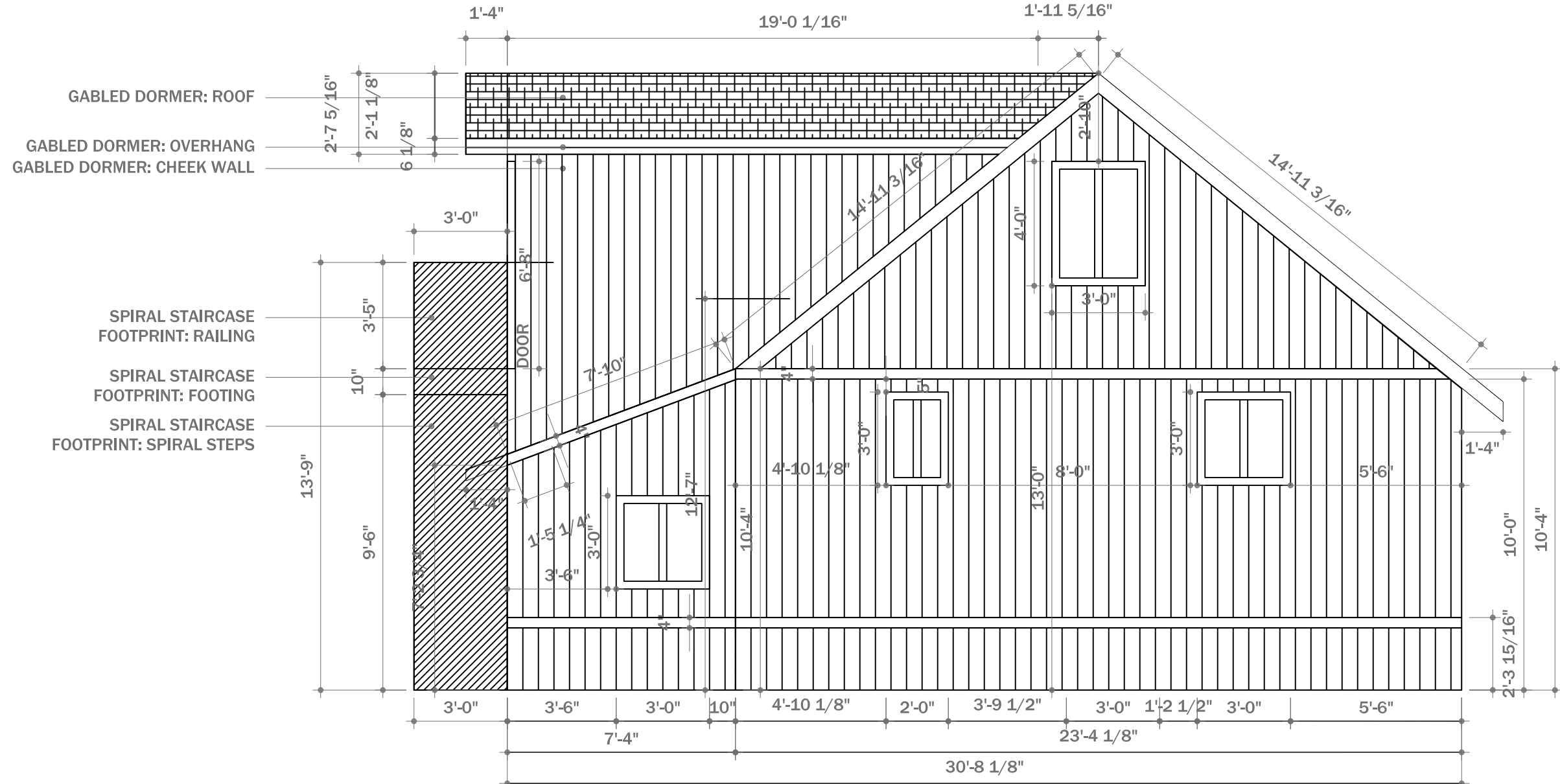
**Z24** RESIDENCE - ELEVATION - REAR - PROPOSED

