LAND USE SERVICES DEPARTMENT
PLANNING COMMISSION STAFF REPORT

HEARING DATE: November 19, 2026 **AGENDA ITEM #2**

Project Description

Project No.:	PROJ-2025-00090
Applicant:	Robert Lewbel
Community:	Hilltop / 3rd District
Location:	32088 State Highway 18, Running Springs
APNs:	0295-143-16 and -017
Staff:	Amy Rossig, Contract Planner
Proposal:	A Conditional Use Permit to construct and operate an event venue for public and private events and a Variance to allow a gravel parking area where asphaltic concrete surfacing is normally required, located on a 1.10-acre parcel.

Vicinity Map



60 Hearing Notices Sent on: November 3, 2026 Report Prepared By: Amy Rossig

SITE INFORMATION

Project Size: 1.10 Acres
Terrain: Mostly flat
Vegetation: Most of the site has been disturbed with buildings, driveways, parking areas, and patio spaces; natural vegetation that remains includes scattered pine trees.

TABLE 1 - SURROUNDING LAND USE DESCRIPTION

AREA	EXISTING USE	LAND USE CATEGORY	ZONING DISTRICT
Site	Retail	Commercial	Hilltop/General Commercial Sign Control Permit (H/GC-SCp)
North	Single-Family Residential	Commercial and Low Density Residential 2 -5 dwelling units per acre	Hilltop/General Commercial Sign Control Permit (H/GC-SCp) and Hilltop/Single Residential (H/RS-10m)
South	State Highway 18	Commercial	Hilltop/General Commercial Sign Control Permit (H/GC-SCp)
East	Rental store, former restaurant and gas station	Commercial	Hilltop/General Commercial Sign Control Permit (H/GC-SCp)
West	Single-Family Residential	Commercial	Hilltop/General Commercial Sign Control Permit (H/GC-SCp)

	AGENCY	COMMENT
City Sphere of Influence:	Not applicable	Not applicable
Water Service:	Running Springs Water District	No comment – provided sign off on the Adequate Service Certification
Sewer Service:	Not applicable (septic system)	Not applicable

STAFF RECOMMENDATION: That the Planning Commission take the following actions: **FIND** that the Project is exempt from the California Environmental Quality Act; **ADOPT** the Findings for approval of a Conditional Use Permit and Variance; **APPROVE** the Conditional Use Permit to allow an outdoor event venue, subject to the Conditions of Approval; **APPROVE** the Variance to allow a gravel parking area, subject to the Conditions of Approval; and **DIRECT** Land Use Services Department to file a Notice of Exemption.[1]

[1] In accordance with Section 86.08.010 of the Development Code, the Planning Commission action may be appealed to the Board of Supervisors.

