



What is the Countywide Plan?

In 2010, the Board of Supervisors set out to establish a vision for the future of the county as a whole, and subsequently adopted a Countywide Vision in 2011 after two years of input from the community and the county’s 24 cities and towns. Following the adoption of the Countywide Vision, which calls for the creation of a “complete county”, the Board adopted the County paradigm and job statements in 2012.

In 2015, San Bernardino County launched an effort to go further than any county or city has ever gone with a general plan by creating a web-based comprehensive “complete county” plan.

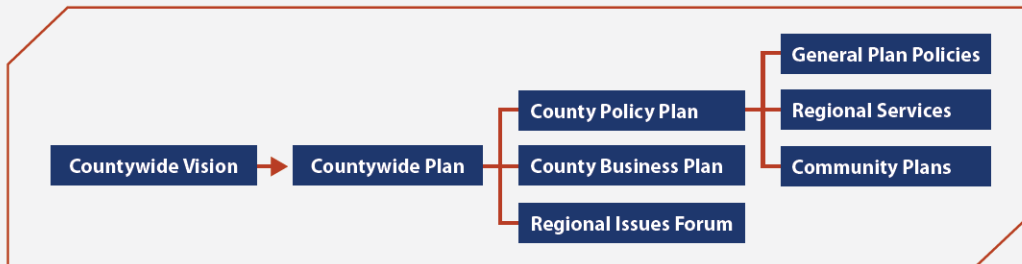
General plans are almost always strictly rule books for guiding development and growth. San Bernardino County’s General Plan, last updated in 2007, will go well beyond a traditional general plan to become a comprehensive Countywide Plan that complements and informs the Countywide Vision by taking into account all services—not just land-use planning—provided by County Government, and the unique values and priorities of each unincorporated community. It will serve as a guide for County decision-making, financial planning, and communications.

With a target adoption date of 2018, the Countywide Plan’s web-based format will provide a wealth of easily accessible data on how the County operates, and allow independent research using County data and information.

What are the Components of the Countywide Plan?

Driven by the **Countywide Vision**, the Countywide Plan will include:

- A **County Policy Plan**, which will be an update and expansion of the County’s General Plan and Community Plans for the unincorporated areas. It will be a new approach to county planning with a Regional Services Plan for social services, healthcare services, public safety, and other regional county services in both incorporated and unincorporated areas. Additionally, an Environmental Impact Report will be prepared providing environmental clearance for the County Policy Plan and facilitate streamlined CEQA review for future planning and development projects.
- A **County Business Plan**, which will contain governance policies and operational metrics that outline the County’s approach to providing municipal and regional services.
- A **Regional Issues Forum**, which will be an online resource for sharing information and resources related to issues confronting the County as a whole, including the work of the Countywide Vision element groups.



SECOND DISTRICT	1 ST WORKSHOP	2 ND WORKSHOP	3 RD WORKSHOP
Community/Venue			
<p>Crest Forest Communities</p> <p>(Crestline, Cedarpines Park, Lake Gregory, Valley of Enchantment)</p> <p><i>Senior Citizens' Club</i></p> <p>24658 San Moritz Drive</p> <p>Crestline, CA. 92325</p>	<p>Wed, March 2, 2016</p> <p>6:30-8:30 pm</p>	<p>Wed, March 30, 2016</p> <p>6:30-8:30 pm</p>	<p>Monday, July 18, 2016</p> <p>6:30-8:30 pm</p>
<p>Hilltop Communities</p> <p>(Running Springs, Green Valley Lake, Arrowbear)</p> <p><i>Robert Hootman Senior/Community Center</i></p> <p>2929 Running Springs School Road</p> <p>Running Springs, CA 92382</p>	<p>Tuesday, March 1, 2016</p> <p>6:30-8:30 pm</p>	<p>Tuesday, March 29, 2016</p> <p>6:30-8:30 pm</p>	<p>Tuesday, July 19, 2016</p> <p>6:30-8:30 pm</p>
<p>Lake Arrowhead Communities</p> <p>(Lake Arrowhead, Cedar Glen, Deer Lodge Park, Skyforest, Twin Peaks, Blue Jay, Rimforest, Crest Park)</p>	<p>Monday, Feb 29, 2016</p> <p>6:30-8:30 pm</p>	<p>Monday, March 28, 2016</p> <p>6:30-8:30 pm</p>	<p>Wed, July 20, 2016</p> <p>6:30-8:30 pm</p>

Crest Forest Community Plan

Adopted March 13, 2007
Effective April 12, 2007





Acknowledgements

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Crest Forest Community Plan

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TABLE OF CONTENTS

TABLE OF CONTENTS.....	5
1 INTRODUCTION.....	7
CF1.1 PURPOSE OF THE COMMUNITY PLAN	7
CF1.2 COMMUNITY BACKGROUND	7
CF1.2.1 Location.....	7
CF1.2.2 History	11
CF1.2.3 Description of the Plan Area.....	11
CF1.3 COMMUNITY CHARACTER.....	12
CF1.3.1 Unique Characteristics.....	12
CF1.3.2 Issues and Concerns	12
CF1.3.3 Community Priorities.....	13
2 LAND USE.....	15
CF2.1 INTRODUCTION.....	15
CF2.2 GOALS AND POLICIES	21
3 CIRCULATION AND INFRASTRUCTURE	25
CF3.1 INTRODUCTION.....	25
CF3.2 CIRCULATION – INTRODUCTION	25
CF3.3 CIRCULATION – GOALS AND POLICIES.....	33
CF3.4 INFRASTRUCTURE - INTRODUCTION.....	35
CF3.5 INFRASTRUCTURE – GOALS AND POLICIES	43
4 HOUSING.....	45
5 CONSERVATION.....	47
CF 5.1 INTRODUCTION	47
CF 5.2 GOALS AND POLICIES	47
6 OPEN SPACE.....	49
CF 6.1 INTRODUCTION.....	49
CF 6.2 GOALS AND POLICIES	53
7 NOISE.....	55
8 SAFETY	57
CF 8.1 INTRODUCTION	57
CF 8.2 GOALS AND POLICIES.....	65
9 ECONOMIC DEVELOPMENT	67
CF 9.1 INTRODUCTION.....	67
CF 9.2 GOALS AND POLICIES.....	67
10 IMPLEMENTATION.....	69



TABLE OF CONTENTS

LIST OF FIGURES

FIGURE 1-1, VICINITY/REGIONAL CONTEXT	9
FIGURE 2-1, LAND USE POLICY	17
FIGURE 3-1, CIRCULATION	27
FIGURE 3-2, WATER DISTRICTS.....	37
FIGURE 3-3, WASTEWATER SYSTEM	41
FIGURE 6-1, JURISDICTIONAL CONTROL.....	51
FIGURE 8-1, FIRE DISTRICTS	59
FIGURE 8-2, FIRE STATIONS	63

LIST OF TABLES

TABLE 1: DISTRIBUTION OF GENERAL PLAN LAND USE DISTRICTS	19
TABLE 2: LAND USE POLICY MAXIMUM POTENTIAL BUILD-OUT	20
TABLE 3: POPULATION, HOUSEHOLDS AND EMPLOYMENT PROJECTION 2000-2030.....	21
TABLE 4: EXISTING AND FUTURE ROADWAY OPERATING CONDITIONS.....	31
TABLE 5: CMP FACILITY LEVELS OF SERVICE	32
TABLE 6: SUPPLY AND POLICY INFORMATION OF SERVICE PROVIDERS	39
TABLE 7: WASTE WATER AGENCIES/DISTRICTS.....	40
TABLE 8: FIRE STATIONS	61



1 INTRODUCTION

CF1.1 PURPOSE OF THE COMMUNITY PLAN

The primary purpose of the Crest Forest Community Plan is to guide the future use and development of land within the Crest Forest Community Plan area in a manner that preserves the character and independent identity of the community. By setting goals and policies for the Crest Forest community that are distinct from those applied countywide, the Community Plan outlines how the County of San Bernardino will manage and address growth while retaining the attributes that make Crest Forest unique.

Community plans focus on a particular community within the overall area covered by the General Plan of a jurisdiction. As an integral part of the overall General Plan, a community plan must be consistent with the General Plan. To facilitate consistency, the Crest Forest Community Plan builds upon the goals and policies of each element of the General Plan. However, to avoid repetition, those goals and policies defined within the overall General Plan that adequately address the conditions of the community will not be repeated in this or other community plans. Instead, the policies that are included within the community plan should be regarded as refinements of broader General Plan goals and policies that have been customized to meet the specific needs or unique circumstances within individual communities.

CF1.2 COMMUNITY BACKGROUND

CF1.2.1 LOCATION

The community of Crest Forest includes approximately 18 square miles of unincorporated area located west of Lake Arrowhead and south of Lake Silverwood. The plan area is entirely within the San Bernardino National Forest and includes the communities of Crestline, Cedar Pines Park, Valley of Enchantment, and the Lake Gregory Village area (see Figure 1-1, Vicinity/Regional Context).