SCALE: 1/4" = 1'-0"



**Z27** RESIDENCE - ELEVATION - SIDE 2 - PROPOSED

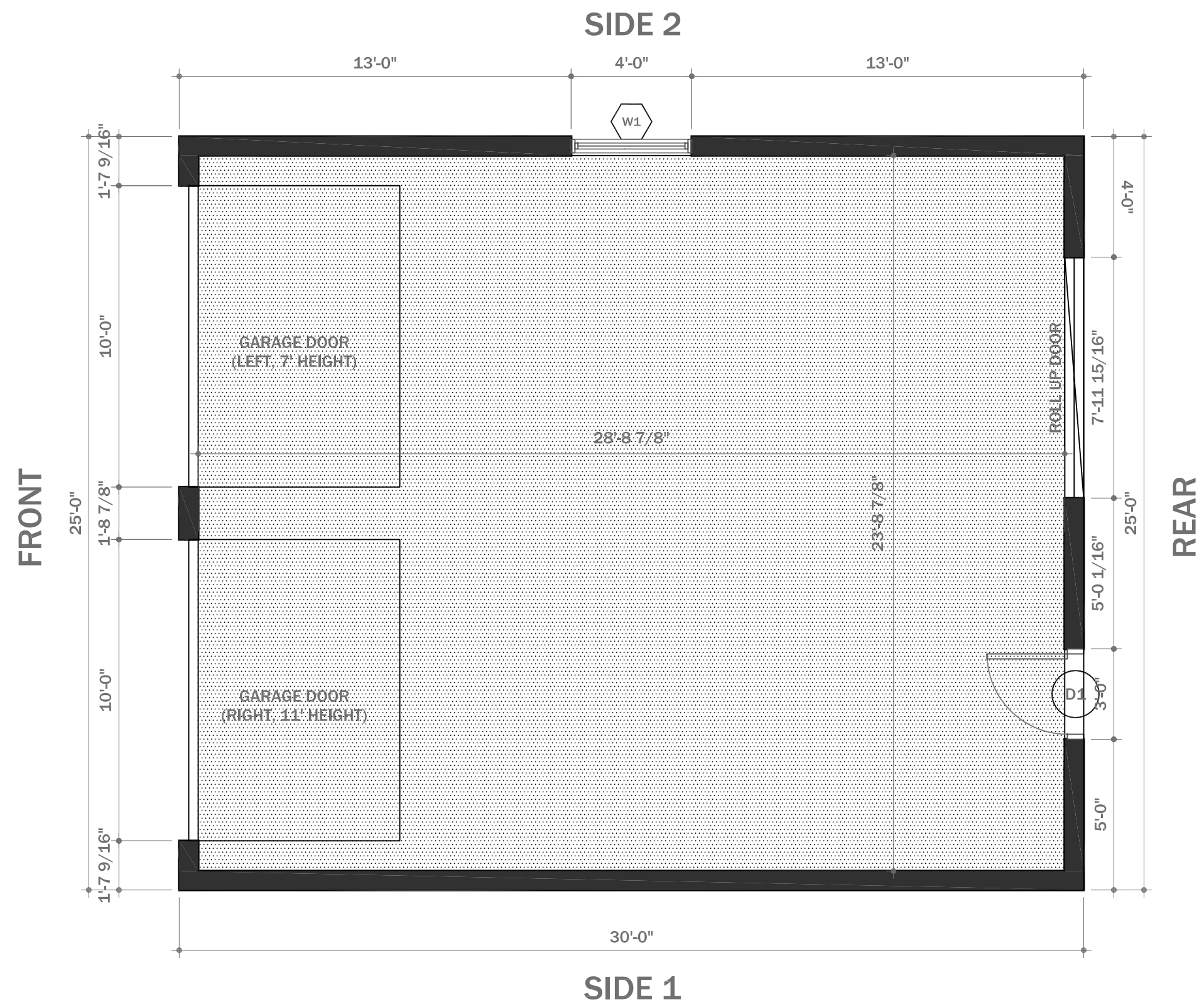
SCALE: 1/4" = 1'-0"