FIGURE 1 - REGIONAL LOCATION

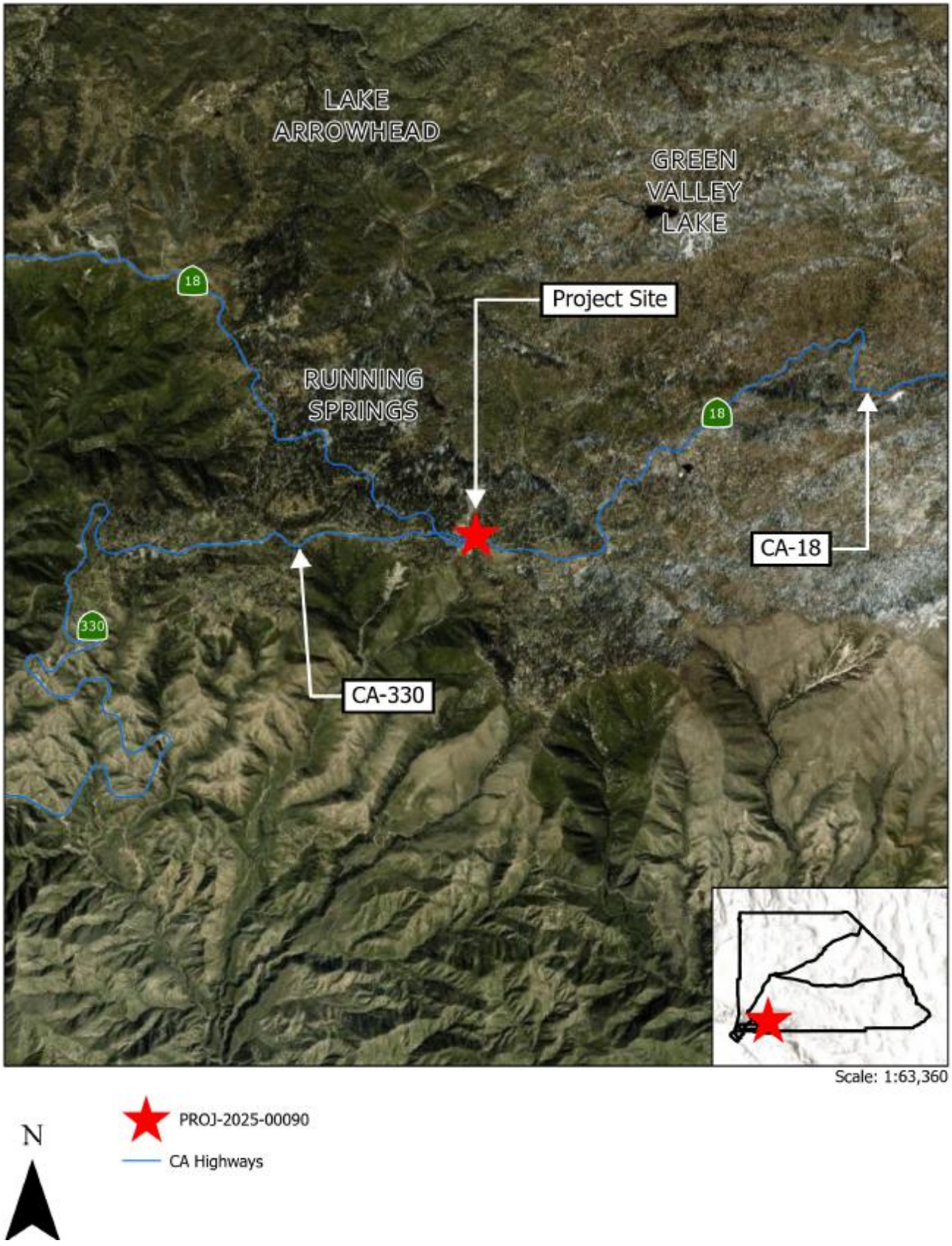


FIGURE 2 – VICINITY MAP



FIGURE 3 – SITE LOCATION MAP

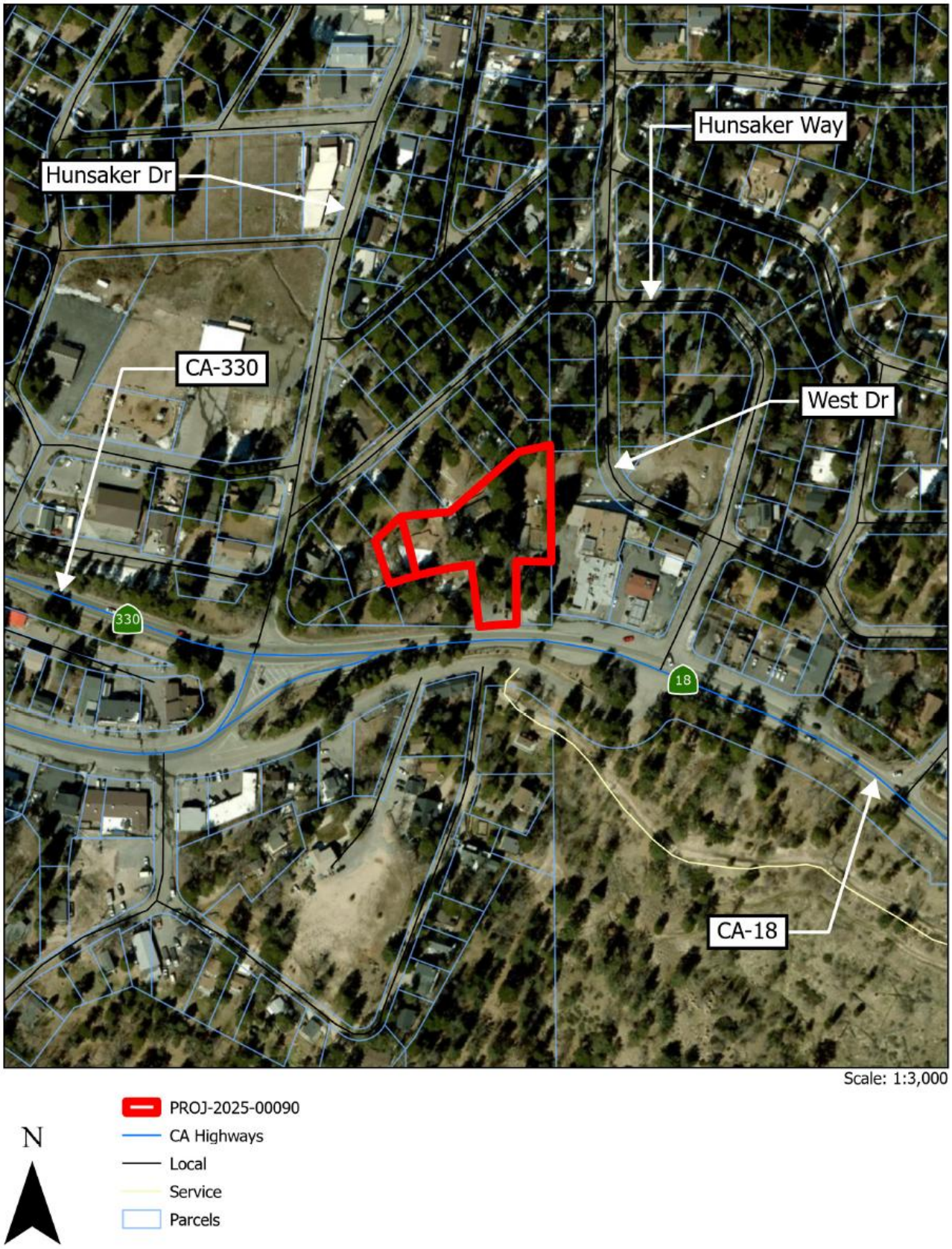


FIGURE 4 – LAND USE CATEGORY MAP

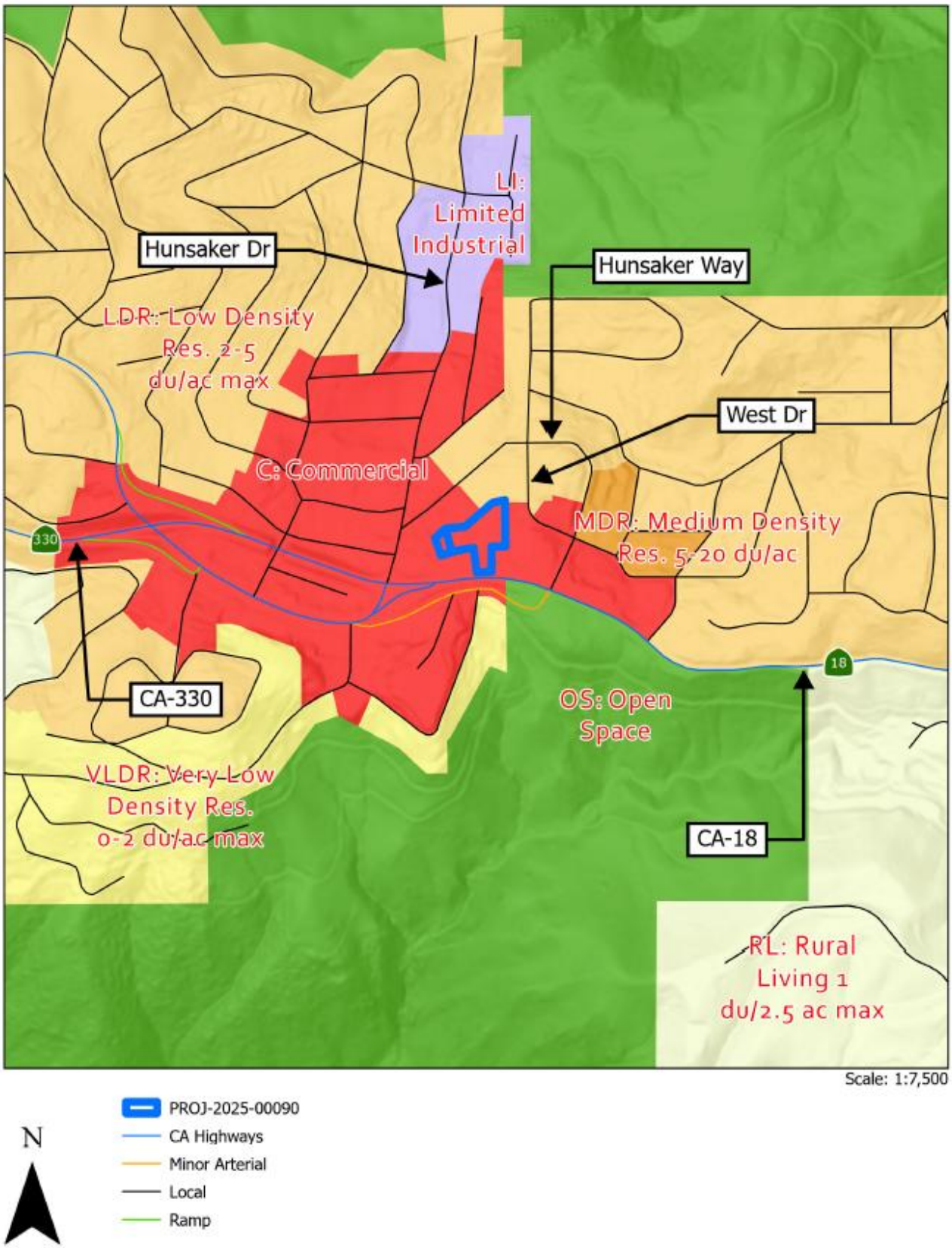


FIGURE 5 – ZONING DISTRICT MAP

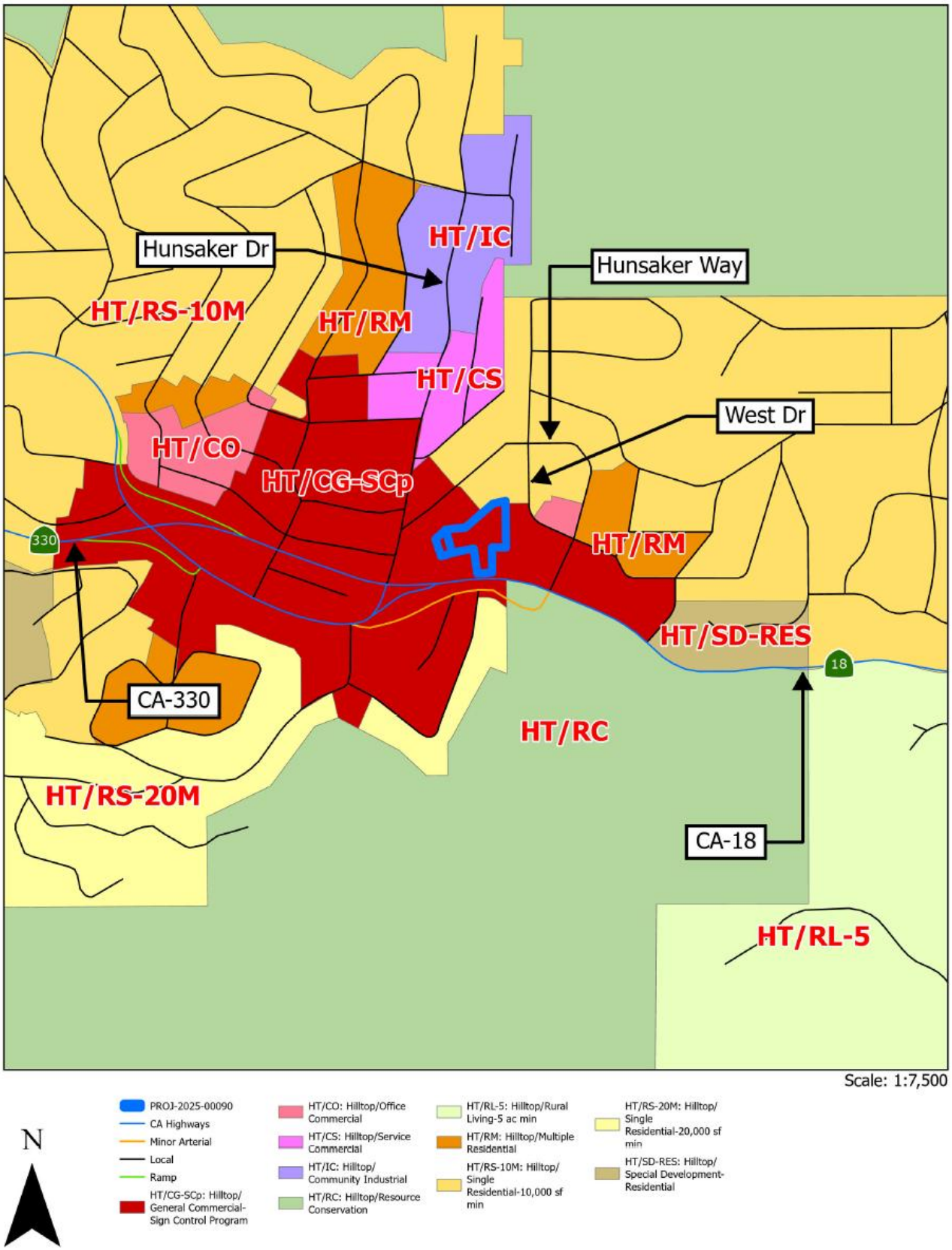


FIGURE 6 – SITE PLAN

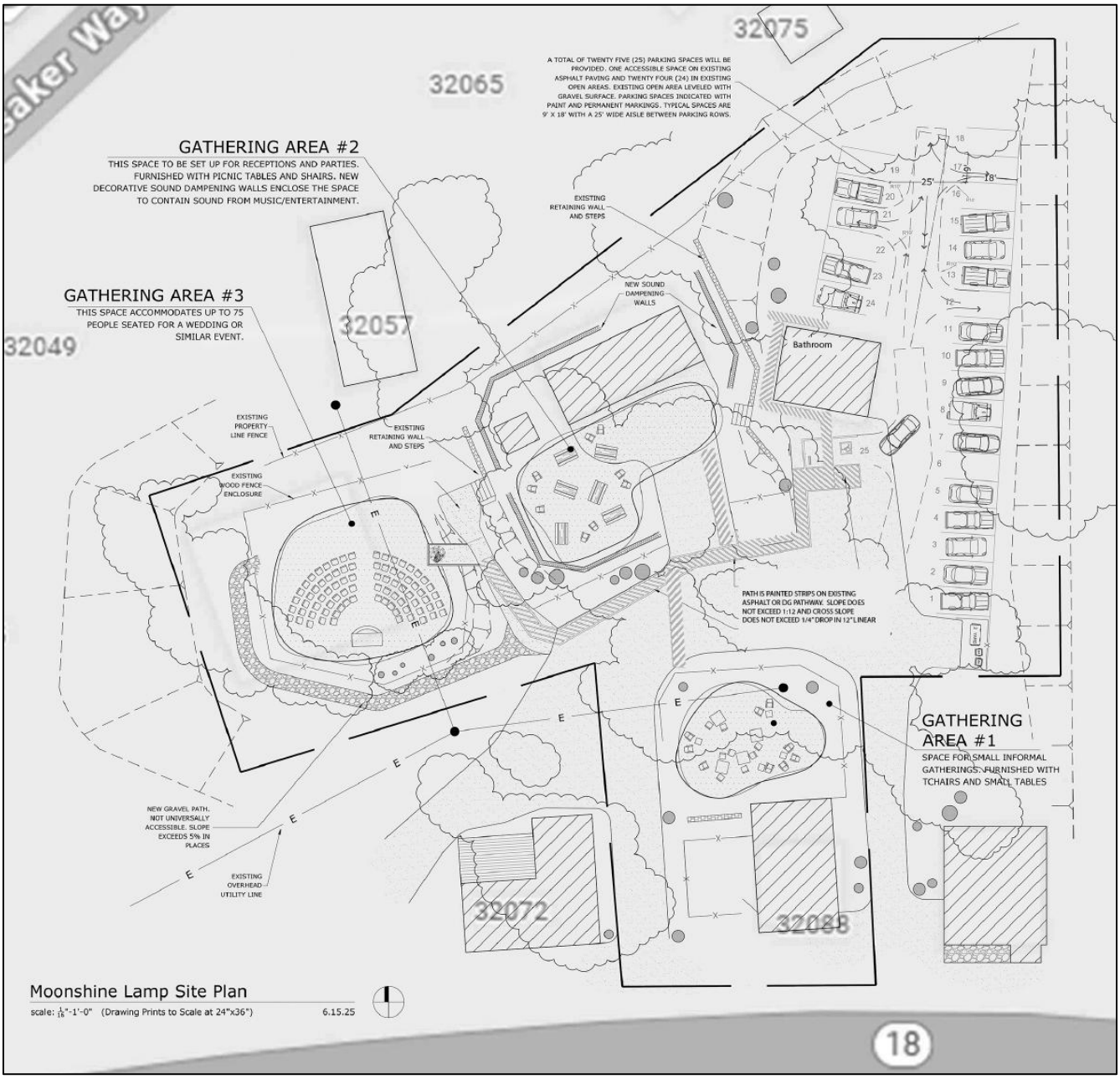


Photo 1 – View looking west along State Highway 18 at the entrance



Photo 2 – View looking northeast along State Highway 18 at the exit



Photo 3 – View looking north at future parking area



Photo 4 – Western driveway facing north

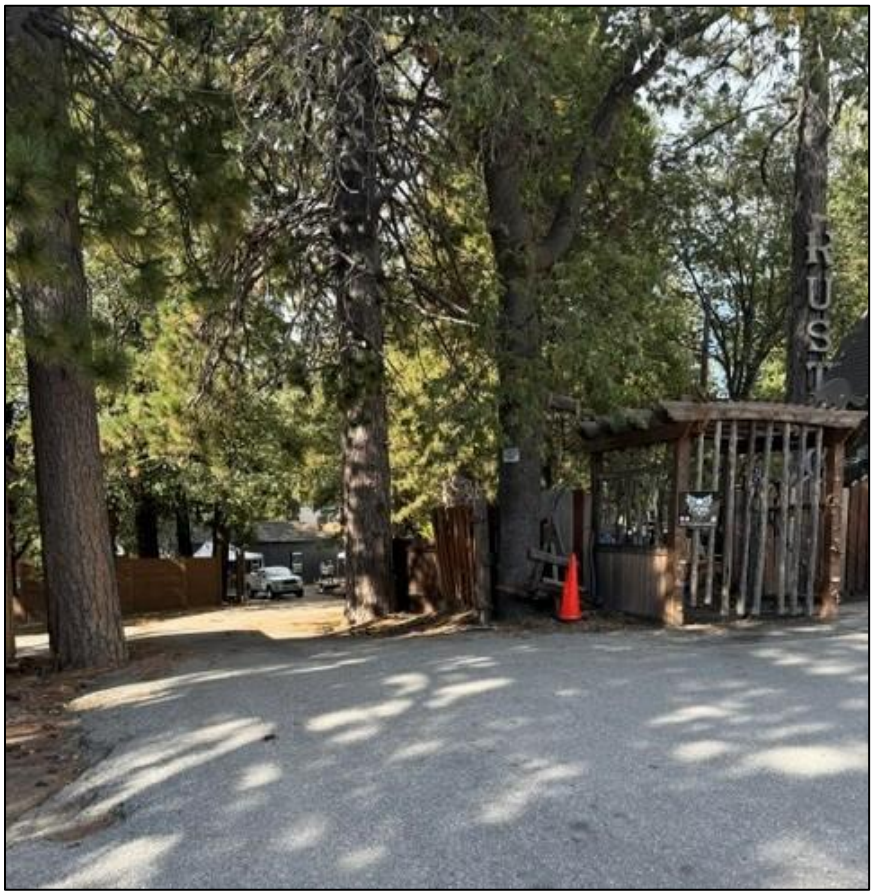


Photo 5 – ADA Accessible parking space



Photo 6 – Building to be remodeled for bathrooms



Photo 7 – Proposed Trash Enclosure



Photo 9 – Private event in Gathering Area #2