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INTRODUCTION



CREST FOREST - COMMUNITY PLAN

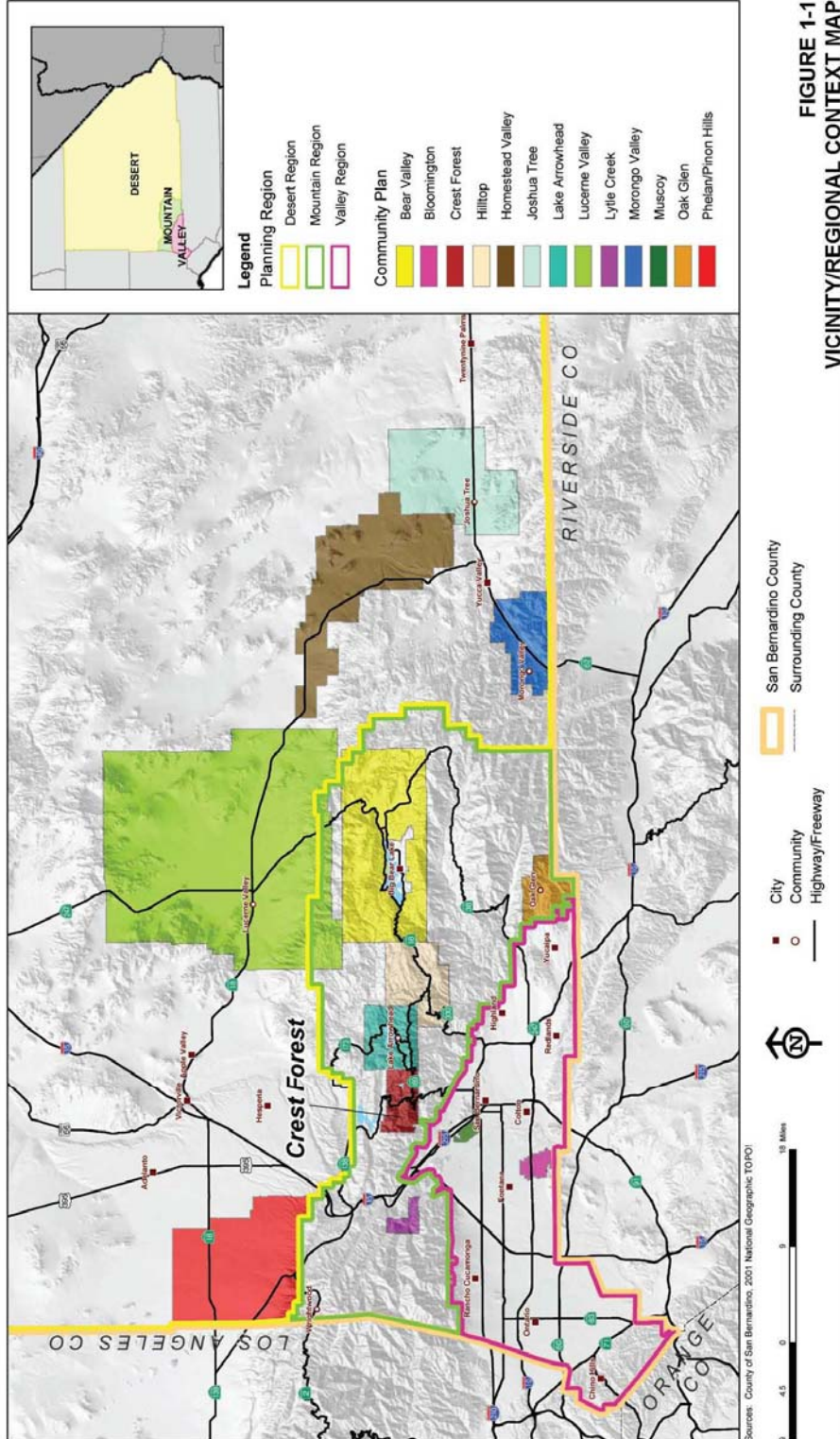


FIGURE 1-1
VICINITY/REGIONAL CONTEXT MAP



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INTRODUCTION



CF1.2.2 HISTORY

In the 1840s, the mountains became popular for their beauty – gaining a reputation as a summer vacation spot – and also for their timber, which turned into a valuable commodity. In 1851, the Mormons built roads to facilitate the efficiency of lumber production. “Rim of the World Drive” (State Highway 18) generally follows the route of this early road.

In 1891, Congress enacted the Forest Reserve Act, and in 1893 the San Bernardino Forest Reserve was established due to general neglect of conservation practices and environmental needs. Local citizens began to recognize the value of the mountains as a watershed to protect and foster growth in the valley. By 1906, Henry Guernsey developed 50 foot by 100 foot lots for a “summer city in the pines,” or a second-home area, which is now Crestline.

Completion of the 101 Mile Rim of the World Highway in 1915 improved access to the mountains. In 1923, a summer and winter resort began in Skyland. The grassy knoll near Seeley Creek was subdivided, and became “The Valley of Enchantment.” Use of the mountains for recreation by visitors greatly increased with improvement in the road systems and automobiles, and a rapidly expanding population in southern California. By 1928, the Crest Forest area was being advertised as a summer retreat for San Bernardino businessmen. Homes were being built in Crestline, Skyland and the adjoining forest.

From 1936 to 1938, the Works Projects Administration constructed the dam that created Lake Gregory, named after Arthur Gregory. The Crest Forest County Water District was instituted to maintain the area, which spanned over 100 surface acres of water and a 3.5 mile shoreline. In 1946 the Crestline Sanitation District was formed, and the original treatment plant at Houston Creek was constructed by 1950. Seeley Creek and Cleghorn treatment plants were constructed in 1974, however, by 1977 the Crest Forest County Water District was dissolved and Lake Gregory was deeded to the County as a regional park.

Over the years, the Crest Forest area has gradually developed into less of a resort or second-home community and more of a bedroom community, composed of predominately low-density, single-family residential areas. The plan area is oriented towards family recreation, with Lake Gregory serving as the main tourist attraction.

The original Crest Forest Community Plan was adopted in May, 1983. The plan was intended as a short range plan to implement those portions of the County General Plan that directly affected the community of Crest Forest. The 1989 General Plan update proposed that comprehensive community plans be incorporated into the General Plan and Development Code. However, full incorporation was not completed due to budget and staff constraints. The Phase I Scoping of the 2006 General Plan update recommended that the Community Plan program be reinstated to help fulfill the need for development guidance of certain unique communities within the County. The Crest Forest community was selected as one of 13 areas that would have a community plan prepared in conjunction with Phase II of the San Bernardino County General Plan update.

CF1.2.3 DESCRIPTION OF THE PLAN AREA

The Crest Forest community is located approximately 85 miles east of the City of Los Angeles, and 18 miles north of the City of San Bernardino. The climate for the community plan area consists of a mild climate and four distinct seasons. The plan area is at an altitude of approximately 4,700 feet above sea level and consists of several communities. Cedar Pines Park is located in the north western portion of the plan area, west and south of SR-138. Valley of Enchantment is also located in the western half of the plan area, but is more

centrally located near Waters Drive. Crestline is located in the eastern portion of the plan, east of SR-138, and surrounding Lake Gregory. The Lake Gregory Village area is located along the eastern side of the lake.

Elements of four biotic communities can be found in the Crest Forest plan area. The Chaparral community is a common habitat in the mountains and contains several sensitive plant species. In addition, the Chaparral community contains some rare plant species including Parish's checkerbloom and the Laguna Mountain Jewelflower. Sensitive animal species inhabiting the Chaparral community include the horned lizard and the gray vireo. The Sage Scrub community within the mountain region contains one sensitive plant species, the many-stemmed *Dudleya* but does not contain any sensitive animal species. However, the stands of sagebrush in the mountains support isolated colonies of some notable species, including the Vesper sparrow and the Brewer's sparrow. The Oak Woodlands are found scattered throughout the Crest Forest community. Oak Woodlands at the lower elevations (1,000 to 2,500 feet) of the mountains are dominated by interior live oak and canyon live oak occurring in canyon bottoms and north facing slopes. Oak woodlands are considered sensitive habitats, and are considered to be of high value to wildlife. The Coniferous Forest is the most predominant vegetation in the Crest Forest Community. Coniferous forests occur from approximately 3,000 feet elevation up to the timber line (approximately 11,500 feet) in the San Bernardino Mountains. Several sensitive floral and wildlife species occur in the coniferous forests. Some of the sensitive species include Peirson's Spring Beauty, the Whip-Poor-Whil, and the Southern Rubber Boa.

CF1.3 COMMUNITY CHARACTER

CF1.3.1 UNIQUE CHARACTERISTICS

Crest Forest is a small mountain community. While Lake Gregory and the surrounding mountain environment offers recreation opportunities, such as fishing and hiking, to residents and visitors, the community is primarily residential in nature. There is limited commercial development and virtually no industrial development, so many residents must commute to the Valley area for work.

CF1.3.2 ISSUES AND CONCERNS

A series of public meeting for the preparation of the plan were held in 2003 and 2004. The issues and concerns identified in this section are based on input from those meetings. Several issues set Crest Forest apart from other mountain communities, suggesting that different strategies for planning may be appropriate. Among these are the community character and commerce, preservation of community character, and infrastructure.

A. COMMUNITY CHARACTER AND COMMERCE

Residents expressed concerns about the viability of commercial uses within the plan area. Many residents expressed a desire for enhancement of business activities particularly within the core commercial area located near Lake Gregory. The core commercial area lacks adequate parking and is impacted by traffic and access problems due to the existing condition of the mountain roads. Residents articulated a desire for additional commercial activities to meet the needs primarily of local residents, but also to serve limited tourists. However, residents also emphasized that any improvements to the commercial areas within their community should not disregard the importance of maintaining the community's natural setting, small town atmosphere, and mountain character.