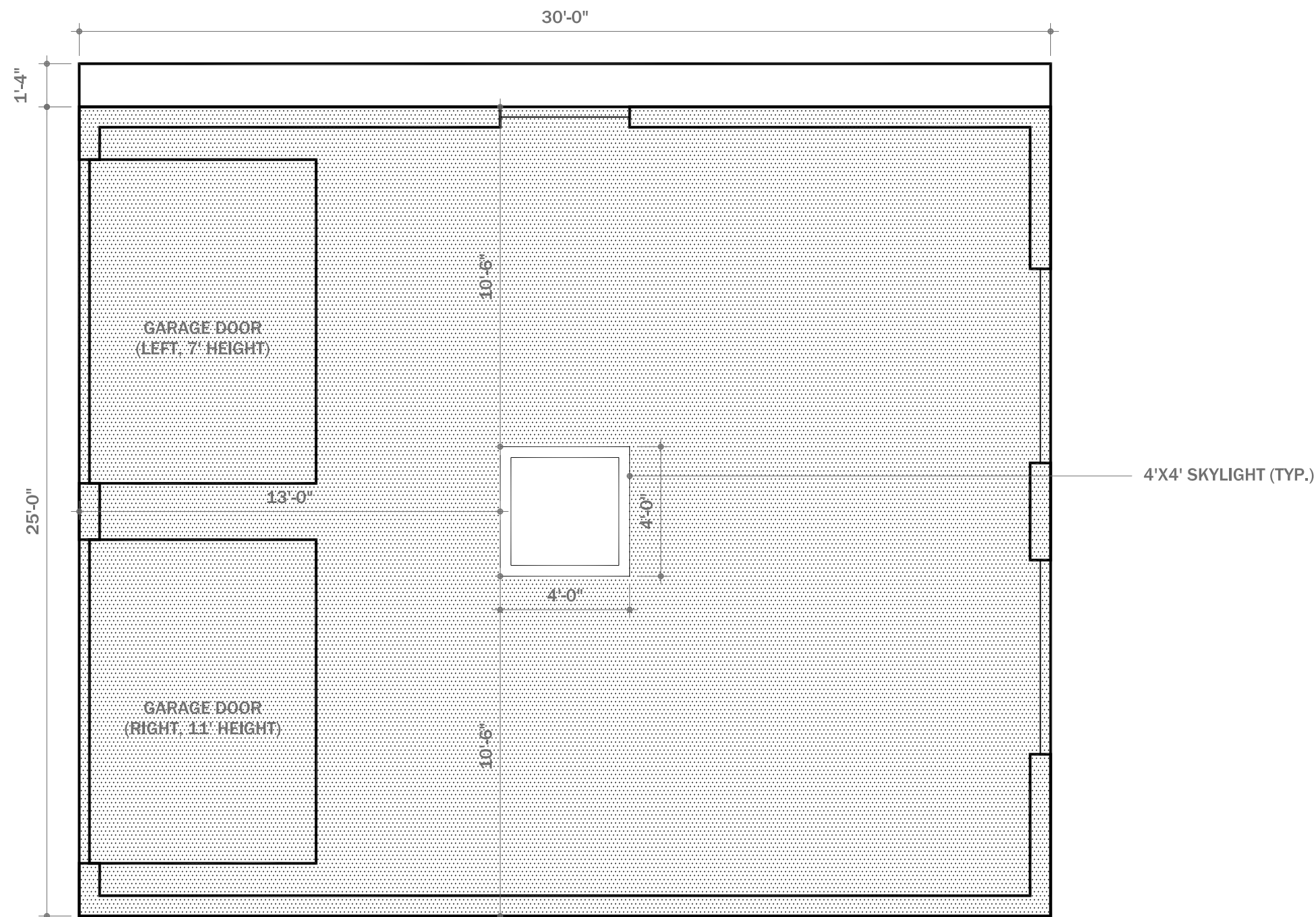
**Z25** RESIDENCE - ELEVATION - SIDE 1 - PROPOSED