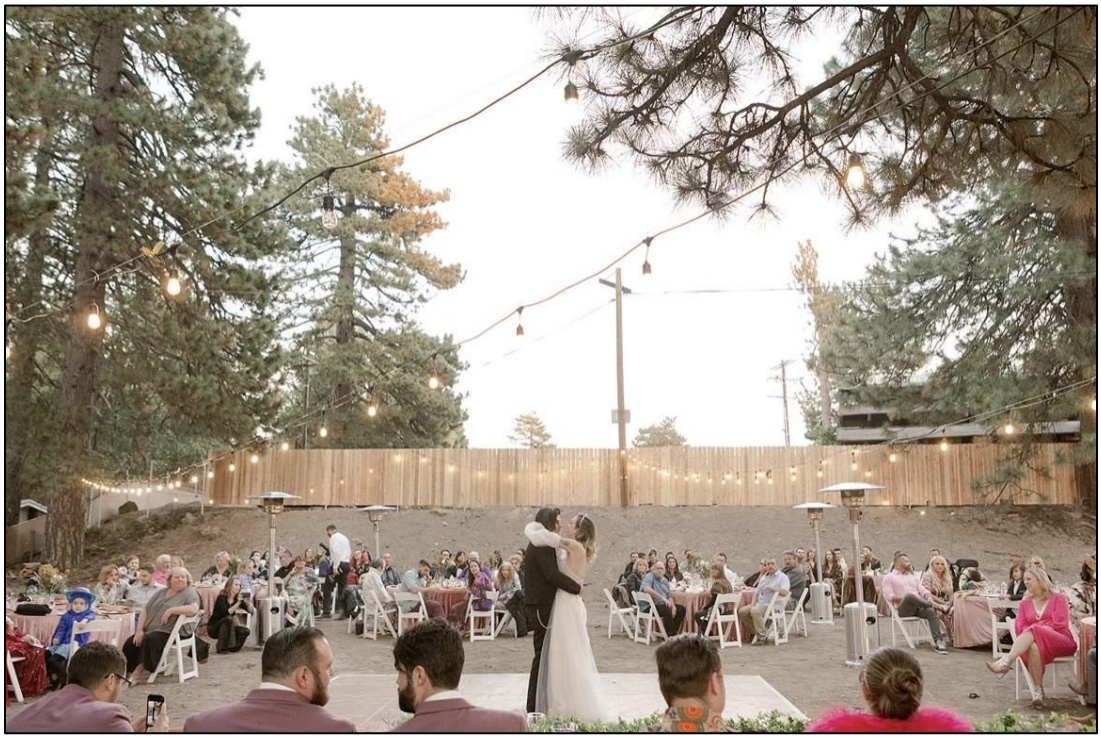


Photo 10 – Private event in Gathering Area #3



PROJECT DESCRIPTION AND BACKGROUND:

The applicant is requesting of a Conditional Use Permit (CUP) to operate a venue space for public and private events and a Variance for a gravel parking area where pavement is typically required on a 1.1acre parcel in the unincorporated community of Running Springs (Project Site). The Project Site is located within the Commercial land use category and the Hilltop/General Commercial Sign Control Permit (H/GC-SCp) zoning district. The GC zoning district allows sites for lodging services, office and professional services, recreation and entertainment services, open lot services, and other similar uses. The event venue may be permitted as a public or private meeting facility in the GC zone with the approval of a CUP.