INTRODUCTION

B. PRESERVATION OF COMMUNITY CHARACTER

The mountain character and quality of life in Crest Forest is defined by the predominance of low density residential development, limited commercial uses that are compatible with the small-town atmosphere and natural surroundings. In addition residents acknowledge that Lake Gregory is a community asset that contributes to the character and quality of life in their community and that there is a need to enhance recreation facilities to meet the needs of local residents and limited tourists. Residents perceive growth as a threat to their quality of life due to subsequent impacts such as traffic congestion, strains on infrastructure, and threats to natural resources. Residents are concerned about future development detracting from the natural setting and the mountain character currently enjoyed by the community.

C. INFRASTRUCTURE

Residents of Crest Forest are concerned with the impacts that future growth and development will have on an infrastructure system they sense is already strained. The community's primary infrastructure concerns centered around an adequate water supply to serve future development, and the need to address traffic congestion and circulation improvements.

CF1.3.3 COMMUNITY PRIORITIES

The community's common priorities that have influenced the goals and policies included within this community plan are: (a) environment and (b) community character.

ENVIRONMENT

A key consideration in developing this community plan has been acknowledging the potential impacts that future development will have on the area's valued natural resources. The policies and recommendations included in this plan emphasize the protection of these sensitive resources, the integration of natural vegetation and open space, and development that is scaled and designed to enhance the natural surroundings. The community's common goals relative to the environment are:

- A.** A community in a forest – the natural environment prevails
- B.** Ensure no conflict in the interface between the national forest and adjacent land uses
- C.** Conservation of natural resources and scenic beauty

COMMUNITY CHARACTER

The Crest Forest Community Plan area, and surrounding mountain areas, will continue to experience pressures to grow as a variety of factors continue to drive people to migrate from more urban areas to areas attractive for their rural nature. As the mountain areas develop, it will be imperative that adequate services and infrastructure are provided, that all improvements reflect the needs of local residents as well as visitors, that all development maintains a sense of connection to, and sustains, the natural environment, and that the small-town, mountain character of the community is preserved. The community's common goals relative to protection of the community character are:

- A. Protect and preserve the mountain character of the community by maintaining primarily low-density residential development and commercial development that meets the needs of local residents and limited tourists.
- B. Enhance existing commercial services and facilities to meet the frequently reoccurring needs of residents and visitors of the community.
- C. Expand the recreation opportunities, trails systems, and open space areas located on both public and private lands for residents and visitors.
- D. Acknowledge service and infrastructure capacity and limitations of the area, particularly roads and water to serve future development.

2 LAND USE

CF2.1 INTRODUCTION

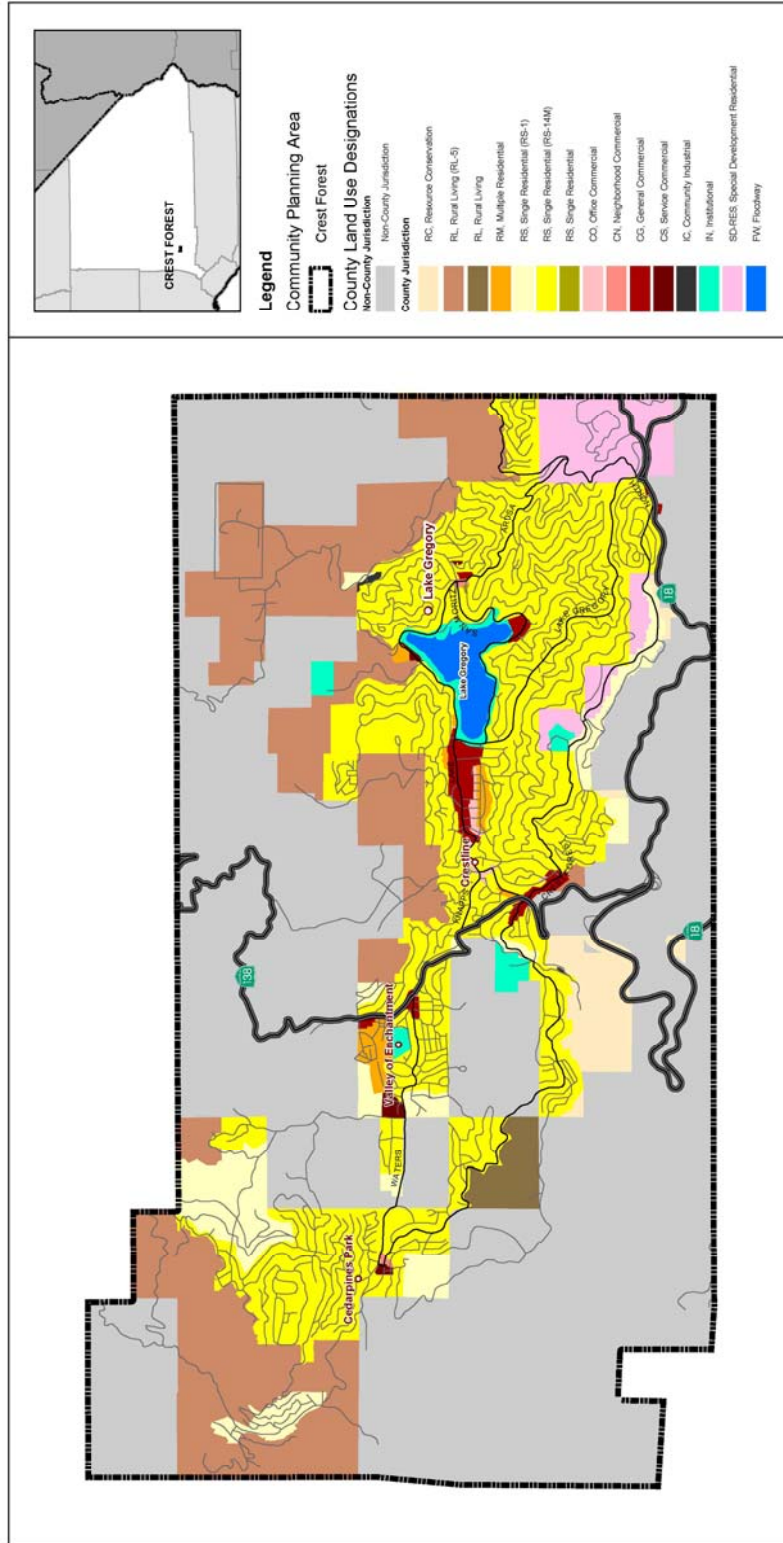
The purpose of the land use element is to address those goals and policies that deal with the unique land use issues of the community plan area that are not addressed by the overall County General Plan. Land use, and the policies that govern it, contribute fundamentally to the character and form of a community. With the continuing growth in many of the County's rural areas, the importance of protecting valuable natural resources, habitats, and preserving the rural character of these unique areas has become increasingly important.

The purpose of the Land Use Policy Map is to provide provisions for orderly and sustainable growth that will preserve the character of the community and protect the plan area's natural resources. The Crest Forest Land Use Policy Map (Figure 2-1) depicts the geographic distribution of land uses within the community plan.

The Crest Forest Community Plan area is contained within the San Bernardino National Forest. The National Forest comprises 5,310 acres, which equates to approximately 46 percent of the total land area within the Crest Forest Community Plan area. The National Forest is not under the jurisdiction of the County of San Bernardino. Table 1 provides the general plan land use districts distribution for the Crest Forest Community Plan area. As shown in Table 1, the most prominent land use designation within the plan area is Single Residential-14,000 square foot minimum lot size (RS-14M), which makes up approximately 44 percent, or 2,403 acres, of the total land area that is under the County's jurisdiction. The second most prominent land use designation within the plan area is Rural Living-five acre minimum lot size (RL-5), which makes up approximately 31 percent, or 1,667 acres, of the land under County jurisdiction. The Crest Forest plan area also contains Resource Conservation (RC), Special Development Residential (SD-RES), Multiple Residential (RM), Office Commercial (CO), Neighborhood Commercial (CN), General Commercial (CG), Service Commercial (CS), Community Industrial (CI), Institutional (IN) and Floodway (FW) land use districts. However, these land use districts only make up a small percentage of the total plan area. Most of the commercial land use districts are primarily concentrated near Lake Gregory in the Crestline community. Smaller commercial nodes are also located in the Valley of Enchantment area and along Crest Forest Drive near SR-138.

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CREST FOREST - COMMUNITY PLAN



Sources: County of San Bernardino



FIGURE 2:
 POLICY LAND USE

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LAND USE



Table 1: Distribution of General Plan Land Use Districts

Land Use	Area (Acres) ¹	(%) Of Total Land Area
Resource Conservation (RC)	212	4%
RL-5	1,667	31%
RL	92	2%
RS-1	407	7%
RS-14M	2,403	44%
RS	1	<1%
RM	61	1%
SD-RES	300	6%
CO-Office Commercial	16	<1%
CN-Neighborhood Commercial	5	<1%
CG-General Commercial	60	1%
CS-Service Commercial	17	<1%
IC-Community Industrial	4	<1%
IN-Institutional	100	2%
Floodway	94	2%
Total Land Area Within Community Plan Boundary	5,439	
Source: URS Corporation.		