SCALE: 1/4" = 1'-0"

|                                                                                          |  |         |                                                                                       |                |       |         |      |  |                                   |
|------------------------------------------------------------------------------------------|--|---------|---------------------------------------------------------------------------------------|----------------|-------|---------|------|--|-----------------------------------|
| RESIDENCE – PROPOSED ELEVATIONS                                                          |  | 5/16/22 |   | PLAN SUBMITTAL |       |         |      |  | TANTRIC TEA, LLC.                 |
| STEEP TEA GARDEN<br>PROPOSED COMMERCIAL DEVELOPMENT<br>SAN BERNARDINO COUNTY, CALIFORNIA |  | 3/20/23 |  | REV. 2         |       |         |      |  | 33211 HWY18, ARROWBEAR CA 92382   |
|                                                                                          |  | 5/1/23  |  | REV. 3         |       |         |      |  | RUNNING SPRINGS, CALIFORNIA 92382 |
|                                                                                          |  | DATE    | REVISION                                                                              | DESCRIPTION    | DRAWN | CHECKED | APPR |  |                                   |
| SCALE: 1/4"=1'                                                                           |  |         |                                                                                       |                |       |         |      |  |                                   |
| DATE: 05/12/2023                                                                         |  |         |                                                                                       |                |       |         |      |  |                                   |
| JOB NO.:                                                                                 |  |         |                                                                                       |                |       |         |      |  |                                   |
| FILE:                                                                                    |  |         |                                                                                       |                |       |         |      |  |                                   |
| SHEET NO. A1.8                                                                           |  |         |                                                                                       |                |       |         |      |  |                                   |



**Z29** GARAGE - FLOOR PLAN - PROPOSED  
SCALE: 1/4" = 1'-0"



**Z30** GARAGE - ROOF PLAN - PROPOSED  
SCALE: 1/4" = 1'-0"

|                                                                                          |  |         |          |                |       |         |      |  |  |                                   |  |
|------------------------------------------------------------------------------------------|--|---------|----------|----------------|-------|---------|------|--|--|-----------------------------------|--|
| GARAGE – PROPOSED FLR. & ROOF PLNS.                                                      |  | 5/16/22 |          | PLAN SUBMITTAL |       |         |      |  |  | TANTRIC TEA, LLC.                 |  |
| STEEP TEA GARDEN<br>PROPOSED COMMERCIAL DEVELOPMENT<br>SAN BERNARDINO COUNTY, CALIFORNIA |  | 3/20/23 |          | REV. 2         |       |         |      |  |  | 33211 HWY18, ARROWBEAR CA 92382   |  |
|                                                                                          |  | 5/1/23  |          | REV. 3         |       |         |      |  |  | RUNNING SPRINGS, CALIFORNIA 92382 |  |
| SCALE: 1/4" = 1'                                                                         |  | DATE    | REVISION | DESCRIPTION    | DRAWN | CHECKED | APPR |  |  |                                   |  |
| DATE: 05/12/2023                                                                         |  |         |          |                |       |         |      |  |  |                                   |  |
| JOB NO.:                                                                                 |  |         |          |                |       |         |      |  |  |                                   |  |
| FILE:                                                                                    |  |         |          |                |       |         |      |  |  |                                   |  |
| SHEET NO.                                                                                |  | A1.9    |          |                |       |         |      |  |  |                                   |  |

|           |            |
|-----------|------------|
| SCALE:    | 1/4"=1'    |
| DATE:     | 05/12/2023 |
| JOB NO.:  |            |
| FILE:     |            |
| SHEET NO. | A1.9       |