The proposed hours of operation are from 10:00 a.m. to 10:00 p.m., with operations primarily occurring on weekends. The venue would accommodate a maximum of 75 guests. The business would employ an on-site manager and approximately two (2) full-time employees. The subject property is located on the north side of State Highway 18 and consists of two (2) parcels with three (3) existing buildings. An existing shed onsite would be relocated or demolished for construction of the parking area to accommodate 24 parking spaces. The building shown in Photo 6 would be converted to add two (2) restrooms. No other buildings would be utilized or modified as part of the Project. Grading would be limited to the construction of the parking lot and access ways.

PROJECT ANALYSIS:

Site Planning: The three (3) existing structures on the Project site would remain. One structure would be partially converted into a restroom facility to serve the proposed event venue. The second structure would be used exclusively as a private office and storage space for the property owner and would not be utilized for event-related activities. The third structure currently operates as Havenwood Running Springs retail gift shop and is open seven (7) days a week from 10:00 a.m. to 5:00 p.m. The gift shop would continue to operate as part of the existing uses on the property and would not impact the event venue.

Additional site improvements will include the construction of eight-foot-high sound-attenuating walls surrounding Gathering Area No. 2 and a designated trash enclosure. Grading activities would be limited primarily to the construction of the proposed parking area and paved pedestrian pathways throughout the site. A majority of the site improvements would be completed by the property owner and applicant.

Consistency with Countywide Plan: The Project is consistent with the Countywide Plan Policy LU-2.4, *Land Use Map Consistency*, because it would not require an amendment to the existing land use designation or a change in the zoning district. The event venue would utilize an existing commercially developed property, with direct access to State Highway 18, and would incorporate site improvements intended to maintain compatibility with surrounding land uses and the character of the mountain community.

The Project is also consistent with Policy LU-2.1, *Compatibility with Existing Uses*, as it would establish a local commercial business that provides an additional venue for community gatherings, private events, and related activities. The Project would retain the existing buildings and access configuration while incorporating measures intended to minimize potential impacts on neighboring properties, including sound-attenuating walls, limited outdoor lighting, and designated parking and circulation areas.

The Project is also consistent with the Hilltop Community Action Guide's *Focus Statement A,* to provide economic development opportunities that capitalize on the natural environment, attract visitors, and provide entertainment for residents.

Code Compliance Summary: With the exception of the requested variance, the Project satisfies applicable standards of the Development Code for development in the General Commercial zoning district, as illustrated in Table 2 below.

TABLE 2 – PROJECT CODE COMPLIANCE

Project Component	Development Code Standard		Project Plans	Complies?
Setbacks	Front	15 feet	18 feet	Yes
	Side – Interior	10 feet	12.5 feet	Yes
	Rear	10 feet	20 feet	Yes
Maximum Height	35 feet		14 feet	Yes
Maximum Lot Coverage	80 percent		30.2 percent	Yes
Parking	25 spaces		25 spaces	Yes

Landscaping: Pursuant to Development Code Section 83.10.080, "the front yard and street side yard setback areas shall be landscaped except for sites where no disturbance of the natural terrain is proposed." The Project is proposed to have minimal grading and would retain the existing natural terrain within the applicable front yard and street side yard setback areas. Accordingly, because no disturbance of the natural terrain is proposed within these setback areas, the landscaping requirements of Section 83.10.080 would not apply.

Lighting: As part of the application, lighting would be limited to low-level pathway lighting and decorative string lights intended to provide pedestrian visibility and ambient illumination within the event areas. No pole-mounted lights, stadium-style lighting, or other high-intensity lighting fixtures are proposed.

The majority of events are anticipated to occur during the summer months, when extended daylight hours would reduce the need for supplemental lighting during daytime and early evening activities. Overall, the proposed lighting would be limited in scale and intensity and is intended to support safe pedestrian circulation and event activities without introducing substantial new sources of nighttime illumination.

Site Access and Circulation:
The Project Site has two (2) existing access points connecting to State Highway 18. One access point is located along the eastern portion of the property, while the second is located along the western portion. Both access points are existing and would remain unchanged as part of the proposed Project. The two (2) access points are connected by an internal circular-shaped driveway that extends around the existing commercial building and provides access to the proposed parking area at the rear of the property.

The applicant is proposing to utilize this driveway as a one-way circulation route, with vehicles entering the site from the eastern access point and exiting onto State Highway 18 through the western access point. This circulation pattern would accommodate event guests, emergency vehicles, deliveries, and solid waste collection vehicles while minimizing conflicting vehicle movements within the site. At its narrowest point, the existing driveway measures approximately 17 feet in width, which is less than the 20-foot minimum width typically required for emergency vehicle access.

As part of the Project review process, the site plan was provided to applicable agencies, including the California Department of Transportation (Caltrans) and the Running Springs Fire Department (Fire Department). Caltrans provided no comments on the proposal, as the Project would not modify the existing State Highway 18 access points or involve construction within the State highway right-of-way. The Fire Department reviewed the proposed circulation configuration and granted a one-time variance allowing the existing 17-foot-wide driveway to remain, notwithstanding the typical 20-foot minimum width requirement. The Fire Department's letter of support is included as Exhibit D. Accordingly, the proposed Project would maintain the existing access configuration while establishing a designated one-way circulation pattern to accommodate vehicles traveling through the site. The proposed circulation arrangement has been reviewed by the applicable transportation and fire protection agencies, and the Fire Department has authorized the reduced driveway width through its variance approval.

Parking Surface Improvements and Minor Variance:
Development Code Section 83.11.090(c) establishes surfacing requirements for off-street parking areas, loading areas, and access drives within the Mountain Region. For parcels abutting a paved street or road, the Code requires these areas to be surfaced with a minimum of two inches of asphaltic concrete or road-mixed surfacing.

The existing access points connecting State Highway 18 and the internal access drives are paved and would remain in place. The applicant proposes to maintain these paved circulation areas and provide additional paved surfaces, as necessary, to accommodate pedestrian circulation and an ADA accessible parking space in accordance with applicable California Building Code accessibility requirements.

However, the applicant is requesting a minor variance to allow 24 proposed parking spaces to be surfaced with gravel rather than the pavement otherwise required by Section 83.11.090(c). The proposed gravel parking area would encompass approximately 6,900 square feet, while approximately 11,620 square feet of the site would consist of paved surfaces.

Pursuant to Development Code Section 85.17.040(a), Table 85-5, Types of Minor Variances Allowed, modifications to off-street parking requirements and parking area improvements are among the types of deviations that may be considered through the Variance process. Accordingly, the applicant has requested a Minor Variance to permit gravel surfacing within the designated parking spaces while maintaining paved

access drives and providing accessible improvements as required by applicable building standards.

Findings supporting the requested Minor Variance are included as part of Exhibit A to Staff Report. The Minor Variance is intended to minimize the amount of additional impervious surface associated with the Project. Appropriately designed and maintained gravel surfaces may allow some stormwater infiltration and reduce the volume of surface runoff. The use of gravel would also help preserve the rural mountain character of the surrounding area by limiting the extent of paved surfaces visible on the property.

Noise:
The applicant is proposing to install eight-foot-high wooden sound-attenuating walls at various locations throughout the Project Site to reduce the transmission of event-related noise to surrounding properties.

These improvements would supplement the existing six-foot-high wooden perimeter fence, which would remain in place and be repaired as necessary.

Additionally, the applicant has indicated that all speaker systems would be positioned at or near ground level to minimize the outward projection of amplified sound toward neighboring properties. Collectively, the proposed sound-attenuating walls, existing perimeter fencing, and speaker placement are intended to reduce potential noise impacts associated with operation of the event venue.

Furthermore, pursuant to Condition of Approval No. 16, the Project would be required to comply with all applicable noise standards established by the Development Code. The applicable maximum noise level during the proposed hours of operation is identified as 60 decibels (dB). Compliance with this standard would be an ongoing requirement of the Project, and the operator would be responsible for ensuring that event activities, including amplified music and other sources of noise, remain within applicable limits.

Should operations result in noise levels exceeding County standards, the applicant would be required to implement additional noise-reduction measures or modify event operations as necessary to maintain compliance.

ENVIRONMENTAL REVIEW:
The project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), 15304 (Minor Alterations to Land) and 15061(b)(3) (Common Sense Exemption). CEQA allows an agency to rely on multiple exemptions that, taken together, cover the different aspects of a project and support a finding that the project as a whole is exempt. Considering the Project as a whole, Sections 15301, 15303, and 15304 collectively encompass the existing facilities and proposed physical improvements. Section 15301 applies to the continued use and minor alteration of the existing commercially developed property; Section 15303 applies to the limited conversion of a portion of an existing structure into two restrooms and other qualifying small improvements; and Section 15304 applies to minor grading and alterations to land associated with the parking and pedestrian circulation improvements. Other improvements would primarily consist of fencing, sound-attenuating walls, and other minor site improvements.