A. Community Character (Land Use Issues/Concerns)

Residents in the Crest Forest community have expressed concerns regarding growth, and the impact that growth will have on the character of their community. The mountain character of the Crest Forest community is defined by the natural vegetation, natural topography, open space, Lake Gregory, and the prominence of low-density residential development. The character of the community is further defined by the limited commercial and industrial uses.

Input gathered from residents of the Crest Forest community suggests that the primary land use concerns are that the mountain character and the predominance of low density residential land uses are preserved, and that non-residential land uses, including recreational uses, are enhanced to serve the needs of local residents and the needs of limited tourists. Residents articulated a desire to improve their “downtown”, located in the Lake Gregory area. They expressed a need to focus on pedestrian improvements, maintenance of Lake Gregory, beautification of existing businesses, and improvements to off-street parking to encourage additional commercial development. Additionally, residents want to ensure that the rate of development does not exceed the capacity of infrastructure and services to serve development.

Table 2 provides the Land Use Policy Map Maximum Potential Build-out for the Crest Forest Community plan area. This build-out scenario provides the maximum build-out potential of the Community Plan area based on the Land Use Policy Map. Table 2 does not account for constraints to the maximum build-out potential. However, all development within the Crest Forest community plan area, in particular residential development, is limited by provisions of the Fire Safety Overlay.

¹ Non-jurisdictional lands within the Crest Forest Community Plan area were extracted from the area included within the table.

The maximum build-out potential is constrained substantially by the slope-density standards and fuel modification requirements of the Fire Safety Overlay.

Table 2: Land Use Policy Maximum Potential Build-Out

Land Use Designation	Land Use Policy Map Maximum Potential Build-Out		
	Area (Acres)	Density (D.U. Per Acre)	Maximum Policy Map Build-Out (D.U. 's)
Resource Conservation	212	0.025	5
RL-5	1,667	0.2	333
RL	92	0.4	37
RS-1	407	1	407
RS-14M	2,403	3	7,209
RS	1	4	4
RM	61	16	970
SD-RES	300	3	901
Total Residential	5,143	-	9,866
		FAR¹	SQUARE FEET²
Office Commercial (CO)	16	0.5:1	340,617
Neighborhood Commercial (CN)	5	0.25:1	50,693
General Commercial (CG)	60	0.5:1	1,296,999
Service Commercial (CS)	17	0.4:1	293,438
Community Industrial (IC)	4	0.4:1	69,696
Institutional (IN)	100	0.5:1	2,178,000
Floodway	94	N/A	0
Total Non-Residential	296	-	4,229,443

Source: Stanley R. Hoffman Associates, Inc. and URS Corp.
Notes:

- (1) Floor Area Ratio (FAR) is a measure of development intensity. FAR is defined as the gross floor area of a building permitted on a site divided by the total area of the lot. For instance, a one-story building that covers an entire lot has an FAR of 1. Similarly, a one-story building that covers 1/2 of a lot has an FAR of 0.5.
- (2) The total square feet for the non-residential land use designations was calculated by multiplying the area (acres) by the FAR and then converting the total acres to square feet. 43,560 square feet = 1 acre

Table 3 outlines the projected growth in the Crest Forest Community Plan area over the period 2000 to 2030, and compares that growth to the maximum potential build-out shown in Table 2. Table 3 includes population, households and employment projections based on the Land Use Policy Map Maximum Potential Build-out and a General Plan projection. The Land Use Policy Map Maximum Potential Build-out is a capacity analysis (with no specific build-out time frame) based on the County's Land Use Policy Map and density policies. The General Plan projection provides estimates of population, households and employment from 2000 to 2030 based on an analysis of historic and expected growth trends.

The comparison of the 2000 to 2030 projections to the maximum potential build-out provides a method for testing the projected growth against ultimate build-out. The projection and maximum potential build-out can be used to assess land use policies, existing infrastructure capacity and the need

LAND USE



for additional infrastructure particularly for roads, water and sewer facilities. It should be noted that the population nearly doubles during weekends and holidays, although Crest Forest is continuing to evolve from a resort/second-home area to a more permanent community.

The General Plan projection is based on the assumption that the Crest Forest Community Plan area will continue to grow. This would provide a population of 14,831 people by the year 2030. The Maximum Land Use Policy Map Build-out assumes a maximum population of 23,067 based on the Land Use Policy Map. The number of households is projected to reach 6,415 by the year 2030. The Maximum Land Use Policy Map Build-Out assumes a maximum of 8,872 households based on the Land Use Policy Map. These numbers imply that the plan area will reach between 64 and 72 percent of its potential population and household capacity by the year 2030.

Table 3: Population, Households and Employment Projection 2000-2030 -REVISED

	1990	2000	Projection n 2030	Average Annual Growth Rate: 1990-2000	Projected Average Annual Growth Rate: 2000-2030	Maximum Policy Map Build-Out	Ratio of 2030 Projection to Land Use Policy Plan Build-out
Population	8,944	10,606	15,592	1.7%	1.3%	25,257	0.62
Households	3,406	4,156	6,406	2.0%	1.5%	9,866	0.65
	1991	2002					
Employment	813	925	1,378	1.2%	1.4%	4,680	0.29

Source: Stanley R. Hoffman Associates, Inc.
 Note: The population figures for 1990 and 2000 were based on the U.S. Census. The employment figures for 1991 and 2002 were based on data from the EDD (Employment Development Department).

CF2.2 GOALS AND POLICIES

Goal CF/LU 1. Retain the existing mountain character of the community.

Policies

CF/LU 1.1 Require strict adherence to the Land Use Policy Map unless proposed changes are clearly demonstrated to be consistent with the community character.

CF/LU 1.2 In recognition of the community's desire to preserve the rural character and protect the area's natural resources, projects that propose to increase the density of residential land uses or provide additional commercial land use districts or zones within the plan area should only be considered if the following findings can be made:

- A. That the change will be consistent with the community character. In determining consistency the entire General Plan and all elements of the community plan shall be reviewed.

- B. That the change is compatible with surrounding uses, and will provide for a logical transition in the plan area's development. One way to accomplish this is to incorporate planned development concepts in the design of projects proposed in the area.
- C. That the change shall not degrade the level of services provided in the area, and that there is adequate infrastructure to serve the additional development that could occur as a result of the change. Densities should not be increased unless there are existing or assured services and infrastructure including, but not limited to, water, wastewater, circulation, police, and fire, to accommodate the increased densities.

CF/LU 1.3 Regulate the density of development in sloping hillside areas in order to reduce fire hazards, prevent erosion, and to preserve existing vegetation and the visual qualities of the plan area. One method that this can be accomplished by is requiring adherence to the following hillside development standards required by the Fire Safety Overlay:

- A. Residential density: the density of development for any tentative parcel map or tentative tract map in sloping hillside areas shall be in accordance with the following criteria:
 - i. One to four (1-4) dwelling units per gross acre on slopes of zero to less than fifteen percent (0 - <15%)
 - ii. Two (2) dwelling units per gross acre on slopes of fifteen to less than thirty percent (15 - <30%)
 - iii. One (1) dwelling unit per three (3) gross acres on slopes of greater than thirty percent (30%) gradient
- B. When twenty-five percent (25%) or more of a subdivision project site involving five (5) or more lots is located on natural slopes greater than thirty percent (30%), the subdivision application shall be submitted concurrently with a Planned Development application to evaluate appropriate project design in consideration of topographic limitations of the site. This provision shall not apply if all of the areas on the site with natural ungraded slopes over thirty percent (30%) are permanently restricted from structural development.

CF/LU 1.4 Establish locational criteria for future Multiple Family Residential (RM) district or zone to areas that are:

- A. In close proximity to commercial areas;
- B. Adjacent to a mountain secondary or greater width roadway;
- C. Where adequate circulation exists;
- D. Where services are available or assured;
- E. Where average slopes are relatively flat,
- F. Where compliance with fires safety standards can be met.

CF/LU 1.5 All architecture and outside facades of commercial structures shall be in keeping with the mountain character. Natural woods and masonry shall be used as much as practicable and reviewed for conformance during the Land Use Services Conditional Use Permit approval process.

CF/LU 1.6 Reevaluate existing development standards that restrict the size of retail buildings and single family homes to ensure that building sizes are limited to a size and scale that is compatible with existing development and the mountain character of the community.

Goal CF/LU 2. Ensure that commercial and industrial development is compatible with the forest and mountain character and meets the needs of local residents and visitors.

Policies

- CF/LU 2.1 Concentrate future commercial development within existing commercial nodes, centralized areas, or neighborhood centers that are designed with the mountain character in mind to avoid strip commercial development along roads.
- CF/LU 2.2 In coordination with the community, develop site design standards for commercial development within the plan area to ensure that architectural detailing and signage are compatible with the mountain character of the community, and to ensure that sites are designed to be more pedestrian-friendly, provide adequate parking, and buffers between commercial and adjacent residential uses.
- CF/LU 2.3 Ensure that all commercial and industrial development that is adjacent to residential uses is adequately buffered by utilizing transitional land uses and/or design features such as enhanced setbacks and landscaping and/or other screening materials.
- CF/LU 2.4 Through the Land Use Services Conditional Use Permit process, all new commercial sites shall be reviewed to ensure that the site is large enough to accommodate required parking and access.
- CF/LU 2.5 Limit future industrial and service commercial development to that necessary to meet the service, employment, and support needs of the Crest Forest community and limited tourism, and does not adversely impact the mountain environment.
- CF/LU 2.6 Light industrial land uses shall be located in areas where they will best serve the needs of the community and will have a minimum adverse effect upon surrounding property with minimal disturbance to the mountain environment and the total community.
- CF/LU 2.7 Redesignate or rezone the existing Office Commercial (CO) land use districts within the plan area as General Commercial (CG) to provide a greater variety of permitted uses and to encourage development of an appropriate mix of commercial land uses that will better serve local residents and visitors.
- CF/LU 2.8 Establish additional Service Commercial (CS) land use districts or zones to allow for needed support services such as contractors, storage and repair facilities.