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

|           |            |
|-----------|------------|
| SCALE:    | 1/4"=1'    |
| DATE:     | 05/12/2023 |
| JOB NO.:  |            |
| FILE:     |            |
| SHEET NO. | A1.10      |



|                                                                                                                                                   |                  |                                   |                |             |       |              |
|---------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----------------------------------|----------------|-------------|-------|--------------|
| REFUSE ENCLOS.-PROP. FLR, ROOF, EL. PLNS.<br><br>STEEP TEA GARDEN<br><br>PROPOSED COMMERCIAL DEVELOPMENT<br><br>SAN BERNARDINO COUNTY, CALIFORNIA | SCALE: 1/4"=1'   | TANTRIC TEA, LLC.                 |                |             |       |              |
|                                                                                                                                                   | DATE: 05/31/2023 | 33211 HWY18, ARROWBEAR CA 92382   |                |             |       |              |
|                                                                                                                                                   | JOB NO.:         | RUNNING SPRINGS, CALIFORNIA 92382 |                |             |       |              |
|                                                                                                                                                   | FILE:            | 5/16/22                           | PLAN SUBMITTAL |             |       |              |
|                                                                                                                                                   | SHEET NO. A1.11  | 3/20/23                           | REV. 2         |             |       |              |
|                                                                                                                                                   |                  | 5/1/23                            | REV. 3         |             |       |              |
|                                                                                                                                                   |                  | 12/31/23                          | REV. 4         | DESCRIPTION | DRAWN | CHECKED APPR |
|                                                                                                                                                   |                  |                                   |                |             |       |              |

# Notice of Exemption

To: ☐ Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

From: San Bernardino County  
Land Use Services Department  
Planning Division  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187

☒ Clerk of the Board of Supervisors  
County of San Bernardino  
385 North Arrowhead Avenue, Second Floor  
San Bernardino, CA 92415-0130

## Project Description

**PROJECT TITLE:** Tantric Tea MUP

**APN:**

0327-141-79

**APPLICANT:** Tantric Tea, LLC (David Fisher)

**PROPOSAL:** A Minor Use Permit to convert existing buildings and add square footage to operate a restaurant, micro-brewery pub/distillery, retail store, and day spa; remodel roof on existing caretaker's residence and add a detached garage on a 0.55 acre parcel.

**PROJECT #:** PROJ-2022-00074

**COMMUNITY:** Hilltop Communities

**LOCATION:** 33217 Rim of the World Drive, Arrowbear

## Applicant

Tantric Tea, LLC (David Fisher)

Name

P.O. Box 3211 92382

Address

Running Springs, CA 92382

(909) 229-8997

Phone

## Representative

Same as above

Name

Address

Phone

Amy Rossig, Contract Senior Planner

Lead Agency Contact Person

(916) 212-8232

Area Code/Telephone Number

Exempt Status: *(check one)*

- ☐ Ministerial [Sec. 21080(b)(1); 15268];
- ☐ Declared Emergency [Sec. 21080(b)(3); 15269(a)];
- ☐ Emergency Project [Sec. 21080(b)(4); 15269(b)(c)];
- ☒ Categorical Exemption. State type and section number: 15301(a), 15301(e)(2), 15303(e), and 15304(a)
- ☐ Statutory Exemptions. State code number: \_\_\_\_\_
- ☐ Other Exemption: \_\_\_\_\_

Reasons why project is exempt: Class 1 under Sections 15301(a) and 15301(e)(2) which applies to existing facilities, as a Class 3 under Section 15303(e) which applies to the new construction of a detached garage, and as a Class 4 under Section 15304(a) which applies to minor grading.

Signature

Title

Date

☒ Signed by Lead Agency ☐ Signed by Applicant  
Date received for filing at OPR: \_\_\_\_\_

Land Use Services Department - Revised December 2020