The operation as an event venue is exempt under Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the limited operational use may have a significant effect on the environment. The venue would be limited to a maximum of 75 attendees and operate between 10:00 a.m. and 10:00 p.m., primarily on weekends. Outdoor lighting would be limited to low-level pathway and decorative lighting, with no high-intensity or stadium-style lighting. Potential noise effects would be limited through sound-attenuating walls, perimeter fencing, ground-level placement of speakers, and the ongoing requirement to comply with applicable County noise standards. The Project would utilize existing access points to State Highway 18 and provide designated on-site parking and circulation. Accordingly, the limited scale and

intensity of the event use, together with the Project design and applicable operational requirements, establish that the event operations have no possibility of causing a significant environmental effect.

The County has also considered the exceptions to the categorical exemptions identified in CEQA Guidelines Section 15300.2 and finds that no exception supported by the circumstances of the Project applies. The Project involves limited improvements to an existing commercially developed 1.10-acre property within an established commercial area and, based on the Project's location, scale, design, and operational requirements, would not result in significant environmental effects due to unusual circumstances or cumulative impacts.

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 60 Project Notices announcing the project were sent to surrounding property owners and interested agencies/associations on December 9, 2025. To date, one public comment has been received (Exhibit E) expressing concern regarding guest parking. The commenter requested that sufficient on-site parking be provided to accommodate visitors, noting that events at other nearby businesses have resulted in unauthorized parking on private property and obstructing fire hydrant access. The Planning Division sent out Hearing Notices on November 3, 2026, advertising the Planning Commission Hearing to be held on November 19, 2026. As of the preparation of this staff report, no public comments have been received.

RECOMMENDATION: Staff recommends the Planning Commission:

1) **FIND** the Project is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Sections 15301, 15303, 15304, and 15061(b)(3);
2) **ADOPT** the Findings for approval of the Conditional Use Permit and Variance;
3) **APPROVE** the Conditional Use Permit to construct and operate a venue space for public and private events, subject to the Conditions of Approval;
4) **APPROVE** the Minor Variance to allow a gravel parking area where asphaltic concrete surfacing is normally required, subject to the Conditions of Approval; and
5) **DIRECT** the Land Use Services Department to file a Notice of Exemption.

ATTACHMENTS:

EXHIBIT A: Findings
EXHIBIT B: Conditions of Approval
EXHIBIT C: Site Plan
EXHIBIT D: Fire Department Letter
EXHIBIT E: Comment Letters

EXHIBIT A

EXHIBIT A

A CONDITIONAL USE PERMIT TO DEVELOP AND OPERATE AN EVENT VENUE FOR PUBLIC AND PRIVATE EVENTS (PROJECT), LOCATED AT 32088 STATE HIGHWAY 18 IN RUNNING SPRINGS ON 1.10 ACRES (PROJECT SITE), IN THE COMMERCIAL (C) LAND USE CATEGORY AND HILLTOP/GENERAL COMMERCIAL SIGN CONTROL PERMIT (HT/CG-SCp) ZONING DISTRICT; 3RD SUPERVISORIAL DISTRICT; APN: 0295-143-16 AND 0295-143-17.

CONDITIONAL USE PERMIT FINDINGS:

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

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 SPACES, PARKING AREAS, SETBACKS, WALLS AND FENCES, YARDS, AND OTHER REQUIRED FEATURES PERTAINING TO THE APPLICATION.**

   The 1.10-acre parcel is adequate in size to accommodate the proposed event space with up to 75 guests. The Project complies with height, lot coverage, setbacks, parking, fencing, lighting and landscaping requirements of the Development Code.

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 ensures adequate legal and physical access to the Project area via an existing encroachment on to State Highway 18. No modifications to the existing access are proposed.

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, OR OTHER DISTURBANCE. IN ADDITION, THE USE WILL NOT SUBSTANTIALLY INTERFERE WITH THE PRESENT OR FUTURE ABILITY TO USE SOLAR ENERGY SYSTEMS.**

   The Project is consistent with the permitted land uses and applicable development standards of the Hilltop/General Commercial Sign Control Permit (H/GC-SCp) Zoning District. The project site is surrounded by a mix of residential and commercial uses, including a single-family residence to the north, State Highway 18 to the south, commercial properties to the east, and a single-family residence to the west.

   Given the proximity of existing residential uses, particular consideration has been given to potential impacts associated with noise, lighting, traffic, and event-related activities. The Project incorporates several design features intended to minimize these impacts, including eight-foot-tall sound-attenuating walls, existing perimeter fencing, low-level outdoor lighting, and designated on-site parking and circulation areas. Additionally, the Project would be subject to conditions of approval regulating operational activities and requiring compliance with applicable County standards, including noise regulations.

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

The proposed Project as designed 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-1.1 Growth**
  We support growth and development that is fiscally sustainable for the County. We accommodate growth in the unincorporated county when it benefits existing communities, provides a regional housing option for rural lifestyles, or supports the regional economy.

  Consistency: The Project will provide commercial services to the existing community, benefitting the regional economy.

- **Policy LU-1.2 Infill development**
  We prefer new development to take place on existing vacant and underutilized lots where public services and infrastructure are available.

  Consistency: The Project site is currently underutilized and has existing infrastructure which will be utilized to support the new commercial business.

- **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. We also require that new residential developments are located, scaled buffered, and designed so as to not hinder the viability and continuity of existing conforming nonresidential development.

  Consistency: The small-scale nature of the proposed venue allows for intimate gathering that will not pose a burden to surrounding properties. There are also measures being taken to decrease the noise impacts such as sound-dampening walls and screening fences.

- **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 would not require an amendment to the existing land use designation or a change in the zoning district. The event venue would utilize an existing commercially developed property, with direct access to State Highway 18, and would incorporate site improvements intended to maintain compatibility with surrounding land uses and the character of the mountain community.

- **Policy LU 2.6: Coordination with adjacent entities**
  We require that new and amended development projects notify and coordinate with adjacent local, state, and federal entities to maximize land use compatibility, inform future planning and implementation, and realize mutually beneficial outcomes.

  Consistency: The Project was circulated to applicable local and state agencies for review and comment, including the California Department of Transportation (Caltrans) and the Running Springs Fire Department. Caltrans indicated that, because the Project would not involve modifications to the existing access points or improvements within the State Highway 18 right-of-way, no additional comments or conditions of approval were necessary.

  The Running Springs Fire Department reviewed the proposed site access and circulation configuration and provided a letter of support approving a variance from the standard 20-foot minimum driveway width requirement to allow the existing 17-foot-wide driveway to remain. This approval would allow the Project to utilize the existing driveway configuration without requiring widening or substantial modifications to the established access route.

- **Policy LU 2.10: Unincorporated commercial development**
  We intend that new commercial development in the unincorporated areas serve unincorporated residential areas, tourists, and/or freeway travelers. We encourage new commercial development to be concentrated to enhance pedestrian circulation and reduce vehicular congestion and vehicle miles traveled, with new development directed into existing centralized areas when possible.

  Consistency: The proposed Project is located within an established commercial area with direct access to State Highway 18, a regional transportation corridor designed to accommodate higher traffic volumes than local residential roadways. The Project would utilize existing access points and internal circulation improvements to accommodate event-related traffic without requiring modifications to the State highway.

  Additionally, the proposed event venue would provide a local gathering and event space for residents of Running Springs and surrounding mountain communities, where similar facilities may be limited. By providing an event venue closer to the communities it is intended to serve, the Project could reduce the need for residents to travel to more distant locations for comparable services, reducing vehicle miles traveled.

- **Policy LU 4.4: Natural topography in the Mountain region**
  We require new development in the Mountain region to retain natural topography and minimize grading unless it is necessary to reduce exposure to natural hazards.

  Consistency: The Project would involve minimal grading and would preserve the existing natural topography of the site. Grading activities would be limited to the proposed parking area and pedestrian pathways, thereby minimizing disturbance to the surrounding terrain. The Project would also retain existing landscaping and vegetation to the extent feasible, helping preserve the natural character of the property and its compatibility with the surrounding mountain community.

- **Policy LU 4.5: Community identity**
  We require that new development be consistent with and reinforce the physical and historical character and identity of our unincorporated communities, as described in Table LU-3 and in the values section of Community Action Guides. In addition, we consider the aspirations section of Community Action Guides in our review of new development.

  Consistency: The Project aligns with the Hilltop community action guide's Focus Statement A, to provide economic development opportunities that capitalize on the natural environment, attract visitors, and provide entertainment for residents.

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

Wastewater generated by the proposed restroom facilities would be accommodated through the property's existing septic system and associated leach field, subject to verification that the system has adequate capacity to serve the proposed event venue. The Project would involve converting a portion of an existing building into two restrooms, and any necessary septic system modifications would be subject to applicable County Environmental Health requirements.

The Project site is currently served by existing electrical infrastructure. Additional electrical demand would be limited primarily to the proposed restroom facilities, low-level pathway and decorative string lighting, and event-related sound equipment. Given the limited nature of these improvements, substantial expansion of the existing electrical infrastructure is not anticipated and the Project would not significantly lower service levels.

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

Lawful conditions have been implemented into the project to ensure that the Project will not have an impact to public health, safety and general welfare. Given the proximity of existing residential uses, particular consideration has been given to potential impacts associated with noise, lighting, traffic, and event-related activities. The Project incorporates several design features intended to minimize these impacts, including eight-foot-tall sound-attenuating walls, existing perimeter fencing, low-level outdoor lighting, and designated on-site parking and circulation areas.