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3 CIRCULATION AND INFRASTRUCTURE

CF3.1 INTRODUCTION

The quality of life and the mountain character of the Crest Forest community are dependent on the services that are provided. Residents in Crest Forest expect that services such as water and sewer, roads, fire and police protection, and park and recreation facilities are provided at levels that meet their needs. At the same time, it is understood that acceptable levels of service should be provided in accordance with the mountain character that is desired. Provisions for services in the mountains should be commensurate with the mountain lifestyle and low density development. The impact of land development on services must be managed to ensure a balance between providing for population growth and preserving the mountain character of the community.

CF3.2 CIRCULATION – INTRODUCTION

A. Roadway System

One of the overriding goals expressed by residents of Crest Forest is to maintain the mountain character of the community. The character of the community can be significantly impacted by roads and the traffic generated from the region and the community.

The existing roadway system in Crest Forest is characterized by a combination of State Highways and major County roadways (see Figure 3-1, Circulation).

Rim of the World Highway (SR-18) is a two-lane roadway that provides access to the mountain region from both the valley region to the south and the desert region to the north. Through the plan area, the County has designated this roadway as a mountain major highway. It provides local access between the Lake Arrowhead and the Big Bear Lake communities.

State Route (SR-138) is a mountain major highway that travels east and then south from the I-15 Freeway through the San Bernardino National Forest until it terminates at Rim of the World Highway (SR-18). This roadway provides access to the Lake Arrowhead and Big Bear Lake resorts from the northwest.

State Route 189 (SR-189) is a two-lane mountain secondary highway that splits from Rim of the World Highway (SR-18) and continues east until it terminates at a junction with SR-173.

Arosa Drive is a two-lane mountain secondary highway originating at the intersection of Lake Drive and San Moritz Drive and continues southeast before terminating at North Road.

Burnt Mill Canyon Road² is a two-lane mountain secondary highway that extends from SR-138 south to Mojave River Drive.

Crest Forest Drive is a two-lane mountain secondary highway that extends from Waters Drive in the community of Valley of Enchantment to SR-138. From State Route 138, this roadway continues in a southeasterly direction until it intersects Rim of the World Highway (SR-18).

² This facility did not have any traffic count information available and therefore is not included in Table 4.



CIRCULATION AND INFRASTRUCTURE



CIRCULATION AND INFRASTRUCTURE

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CIRCULATION AND INFRASTRUCTURE



Crestline Cutoff is a two-lane roadway that begins at Waterman Canyon Road and extends eastward to State Route 138. It is classified as a mountain secondary highway.

Dart Canyon Road is a mountain secondary highway that extends east and south from State Route 138 as an unpaved two-lane roadway until reaching Dart Court. At this point, it continues southward as a paved facility before terminating at an intersection with Lake Drive and Arosa Drive.

Devil Canyon Road³ begins at Sawpit Canyon Road, and extends southeast to the intersection of Crest Forest Drive and Waters Drive in the community of Cedarpines Park. This two-lane facility is classified as a mountain major highway.

Fern Drive is a two-lane mountain secondary highway that extends southward from Lake Drive to Crest Forest Drive.

Knapps Cutoff is a two-lane mountain secondary highway that provides a connection between State Route 138 and Lake Drive.

Lake Drive is a two-lane mountain secondary highway that extends eastward from State Route 138 along the northern shore of Lake Gregory before becoming Arosa Drive at an intersection with San Moritz Drive just east of the lake.

Lake Gregory Drive is a two-lane mountain major highway that begins at an intersection with Lake Drive just west of Lake Gregory and continues southeasterly before terminating at an intersection with SR-189.

Mojave River Road⁴ is a two-lane mountain secondary highway that originates at Burnt Mill Canyon Road as an unpaved roadway that travels south and west to an intersection with Crest Forest Drive. The lower segment of this facility, before it turns north, is paved.

North Road is a two-lane mountain secondary highway that extends from Lake Gregory Drive east before terminating at SR-189 in the community of Twin Peaks.

Old Mill Road⁵ is a two-lane mountain secondary highway that extends southward from State Route 138 to the intersection of Knapps Cutoff and Lake Drive.

Pioneer Camp Road⁶ is a two-lane mountain secondary highway that begins as an intersection with Lake Drive and continues east to Forest Shade Road.

San Moritz Drive is a two-lane mountain secondary highway that originates immediately west of Lake Gregory at an intersection with Lake Gregory Drive and continues along the southern shore until terminating at an intersection with Lake Drive immediately east of the lake.

³ ibid

⁴ ibid

⁵ ibid

⁶ ibid

Waters Drive is a two-lane mountain secondary highway that extends westward from State Route 138 to Crest Forest Drive and provides access to the community of Valley of Enchantment.

The mountain region relies heavily on State Highways SR-18 and SR-138 for access to the mountain from the valley and desert region, and on SR-189 for travel between neighboring mountain communities. These highways not only accommodate traffic from the local population but also from the visitors who travel to the mountains on weekends and during busy holiday seasons. Identifying and implementing future improvements will be a challenge that will have to address: a) a lack of local control over State Highway improvements, b) improvements that may be in conflict with the community's desire to maintain the area's scenic and natural resources and mountain character, and c) environmental constraints that will limit the feasibility of certain improvements to the road system.

During meetings held by the County, residents emphasized their concerns with traffic circulation on both State Highways and other major County roads within their community. Residents focused on traffic congestion, parking, and pedestrian circulation within the community. At the same time, residents emphasized the need for improvements to the circulation system to be compatible with the community's goal of maintaining the area's character and scenic and natural resources.

The operating condition of the roadway system within the plan area was examined in terms of congestion and delay. Table 4 provides the existing and Future 2030 roadway operating conditions for the Crest Forest Community Plan area. The operating conditions include: Average Daily Trips (ADT) data, Volume to Capacity (V/C) ratios and Level of Service (LOS) data. The Average Daily Trips (ADT) data was provided by the County Public Works Department. Most of the trips data was collected within the past one to two years. The Volume to Capacity (V/C) ratio was calculated using the traffic counts (or ADT) and is a standard tool for describing the typical operating conditions of a roadway. The Level of Service data is based on the V/C ratio and helps to categorize and describe the degree of congestion on the roadways.

CIRCULATION AND INFRASTRUCTURE



Table 4: Existing and Future Roadway Operating Conditions

Facility	Begin-End	Existing 2004 Operating Condition			Future 2030 Operating Conditions		
		ADT	V/C	LOS	ADT	V/C	LOS
Arterials							
Arosa Drive	Lake Dr - North Rd	1,800	0.157	A	2,385	0.207	A
Crest Forest Drive	Water Dr - SR-138	1,800	0.157	A	1,800	0.157	A
	SR-138 - SR-18	2,050	0.178	A	3,210	0.279	A
Crestline Cutoff	Waterman Cyn Rd - SR-138	600	0.052	A	654	0.057	A
Dart Canyon Road	Lake Dr - Edelweiss Dr	1,950	0.170	A	1,950	0.170	A
	Edelweiss Dr - Dart Ct	400	0.035	A	400	0.035	A
Fern Drive	Crest Forest Dr - Lake Dr	1,450	0.126	A	1,582	0.138	A
Knapps Cutoff	SR-138 - Lake Dr	3,950	0.343	A	5,448	0.474	B
	SR-138 - Knapps Cto	6,900	0.600	C	8,253	0.718	D
Lake Drive	Knapps Cto - Lake Gregory Dr	18,500	1.762	F	19,310	1.839	F
	Lake Gregory Dr - Arosa Dr	4,650	0.404	B	5,235	0.455	B
Lake Gregory Drive	Lake Dr - Geneva Dr	13,900	1.209	F	14,125	1.345	F
	Geneva Dr - SR-189	6,000	0.522	B	6,242	0.543	C
Mojave River Road	Crest Forest Dr - Burnt Mill Cyn Rd	300	0.026	A	327	0.028	A
North Road	Lake Gregory Dr - Arosa Dr	550	0.048	A	550	0.048	A
	Arosa Dr - SR-189	3,550	0.309	A	4,178	0.363	B
Old Mill Road	SR-138 - Knapps Cto	950	0.083	A	1,036	0.090	A
Pioneer Camp Road	Lake Dr - Forest Shade Rd	1,700	0.148	A	1,854	0.161	A
San Moritz Drive	Lake Gregory Dr - Nesthorn Dr	2,100	0.183	A	2,100	0.183	A
	Nesthorn Dr - Arosa Dr	300	0.026	A	300	0.026	A
Waters Drive	Crest Forest Dr - Skyview Ln	1,700	0.148	A	975	0.085	A
State Highways							
Rim of the World Highway (SR-18)	Waterman Canyon Rd – SR-138	17,100	0.570	C	22,500	0.750	D
	SR-138 – SR-189	9,000	0.783	D	12,600	1.096	F
SR-138	Old Mill Rd – Waters Dr	1,600	0.139	A	2,950	0.257	A
	Waters Dr – Knapps Cto	6,000	0.522	B	7,350	0.639	C
	Knapps Cto – Crest Forest Dr	2,500	0.217	A	6,050	0.526	B
	Crest Forest Dr – SR-18	7,400	0.643	C	10,100	0.878	E
SR-189	SR-18 – Bear Springs Rd	3,500	0.304	A	6,000	0.522	B