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.

One existing building would be partially renovated to accommodate restroom facilities serving the proposed event venue. The renovation would occur entirely within the existing building footprint and would not involve an expansion of the structure. No other modifications to the existing buildings are proposed. As such, the Project would retain the existing building configuration and would not preclude the future installation or use of solar energy systems and passive or natural heating and cooling opportunities.

VARIANCE FINDINGS:

An application for a Minor Variance to allow 24 proposed parking spaces to be surfaced with gravel rather than the pavement otherwise required by Development Code Section 83.11.090(c).

The following are the required findings for approval of a Minor Variance under Development Code Section 85.17.060(a):

1. **THE GRANTING OF THE VARIANCE WILL NOT BE MATERIALLY DETRIMENTAL TO OTHER PROPERTIES OR LAND USES IN THE AREA AND WILL NOT SUBSTANTIALLY INTERFERE WITH THE PRESENT OR FUTURE ABILITY TO USE SOLAR ENERGY SYSTEMS:**

   The proposed Variance to allow gravel surfacing for 24 parking spaces is not anticipated to be materially detrimental to surrounding properties or land uses. The subject property is located within a rural mountain setting characterized by natural terrain, mature vegetation, and a development pattern that generally reflects the surrounding natural environment. Allowing gravel parking spaces in lieu of asphalt pavement would help maintain the rural character of the property while minimizing the introduction of additional impervious surfaces.

   Furthermore, the gravel parking spaces would be limited to designated parking areas and would not interfere with the existing paved access drives or required accessible parking and pedestrian routes. The use of gravel may also promote stormwater infiltration and reduce concentrated surface runoff compared with conventional pavement, subject to appropriate grading, drainage design, and ongoing maintenance.

2. **THERE ARE EXCEPTIONAL OR EXTRAORDINARY CIRCUMSTANCES OR CONDITIONS APPLICABLE TO THE SUBJECT PROPERTY OR TO THE INTENDED USE THAT DO NOT APPLY TO OTHER PROPERTIES IN THE SAME VICINITY AND LAND USE ZONING DISTRICT:**

   The subject property is an existing 1.10-acre developed commercial site containing three existing buildings, established paved access points from State Highway 18, and a paved internal circulation system. The proposed event venue would reuse the existing developed property and buildings, with the principal new site improvement consisting of parking necessary to accommodate the limited event use of up to 75 attendees. The existing paved driveways would continue to provide vehicular access and circulation, and required accessible parking and pedestrian improvements would be paved. The proposed site design provides a paved driveway to accommodate primary vehicular access while limiting unpaved improvements to the designated parking spaces. Requiring additional pavement in these areas could result in unnecessary grading, alteration of natural drainage patterns, and additional disturbance to the existing landscape. Maintaining the parking spaces in an unpaved condition would allow the site to retain more of its natural character while providing functional parking accommodations. Allowing gravel within the designated parking stalls therefore accommodates the parking associated with the proposed event use while retaining

the property's existing paved access and circulation system and limiting additional paving and alteration of the existing developed site.

3. **THE STRICT APPLICATION OF THE LAND USE DISTRICT STANDARDS DEPRIVES SUCH PROPERTY OF PRIVILEGES ENJOYED BY OTHER PROPERTIES IN THE VICINITY OR IN THE SAME LAND USE DISTRICT**:

   Strict application of the County's parking surface requirements would require approximately 6,900 square feet of additional paving solely to surface the parking stalls required for the proposed event venue, resulting in greater alteration of the site's existing natural terrain and rural character. The subject property is an existing developed commercial site with paved access from State Highway 18 and an established paved internal circulation system, all of which would remain in place. Surrounding properties generally reflect a development pattern that incorporates natural topography, vegetation, and limited paved surfaces. The Project would provide paved accessible parking and pedestrian improvements as required. Requiring the remaining parking stalls to be paved would therefore require paving beyond that necessary to provide safe access, circulation, and accessibility for the proposed use. Granting the Variance would allow the property to be reasonably used for the proposed commercial event venue while providing all required parking and maintaining paved access, circulation, and accessible improvements, thereby affording the property the same ability to accommodate an allowed commercial use enjoyed by other properties in the vicinity and zoning district. Accordingly, the requested Variance would provide flexibility in meeting the County's parking requirements in a manner that is more compatible with the site's rural mountain setting, without reducing the number of required parking spaces or compromising applicable access and safety requirements.

4. **THE GRANTING OF THE VARIANCE IS COMPATIBLE WITH THE MAPS, OBJECTIVES, POLICIES, PROGRAMS, AND GENERAL LAND USES SPECIFIED IN THE COUNTYWIDE PLAN AND APPLICABLE SPECIFIC PLAN:**

   Granting of the Variance does not prevent the continued safe use or enjoyment of other properties that adjoin or are near the site. The Project specifically implements the following San Bernardino Countywide 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. We also require that new residential developments are located, scaled, buffered, and designed so as to not hinder the viability and continuity of existing conforming nonresidential development.

     Consistency: The Project would reuse the existing buildings and retain paved access from State Highway 18 and paved internal circulation. The Minor Variance from the surfacing requirement in Development Code Section 83.11.090(c) would allow gravel

only in 24 designated parking stalls. Vehicles would continue to enter and circulate on pavement, and required accessible parking and pedestrian improvements would also be paved.

Limiting new pavement would reduce the potential for additional grading, changes to existing drainage patterns, and disturbance to established landscaping. This reduces impacts to adjoining or nearby properties and ensures the continued safe use and enjoyment of surrounding properties.

- **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 Project would not require an amendment to the existing land use designation or a change in the zoning district. Granting of the Variance would not change the use or proposed operation of the project, rather, the use of gravel would help preserve the rural mountain character of the surrounding area by limiting the extent of paved surfaces visible on the property.

ENVIRONMENTAL FINDINGS:

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

The County finds that the Project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), 15304 (Minor Alterations to Land) and 15061(b)(3) (Commons Sense Exemption). CEQA allows an agency to rely on multiple exemptions that, taken together, cover the different aspects of a project and support a finding that the project as a whole is exempt. Considering the Project as a whole, Sections 15301, 15303, and 15304 collectively encompass the existing facilities and proposed physical improvements. Section 15301 applies to the continued use and minor alteration of the existing commercially developed property; Section 15303 applies to the limited conversion of a portion of an existing structure into two restrooms and other qualifying small improvements; and Section 15304 applies to minor grading and alterations to land associated with the parking and pedestrian circulation improvements. Other improvements would primarily consist of fencing, sound-attenuating walls, and other minor site improvements.

The Project's operation as an event venue is exempt under Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the limited operational use may have a significant effect on the environment. The venue would be limited to a maximum of 75 attendees and operate between 10:00 a.m. and 10:00 p.m., primarily on weekends. Outdoor lighting would be limited to low-level pathway and decorative lighting, with no high-intensity or stadium-style lighting. Potential noise effects would be limited through sound-attenuating walls, perimeter fencing, ground-level placement of speakers, and the ongoing requirement to comply with applicable County noise standards. The Project would utilize existing access points to State Highway 18 and provide designated on-site parking and circulation. Accordingly, the limited scale and intensity of the event use, together with the Project design and applicable operational requirements, establish that the event operations have no possibility of causing a significant environmental effect.

The County has also considered the exceptions to the categorical exemptions identified in CEQA Guidelines section 15300.2 and finds that no exception supported by the circumstances of the Project applies. The Project involves limited improvements to an existing commercially developed 1.10-acre property within an established commercial area and, based on the Project's location, scale, design, and operational requirements, would not result in significant environmental effects due to unusual circumstances or cumulative impacts.

EXHIBIT B

Conditions of Approval

Record:	PROJ-2025-00090	**System Date:**	10/14/2026
Record Type:	Project Application	**Primary APN:**	0295143160000
Record Status:	In Review	**Application Name:**	MOONSHINE LAMP- CONDITIONAL USE PERMIT (COMMERICAL)
Effective Date:	November 30, 2026	**Expiration Date:**	November 30, 2029

Description: MOONSHINE LAMP- CONDITIONAL USE PERMIT AND VARIANCE (COMMERICAL)

A CONDITIONAL USE PERMIT AND VARIANCE TO DEVELOP AND OPERATE AN EVENT VENUE FOR PUBLIC AND PRIVATE EVENTS, LOCATED AT 32088 STATE HIGHWAY 18 IN RUNNING SPRINGS, ON 1.10 ACRES, IN THE COMMERCIAL (C) LAND USE CATEGORY, AND HILLTOP/GENERAL COMMERCIAL SIGN CONTROL PERMIT (HT/CG-SCp)) ZONING DISTRICT; 3RD SUPERVISORIAL DISTRICT; APN: 0295-143-16 AND 0295-143-17.

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** - Status: Outstanding
This Conditional Use Permit is conditionally approved to develop a venue space for private/public events 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 at 32088 State Highway 18 Running Springs, CA 92382.

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-2025-00090. 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 **Performance Standards** - Status: Outstanding
The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste

13 **Clear Sight Triangle** - Status: Outstanding
Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90 degree angle intersections of public rights-of-way and private driveways. All signs, structures and landscaping located within any clear sight triangle shall comply with the height and location requirements specified by County Development Code (SBCC§ 83.02.030) or as otherwise required by County Traffic

14 **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.

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.

16 **On-going Condition** - Status: Outstanding
Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080. The current standards are: 1) Noise shall be measured: At the property line of the nearest site that is occupied by, and/or zoned or designated to allow the development of noise-sensitive land uses; With a sound level meter that meets the standards of the American National Standards Institute (ANSI § SI4 1979, Type 1 or Type 2); Using the "A" weighted sound pressure level scale in decibels (ref. pressure = 20 micronewtons per meter squared). The unit of measure shall be designated as dB(A). 2) Recieving noise standards for stationary noise sources: Residential: 7:00am to 10:00pm: 55 db(A) 10:00pm to 7:00am: 45 db(A) Commercial: 7:00am to 10:00pm: 60 db(A) 10:00pm to 7:00am : 60 db(A) 3) Noise Limit Categories. No person shall operate or cause to be operated a source of sound at a location or allow the creation of noise on property owned, leased, occupied, or otherwise controlled by the person, which causes the noise level, when measured on another property, either incorporated or unincorporated, to exceed any one of the following: The noise standard for the receiving land use as specified in Subdivision (b) (Noise-Impacted Areas), above, for a cumulative period of more than 30 minutes in any hour. The noise standard plus five dB(A) for a cumulative period of more than 15 minutes in any hour. The noise standard plus ten dB(A) for a cumulative period of more than five minutes in any hour. The noise standard plus 15 dB(A) for a cumulative period of more than one minute in any hour. The noise standard plus 20 dB(A) for any period of time.

Public Health– Environmental Health Services

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 **Access** - Status: Outstanding
The access point to the facility shall remain unobstructed at all times, except a driveway access gate which may be closed after normal working hours.

19 **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.

INFORMATIONAL

Land Use Services - Land Development

20 **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. The project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions.

Public Works - Solid Waste Management

21 **Demolition Debris** - Status: Outstanding
San Bernardino County owned and operated sanitary landfills and transfer stations are not permitted to accept asbestos contaminated wastes, therefore any debris generated by the demolition of structures are subject to asbestos clearance prior to disposal at any San Bernardino County disposal sites. Applicants are required to have a Certified Asbestos Consultant perform testing of all materials to be disposed. Upon receipt of the Consultant's report, indicating that the debris is not contaminated, Solid Waste Management Operations Section will provide applicant with disposal authorization. For more information on Certified Asbestos Consultants please visit http://www.dir.ca.gov/databases/doshacru/acruList.asp, or for information on County requirements please contact Solid Waste Operations at 909-386-8701 or solid.wastemail@dpw.sbcounty.gov.

22 **Mandatory Commercial Organics Recycling** - Status: Outstanding
California Assembly Bill (AB) 1826 requires businesses that generate two (2) cubic yards or more of solid waste per week to recycle their organic waste (includes green waste and food waste). A business that is a property owner may require a lessee or tenant of that property to source separate their organic waste to aid in compliance. Additionally, all businesses that contract for gardening or landscaping services must stipulate that the contractor recycle the resulting gardening or landscaping waste. Residential multifamily dwellings of five (5) or more units are required to recycle organics; however, they are not required to arrange for recycling services specifically for food waste. Applicant will be required to report to the County or contract waste hauler on efforts to recycle organics materials once operational.

23 **Mandatory Trash, Green Waste, and Recycling Service** - Status: Outstanding
This property falls within a Uniform Handling Service area and is subject to California Senate Bill (SB) 1383. All owners of a dwelling or a commercial or industrial unit within the uniform handling area shall, upon notice thereof, be required to accept uniform handling service from the grantee holding a franchise agreement for trash, recycling, and green waste collection services and pay the rates of such services; or apply to the County for a self-haul exemption from uniform handling service. This requirement is a stipulation of County Code Title 4, Division 6, Chapter 5.

24 **Recycling and Organic Waste Collection Container Information** - Status: Outstanding
California Assembly Bill (AB) 827 and Senate Bill (SB) 1383 require businesses that sell products meant for immediate consumption and currently provide trash collection containers for their customers to provide recycling and/or organics collection containers adjacent to trash containers at front-of-house, except in restrooms. Full-service restaurants are exempt from these requirements as long as they provide containers for employees to separate post-consumer recyclables and organic waste purchased on the premise for customers.

25 **Recycling Storage Capacity** - Status: Outstanding
The developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of California Assembly Bill (AB) 2176.

PRIOR TO LAND DISTURBANCE

Land Use Services - Land Development

26 **Drainage Improvements** - Status: Outstanding
A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site 100-year drainage flows around and through the site in a safe manner that will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. An $874 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

27 **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.

28 **FEMA Flood Zone.** - Status: Outstanding
FEMA Flood Zone. 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.

29 **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/land-development-home/grading-and-erosion-control/) and submitted for review with approval obtained prior to construction. All drainage improvements shall be shown on the grading plans according to the approved final drainage study reports. 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.

30 **State Construction Stormwater General Permit:** - Status: Outstanding
Notice of Intent (NOI) and WDID # are required on all land disturbance of one (1) acre or more prior to issuance of a grading/construction permit. For questions regarding the State Construction Stormwater General Permit, please contact: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html

PRIOR TO BUILDING PERMIT ISSUANCE

Land Use Services - Building and Safety

31 **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.

Land Use Services - Land Development

32 **Caltrans Review** - Status: Outstanding
Obtain comments, approval, and any necessary permits from Caltrans for access requirements and working within their right-of-way. The Caltrans Local Development Review (LDR) Branch can be reached at LDR-D8@dot.ca.gov

33 **Road Improvements** - Status: Outstanding
Road Improvements: State Highway 18 / Hilltop Boulevard (Mountain Major Highway – 80 feet) • Caltrans Review. Obtain comments, approval, and any necessary permits from Caltrans for access requirements and working within their right-of-way.

34 **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

35 **Existing OWTS** - Status: Outstanding
Existing Onsite Wastewater Treatment System (OWTS) can be used if applicant provides an EHS approved certification that indicated the system functions properly, meets code, has the capacity required for the proposed project, and meets LAMP requirements. Submit an OWTS certification for EHS review and approval. OWTS certification must be completed by a state licensed contractor with license A, C-36, and C42 or other qualified professionals (i.e., Registered Civil Engineer (RCE.), Registered Environmental Health Specialist (REHS), Certified Engineering Geologist (C.E.G.), etc.) Applicable EHS review fee will be invoiced upon receipt of certification.

36 **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.

37 **New OWTS** - Status: Outstanding
If a sewer is within 200 feet, a connection is required. The sewer connection requirement increases by 100-ft. per one Equivalent Dwelling Unit (EDU). A sewer will/will not serve letter may be required. If sewer connection and/or service are unavailable, onsite wastewater treatment system (OWTS) may then be allowed under the following conditions: a. A soil percolation report shall be submitted for EHS review and approval. b. An Alternative Treatment System (ATS), if applicable, shall be required. Submit an ATS written proposal for EHS review and approval. Soil percolation report and ATS written proposal shall be prepared by qualified professionals (i.e., Registered Civil Engineers (RCE), Registered Environmental Health Specialist (REHS), Certified Engineering Geologist (C.E.G.), etc.). Report and written proposal must be properly documented with the signature, stamp, and professional registration of the qualified professional. Applicable EHS review fee will be invoiced upon receipt of report or written proposal.

38 **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).

39 **Water Purveyor** - Status: Outstanding
Water purveyor shall be Running Springs CWD.

40 **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 - Solid Waste Management

41 **Construction Waste Management Plan (CWMP) Part 1** - Status: Outstanding
The developer shall prepare, submit, and obtain approval from SWMD of a CDWMP Part 1 for each phase of the project. The CWMP shall list the types and weights of solid waste materials expected to be generated from construction. The CWMP shall include options to divert waste materials from landfill disposal, materials for reuse or recycling by a minimum of 65% of total weight or volume. More information can be found on the San Bernardino County Solid Waste Management Division (SWMD) website at https://dpw.sbcounty.gov/solid-waste-management/construction-waste-management/. An approved CDWMP Part 1 is required before a permit can be issued. There is a one-time fee of $159.00 for residential projects/$500.00 for commercial/non-residential projects

PRIOR TO OCCUPANCY

Land Use Services - Planning

42 **Condition Compliance** - Status: Outstanding
Prior to occupancy/use, all conditions shall be completed to the satisfaction of County Planning with appropriate authorizing approvals from each reviewing agency.

Land Use Services - Building and Safety

43 **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

44 **Drainage Improvements** - Status: Outstanding
All required drainage improvements shall be completed by the applicant. The private Registered Civil Engineer (RCE) shall inspect improvements outside the County right-of-way and certify that these improvements have been completed according to the approved plans. Certification letter shall be submitted to Land Development.

45 **Streetlights** - Status: Outstanding
This project lies within the streetlight district boundary of County Service Area 70, Zone SL-1. Due to the projected use of the property, streetlighting may be required. If this project requires streetlights as conditioned by San Bernardino County Department of Public Works Special Districts Streetlighting Section, streetlight plans will be submitted directly to Special Districts, but all streetlights must be show on the street improvement plans submitted to Land Development. Please contact (909) 386-8821 for requirements or for additional information.