Source: Myers, Mohaddes Associates

According to Table 4, on a daily basis, most roadways within the plan area operated at acceptable Levels of Service in 2004. Most roads operated at a Level of Service “A,” which is described as a free flow traffic condition where drivers can maintain their desired speeds with little or no delay and are unaffected by other vehicles. A few roadways operated at Levels of Service “B” and “C,” which are described as near to reasonably free-flow traffic conditions with reduced maneuverability and limits to speed selection. Roadways with LOS “C” present a decline in freedom to maneuver. Segments of Lake Drive, Lake Gregory Drive, and SR-18 did not operate at acceptable Levels of Service. SR-18

(between SR-138 and SR-189) operated at a Level of Service “D,” which is described as congested but stable conditions where drivers’ ability to select speed and maneuverability are significantly affected. Lake Drive (between Knapps Cutoff and Lake Gregory Drive) and Lake Gregory Drive (between Lake Drive and Geneva Drive) operated at Levels of Service “F.” LOS ‘F’ is described as stop and go conditions where drivers experience periods where speeds can drop to zero and maneuverability is nearly impossible without creating further delays.

Future 2030 conditions for the Crest Forest Community Plan area indicate that most roadways within the plan area will continue to operate at acceptable Levels of Service. Segments of Lake Drive, Lake Gregory Drive and SR-18 are projected to continue to operate at unacceptable LOS.

Since the LOS scores provided in this analysis were based on ADT volumes they represent the “average” LOS at which the facility generally operates throughout the day. When peak-hour volumes are utilized, these scores are expected to worsen, as demonstrated under the Congestion Management Program methodology provided in the following section.

B. Congestion Management Program Facilities

Within San Bernardino County, San Bernardino Associated Governments (SANBAG) was designated as the Congestion Management Agency (CMA). Through this program SANBAG can monitor regional transportation facilities and catalog their daily operating Levels of Service in an effort to identify existing travel patterns, and better plan for future transportation improvements in response to shifting travel patterns. Rim of the World Highway (SR-18), SR-138, and SR-189 are roadways that have been designated as Congestion Management Program (CMP) facilities. As determined in the 2001 update, the operation Levels of Services for these facilities are shown in Table 6. The Levels of Service (LOS) for the CMP facilities reflect a peak period measurement.

Table 5: CMP Facility Levels of Service

Facility	No. of Lanes	Peak Hour Volume	LOS (AM/PM)
SR-18			
Waterman Cyn Rd. – Jct. Rte 138	4	1,970	C
Jct. Rte 138 – Rte 189	2	900	E
SR-138			
Cleghorn Cyn Rd – Waters Dr	2	150	C
Waters Dr. – Knapps Cutoff	2	700	E
Knapps Cutoff – Jct. Rte 18	2	570	E
SR-189			
Jct. Rte 18 – Jct. Rte 173	2	510	D

C. Pedestrian and Bicycle Circulation and Off-Street Parking

The plan area lacks appropriate pedestrian and bicycle improvements, and parking opportunities particularly within the commercial districts. Residents have expressed a desire to improve the commercial areas within their community to make them more appealing for locals and tourists. However, parking areas are limited, and are not adequately controlled. The lack of sufficient parking

CIRCULATION AND INFRASTRUCTURE

has limited commercial development within the plan area. There are limited pedestrian pathways to safely assist pedestrian traffic, and to connect businesses within the commercial areas. Creating a pedestrian environment requires provisions for walking and bicycle pathways, as well as an inviting streetscape. Residents have articulated that the enhancement of “downtown” Lake Gregory is a priority for the community. Creating a pedestrian-oriented downtown would provide a focal point for a future system of bike lanes and pedestrian pathways that could extend into the surrounding residential neighborhoods, to schools and to recreational areas. Rather than introducing curbs, gutters, and sidewalks, the design concept should emphasize use of pervious materials and emulate a more rustic-mountain appearance.

D. Scenic Routes

The Crest Forest Community Plan area has outstanding mountain scenery. The forest landscape highlights the natural resources within the plan area. Scenic highways play an important role in the preservation and protection of environmental assets. County Scenic Route designation recognizes the value of protecting scenic resources for future generations, and places restrictions on adjacent development, including specific sign standards regarding sign placement and dimensions, utility placement, architectural design, grading, landscaping characteristics, and vegetation removal. Eleven roadways located within the plan area have been designated as scenic routes by San Bernardino County: SR-18, SR-138, Crest Forest Drive, Dart Canyon Road, Devil’s Canyon Road, Lake Drive, Lake Gregory Road, North Road, Playground Drive, San Moritz Road, and Sawpit Canyon Road/Sawpit Creek Road. Both State Highways, SR-18 and SR-138, are also eligible for designation as scenic routes by the State under the California Scenic Highways Program. The advantages of official designation are a positive image for the communities involved, preservation and protection of environmental assets, and potential increase in tourism.

CF3.3 CIRCULATION – GOALS AND POLICIES

CIRCULATION

Goal CF/CI 1. Ensure a safe and effective transportation system that provides adequate traffic movement while preserving the mountain character of the community.

Policies

- CF/CI 1.1 Ensure that all new development proposals do not degrade Levels of Service (LOS) on Major Arterials below LOS “C” during non-peak hours or below LOS “D” during peak-hours.
- CF/CI 1.2 Establish a circulation system within the plan area that is consistent with adopted land use patterns, provides adequate connections to regional transportation facilities and provides access control, traffic system management and other improvements in keeping with the mountain character and scenic sensitivity of the plan area.
- CF/CI 1.3 Design roads to follow natural contours, avoid grid pattern streets, minimize cuts and fills and minimize disturbance of natural resources and trees wherever possible.
- CF/CI 1.4 Preservation and protection of sensitive habitats shall have priority over road location, relocation, or realignment, when other practical alternatives are available.



CIRCULATION AND INFRASTRUCTURE

- CF/CI 1.5 Work with local and State agencies to ensure that transportation system improvements are made to Lake Dr., Lake Gregory Dr. and SR-18 where facilities are operating at or near full capacity. The County and State agencies shall identify existing and future deficiencies, such as the need for alternate routes, widening existing roads, providing turn lanes, and considering weekend traffic volumes in traffic analysis.
- CF/CI 1.6 Minimize the traffic load on main circulation roads by requiring projects to minimize direct access to the main circulation roads and encourage shared driveways for industrial and commercial uses on adjacent properties to promote use of the main circulation roads as throughways.
- CF/CI 1.7 Preserve the status of Lake Drive, Crest Forest Drive, Playground Drive, Sawpit Canyon Road, Devil's Canyon Road, Dart Canyon Road, North Road, San Moritz Drive, Lake Gregory Drive, State Highway 18, and State Highway 138 as County Scenic Routes, and ensure protection of their scenic values through the following methods:
- A. Require compliance with the provisions of the Open Space Overlay.
 - B. Support the creation of hillside preservation regulations that will include standards for hillside development to regulate densities, address allowable cut and fill heights, soil and slope stability, grading and blending of contours, structural relationships, building foundations, and the like.
- CF/CI 1.8 Seek State support and assistance for the designation of State Highways 18 and 138 as official State Scenic Routes.
- CF/CI 1.9 Provide access control, traffic system management and other improvements on the highways and major County roads within the plan area in keeping with the scenic sensitivity of the community plan area.
- CF/CI 1.10 Street lighting shall be provided in accordance with the Night Sky Protection Ordinance and shall only be provided as necessary to meet safety standards.
- CF/CI 1.11 To the maximum extent possible use alternatives to the construction of new traffic signals where they can be shown to benefit roadway capacity and are compatible with the mountain character of the community.

Goal CF/CI 2. Ensure safe and efficient non-motorized traffic circulation within the community.

Policies

- CF/CI 2.1 Establish and coordinate a system of pedestrian and bicycle trails connecting residential areas, schools, recreational facilities, the National Forest and commercial activity centers. Promote safe and attractive crossings at logical points on major roads, and pursue opportunities to separate pedestrian and bicycle traffic from vehicular traffic particularly along SR-18, SR-138, and SR-189.

CIRCULATION AND INFRASTRUCTURE

- CF/CI 2.2 Provide pedestrian improvements in commercial activity centers to enhance safety, provide a high quality visitor experience, enhance the mountain character of the area, and reduce the need for vehicular travel.
- CF/CI 2.3 Encourage the addition of bicycle routes whenever existing highways are widened or significant lengths of highways are improved.

Goal CF/CI 3. Provide adequate parking for both residents and visitors.
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Policies

- CF/CI 3.1 Pursue opportunities for public parking areas within the downtown commercial district that are compatible with and complementary to the surrounding land uses, and are sensitive to the environment and mountain character.
- CF/CI 3.2 Reevaluate the parking requirements in the Development Code to ensure that excessive parking is not required, to address options for shared parking, covered parking, and other parking alternatives.
- CF/CI 3.3 To avoid on-street parking, require two off-street parking spaces on the same site with the main building for each residential dwelling unit. Driveways shall be designed to minimize grade so that year round access is assured and on-street parking is avoided. For new residential subdivisions and multi-family developments, there must be direct access to a County or State-maintained paved road and driveways shall not exceed 14 percent grade.

Goal CF/CI 4. Promote alternative modes of transportation.

Policies

- CF/CI 4.1 In coordination with the community, define the existing and future transportation needs as they may relate to transit for residents, employees and visitors in the mountain region. When transportation needs are defined, the Public Works Department shall conduct a feasibility study to determine the feasibility and cost-effectiveness of instituting alternative transportation recommendations.
- CF/CI 4.2 Evaluate additional service needs that could be provided by the Mountain Area Regional Transit Authority (MARTA) through coordination with MARTA, the County and residents of the mountain communities.

CF3.4 INFRASTRUCTURE - INTRODUCTION

The provision of adequate water supplies and wastewater disposal facilities is a crucial component of supporting population growth. Residents have expressed that protection and preservation of water resources is important not only for the purpose of serving existing and projected peak load domestic needs but is also important for fire protection purposes and sustaining the area's natural resources and wildlife.

A. Local Water Service

There are three local water suppliers for the Crest Forest Community. Crestline Village Water District, Valley of Enchantment Mutual Water Company, and Cedar Pines Park Mutual supply their

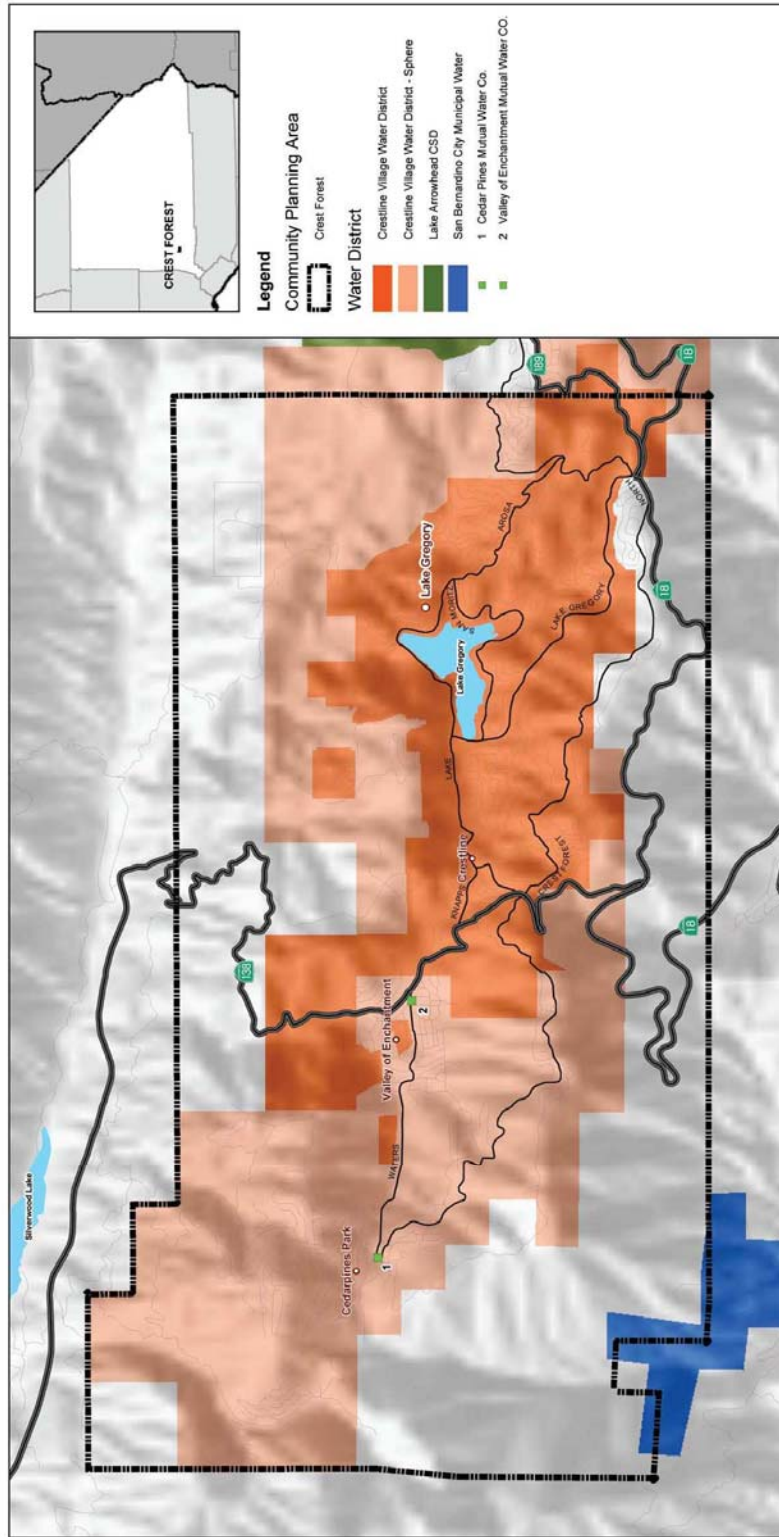
specific areas as shown in Figure 3-2, Water Districts. A total of 5,594 service connections are served by these agencies. The water districts are public purveyors with a total of 4,985 connections. The mutual water company is a private water purveyor with stakeholders and 744 connections. Detailed information regarding future demand, the long term availability of water, and future projects was not available for the water purveyors within the plan area. However current infrastructure capacity, based on the estimated available connections for each of the providers, is at approximately 75 percent of the total available connections for the plan area.⁷ This leaves 25 percent available for connections within the plan area.

Each of these purveyors also purchase some of their water from Crestline- Lake Arrowhead Water Authority (CLAWA) through pipelines in the Crest Forest area. CLAWA is a wholesale water purveyor that distributes water from the State Water Project and pumps the water from Lake Silverwood. CLAWA's service area includes approximately 50,000 acres from Cedar Pines Park to Green Valley Lake.

⁷ Approximately 35 wholesale meters and 100 retail meters

CIRCULATION AND INFRASTRUCTURE

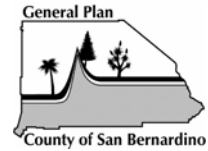
CREST FOREST - COMMUNITY PLAN



**FIGURE 3-2
WATER DISTRICTS MAP**

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CIRCULATION AND INFRASTRUCTURE



CLAWA is permitted a maximum of 5,800 acre-feet per year from the State Water Project. Reports show that CLAWA used approximately 3,000 acre-feet, or 52 percent of their total water capacity, during what is considered peak year usage, during the fires in 2003. General supply and policy information for water providers within the plan area is provided in Table 6.

Table 6: Supply and Policy Information of Service Providers

Service Providers	# of Water Connections	Estimated Population Served	Estimated Annual Water Production *	Policies Allow Service outside of boundaries	Imported Water Source	Imported Water Source amount*
Crestline – Lake Arrowhead Water District (CLAWA)	135	10,000 ⁽¹⁾	3,000 A.F.	No	Lake Silverwood	5,800 A.F./year
Crestline Village Water District	4,850	9,500	924 A.F.	No	CLAWA	576 A.F.
Valley of Enchantment Mutual Water Company	853	NA	NA	NA	CLAWA	N/A
Cedar Pines Park Mutual Water Company	741	2232	33.9 A.F.	Yes – 10 A.F./year	CLAWA	76.8 A.F.
* annual estimate (1) Approximately 10,000 permanent population and 20,000 part time (weekends, holidays), CLAWA includes all wholesale water usage in this total (2) No reply from Valley of Enchantment Mutual Water Company						

There are also some small private purveyors that supply a limited area including the Valley View Park Mutual Water Company. CLAWA also has a system that services the Horseshoe Bend/Greatview area called the CLAWA ID “B” System.

Those residents who live outside of a water district boundary have their own on-site sources, such as wells or springs that are recharged annually by winter snows and rains. The yield from these sources will vary dependant on the amount of snowmelt and rainfall.

B. Regional Water Supply

The Crest Forest plan area is located in the San Bernardino Mountains, where there are no true aquifers, but there are subsurface water sources from snow pack and rain, which percolate into the crystalline rocks. Groundwater in this planning area is found primarily in the unconsolidated alluvial deposits found in localized canyons and slopes. Wells are usually placed into the crystalline granitic rock in order to draw on long-term water supplies. Depending on the size of the localized water purveyor, wells can provide between 80 and 696 acre-feet of water per year. Most water quality in this area is good.

C. Wastewater

Most of the Crest Forest community area is serviced by the Crestline Sanitation District (Crestline Village Water District) (see Figure 3-3, Wastewater System). However, there are also isolated sites that have been developed with septic tanks and leachfield systems. Crestline Village sends its wastewater to a Crestline Sanitation District facility. Approximately 90% of the area is on-line, while only about 10% remains exempt. Sewage is collected by the District, and is treated at one of three treatment plants: Huston Creek, Seeley Creek, and Cleghorn plants.⁸ Huston Creek services approximately 75% of the area, while Seeley Creek treats the remaining 25% within the boundaries of the Crestline Sanitation District. Cleghorn specifically treats waste from the immediate Lake Silverwood area. Based on information from the districts, the plants have a total capacity of 1.4 million gallons per day and are currently operating at 71% of their design capacity. Based on rough information concerning the number of available connections, approximately 74% of the available sewer connections have been used, with 26% remaining. Table 7 provides existing and future flow information for the Crestline Sanitation District.