46 **Caltrans Approval** - Status: Outstanding
Obtain comments, approval, and any necessary permits from Caltrans for access requirements and working within their right-of-way. The Caltrans Local Development Review (LDR) Branch can be reached at LDR-D8@dot.ca.gov

47 **LDD Requirements** - Status: Outstanding
All LDD requirements shall be completed by the applicant prior to occupancy.

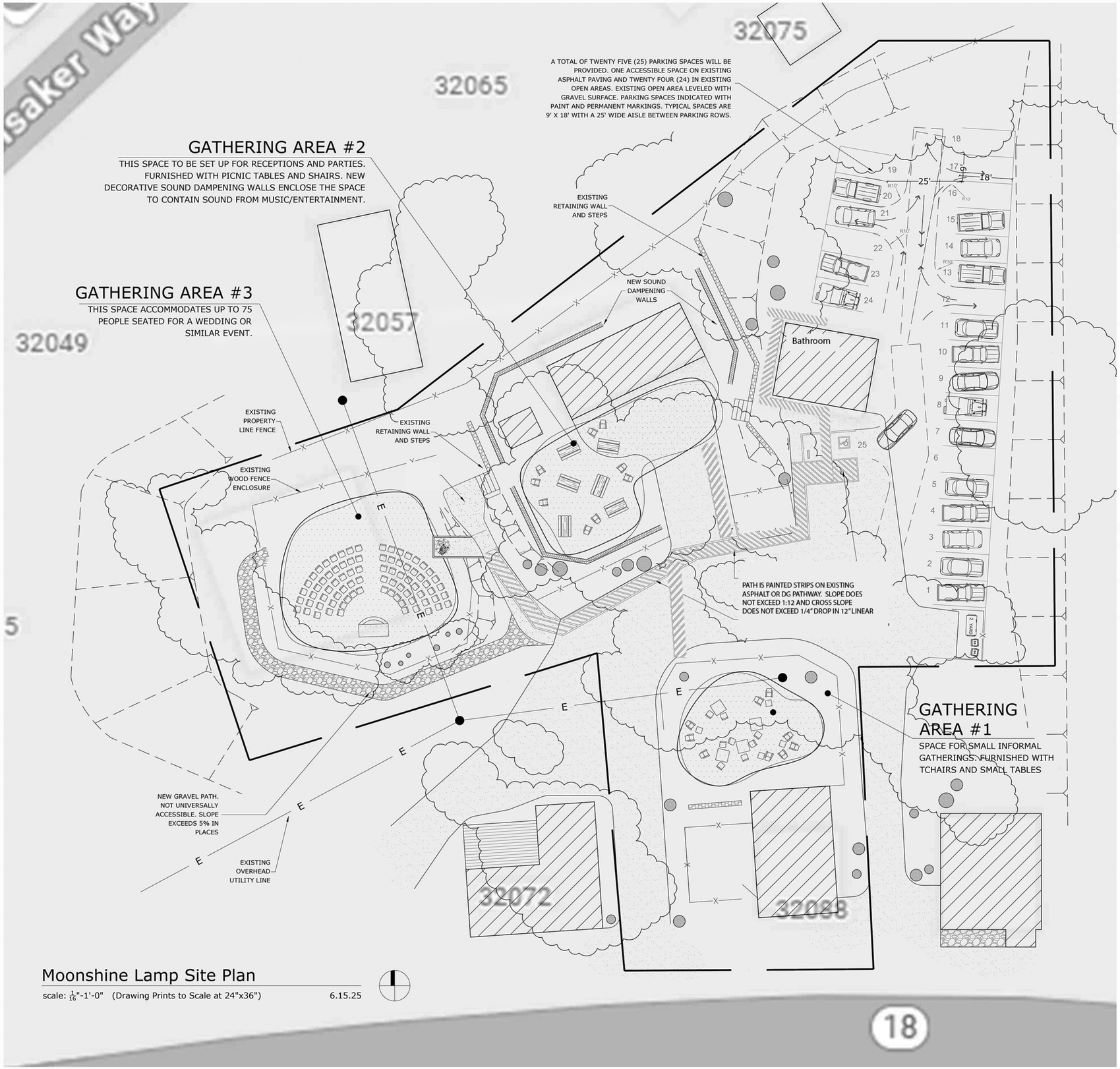
Public Works - Solid Waste Management

48 **Construction Waste Management Plan (CDWMP) Part 2** - Status: Outstanding
The developer shall complete SWMD's CDWMP Part 2 for construction and demolition. The CDWMP Part 2 shall provide evidence to the satisfaction of SWMD that demonstrates that the project has diverted from landfill disposal, material for reuse or recycling by a minimum of 65% of total weight or volume of all construction waste. The developer MUST provide ALL receipts and/or backup documentation for actual disposal/diversion of project waste. More information can be found on the San Bernardino County Solid Waste Management Division (SWMD) website at https://dpw.sbcounty.gov/solid-waste-management/construction-waste-management/.

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	https://lus.sbcounty.gov/	
County Fire	San Bernardino Govt. Center	(909) 387-8400
(Community Safety)	High Desert Govt. Center	(760) 995-8190
Web Site	https://www.sbcfire.org/	
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	https://dpw.sbcounty.gov/	
Dept. of Public Health	Environmental Health Services	(800) 442-2283
Web Site	https://ehs.sbcounty.gov	
Local Agency Formation Commission (LAFCO)		(909) 388-0480
Web Site	http://www.sbclafco.org/	
	Water and Sanitation	(760) 955-9885
	Administration,	
	Park and Recreation,	
Special Districts	Roads, Streetlights,	(909) 386-8800
	Television Districts, and Other	

EXHIBIT C



ADA PATHWAY MARKED FROM PARKING TO MAIN VENUE LOCATIONS

DELIVERY TRUCKS, TRASH TRUCKS AND EMERGENCY VEHICLES WILL NOT ACCESS THIS SITE FOR THE OPERATIONS OF THIS PROJECT

Moonshine Lamp Site Plan

scale: $\frac{1}{16}$"-1'-0" (Drawing Prints to Scale at 24"x36") 6.15.25

EXHIBIT D

RUNNING SPRINGS FIRE DEPARTMENT
"SERVICE TO THE COMMUNITY"
31250 Hilltop Boulevard • P.O. Box 2206
Running Springs, CA 92382
Andrew Grzywa, Fire Chief

March 12, 2025

County of San Bernardino
Planning and Building & Safety Departments
San Bernardino, California

To Whom it May Concern,

This correspondence is written regarding the property located at 32088 State Highway 18, APN# 0295-143-16 in the community of Running Springs. The Running Springs Fire Department has conducted measurements and factual testing for fire department access utilizing Running Springs Fire Department fire apparatus. We found the following and are allowing the following variance as the local fire service provider/authority having jurisdiction (AHJ):

- Although the existing access road is slightly less than 20' in width as required by CFC 503.2 and 503.2.1, it is more than sufficient to allow access for fire apparatus. As such we are willing to grant a one-time variance for this project/property as allowed per CFC 503.2.2.

- The current surface and turning radius, including an existing turn around area, are sufficient for fire apparatus and meet the requirements of CFC 503.2.3 and 503.2.4.

Please feel free to contact me at (909) 867-2630 should there be any questions or comments regarding this matter.

Sincerely,

Andrew E. Grzywa
Fire Chief/Fire Marshal
Running Springs Fire Department

EXHIBIT E

SAN BERNARDINO COUNTY

Project Notice

Date Created: December 10, 2025

An application has been filed with County Planning

PROJECT NUMBER: PROJ-2025-00090

ASSESSOR PARCEL NO: 0295-143-16

APPLICANT: Rob Lewbel

LOCATION: 32088 State Highway 18
Running Springs, CA 92382

COMMUNITY: Running Springs / District 3

ZONING: General Commercial

Project Proposal

Conditional Use Permit to develop a venue space for public and private events with a maximum capacity of 75 guests. Events would be held outdoors. Hours of operation would be from 10 A.M. – 10 P.M. No new construction is proposed as part of this project.

Proposed Project Site



Amy Rossig, Contract Planner
Phone: 916-212-8232
E-mail: amy.rossig@weareharris.com

We'd love to hear from you....

Please submit comments by December 30, 2025, to be sure that they get considered in the review process. However, comments will be taken up to the time of the project decision. Please refer to this project by the Project Number and the Assessor Parcel Number (APN). If you have no comment, a reply is not necessary.

Name: AUSTIN SHIN

E-mail Address: Ajshin0000@yahoo.com

Mailing Address: P.O. Box 1276, RUNNING SPRINGS, CA 92382

Project Decision

If you would like to be notified of the decision rendered for this project, please provide your contact information in the section below and mail this notice back to one of the addresses listed below.

Dec 28 '25

Dear Sir,

We at 76 station have only one request to have them provide adequate parking spaces for their guests.

Unrelated businesses along side of the highway south of us have any kind of events we become victim due to parking spaces. They occupy our lot and even blocking pump islands.

With regard,

Austin J. Shin
PO Box 1276
Running Springs, CA 92382

SANTA ANA CA 926
29 DEC 2025 PM 1 L

FOREVER / USA

RECEIVED
2026 JAN -2 AM 9:46
LAND USE SERVICES
ADMINISTRATION

SAN BERNARDINO COUNTY
PLANNING
385 N. ARROWHEAD AVE
SAN BERNARDINO, CA 92415

Z0030370-BRE