Table 7: Waste Water Agencies/Districts

Wastewater Treatment Provider	# of Connections	Existing Flow (mgd)	Existing Design Flow (mgd)	Future Design Flow (mgd)	Permitted Design Flow (mgd)
Crestline Sanitation District	5,248	1.0 mgd in summer months	1.2 (Huston and Seeley) 0.2 (Cleghorn)	1.7 ⁹ total for all three plants	1.7

Crestline Sanitation District also has approximately 2.5 million gallons of effluent storage at Huston Creek for emergency storage. They also serve the Pine Crest area and the Thousand Pines Baptist Camp (partial).

⁸ Crestline Sanitation Department is in the process of creating a five year development plan.

CREST FOREST - COMMUNITY PLAN

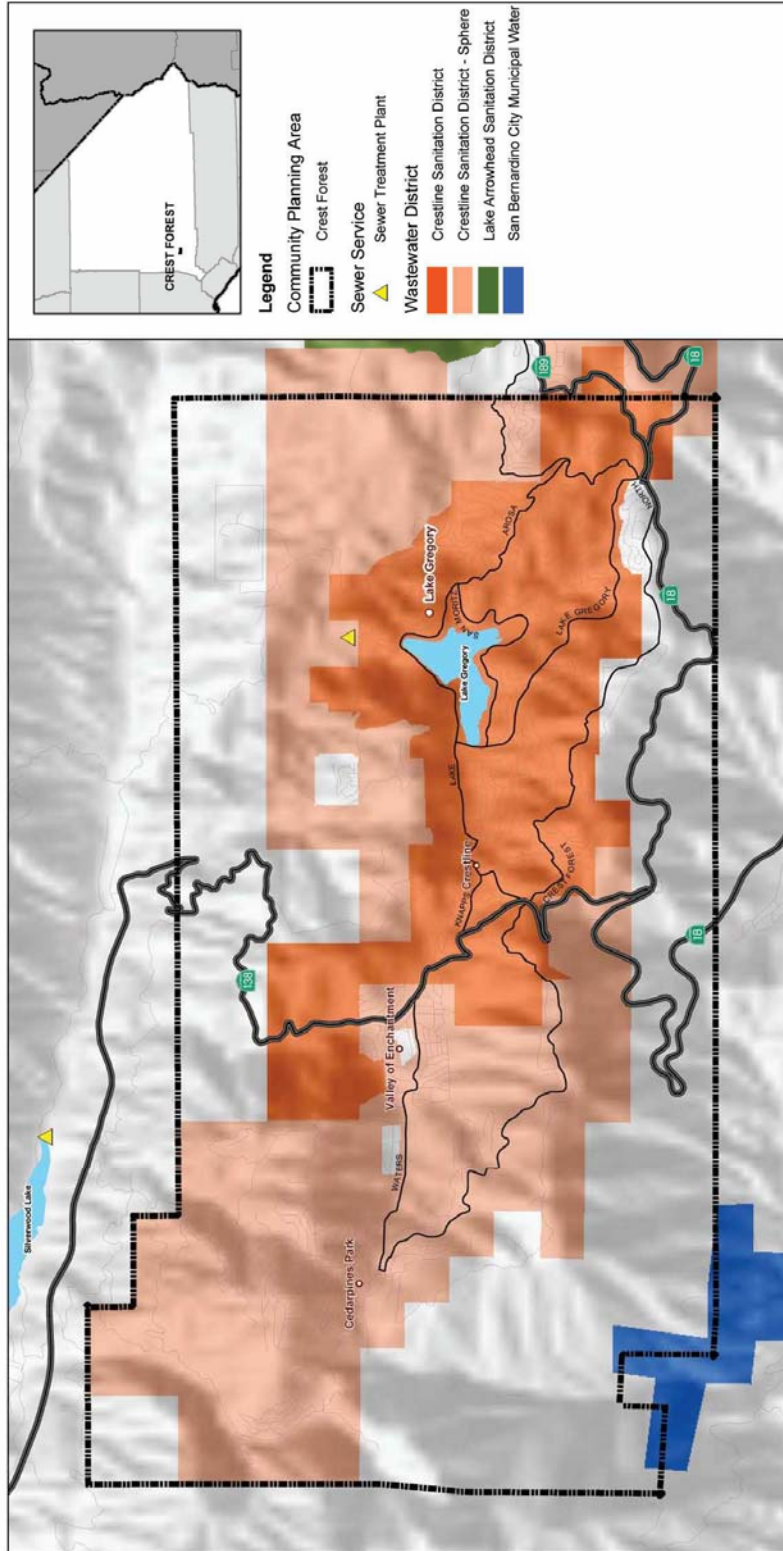


FIGURE 3-3
WASTEWATER SYSTEM MAP

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CF3.5 INFRASTRUCTURE – GOALS AND POLICIES

Goal CF/CI 5. Ensure adequate water sources and associated infrastructure to serve the needs of existing and future water users in the Crest Forest Community Plan area.

Policies

- CF/CI 5.1 Through the development review process, permit new development only when adequate water supply exists or can be assured.
- CF/CI 5.2 Support programs to use reclaimed water from mountain sewage systems to offset local water supplies when such reclamation is consistent with public health and environmental standards.
- CF/CI 5.3 Support efforts to continue to improve cooperation and communication among water providers and the County in addressing water related issues.
- CF/CI 5.4 Any projects which propose the commercial extraction and exportation of native groundwater shall be required to prepare a thorough hydrogeological investigation as analyzed in an Environmental Impact Report. The County will not support the extraction and exportation of native groundwater for commercial purposes in any situation that results in significant impacts to the environment.

Goal CF/CI 6. Encourage and promote water conservation.

Policies

- CF/CI 6.1 Support conservation and efficient water use in an effort to minimize the need for new water sources.
- CF/CI 6.2 In coordination with local water providers, provide education for voluntary water conservation. Plan and implement educational programs and events promoting water conservation.
- CF/CI 6.3 Promote the use of native low water use vegetation (especially drought tolerant plants) in landscaping, and discourage inappropriate use of vegetation unsuited to the mountain climate.
- CF/CI 6.4 Minimize the use of turf grass.
- CF/CI 6.5 Promote use of water efficient irrigation practices for all landscaped areas.
- CF/CI 6.6 Regulate the extent and amount of impervious surfaces coverage.

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4 HOUSING

[See the Housing Element of the General Plan]

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5 CONSERVATION

CF 5.1 INTRODUCTION

Preservation and protection of the Community Plan area’s natural resources is extremely important to the residents of Crest Forest. These resources contribute to the character, the appeal, and subsequently to the economic viability of the area. If the natural resources are not effectively protected and managed, they will be permanently lost.

A. Natural Resources

The natural resources such as the vegetation, wildlife, rock formations, streambeds, etc contribute to the beauty and character of the area. Residents are concerned that unmanaged growth threatens the viability of these natural resources.

The plan area is covered with a diverse biotic community of trees and other vegetation, fish, birds, reptiles, mammals, and other natural resources such as streams and lakes. The plan area includes the following general habitat types, and respective sensitive species are associated with these habitats (For a detailed list of the sensitive species associated with the various habitats see the Conservation Background Report of the General Plan and Open Space Overlay):

- i. Chaparral
- ii. Sage Scrub
- iii. Oak Woodlands
- iv. Conifer Forest

CF 5.2 GOALS AND POLICIES

Goal CF/CO 1. Preserve the unique environmental features of Crest Forest including native wildlife, vegetation, and scenic vistas.

Policies

- CF/CO 1.1 Encourage protection of natural features and scenic vistas by using the Special Development (SD) District or Zone to implement Planned Unit and Planned Residential Development concepts.
- CF/CO 1.2 Continue to identify and protect unique habitats supporting rare and endangered species by applying the Biotic Resources Overlay.
- CF/CO 1.3 The following areas are recognized as important open space areas that provide for wildlife movement and other important linkage values. Projects shall be designed to minimize impacts to these corridors.
 - A. Spotted Owl Habitat Open Space Area
- CF/CO 1.4 Consider design, construction and maintenance techniques in the County Flood Control District system, where technically and economically feasible, which allow the growth of habitat and the use of the flood control system by wildlife.

Goal HT/CO 2. Maintain the health and vigor of the forest environment.

Policies

- CF/CO 2.1 Work collaboratively with the California Department of Forestry and Fire Warden (CDF), the Natural Resources Conservation District and the U.S. Forest Service to implement a long-term Forest Health Restoration and Maintenance Program that will restore fire resiliency, increase safety, and provide community and forest sustainability.
- CF/CO 2.2 Work with the local Fire Safe Council and Fire agencies in the development of Community Wildfire Protection Plans (CWPP) for the mountain communities. As part of this effort, a study shall be prepared to determine appropriate forest management techniques and identify any necessary modifications to the County's Tree Preservation Ordinance to ensure the long term health of the forest.
- CF/CO 2.3 Require the re-vegetation of any graded surface with suitable native drought and fire resistant planting to minimize erosion.
- CF/CO 2.4 Establish a parking provision for the purpose of saving healthy trees in parking areas by giving parking credit for areas containing specimen trees.
- CF/CO 2.5 Require an approved landscape plan as part of the location and development plan review and approval process for all proposed residential tracts, commercial and industrial projects.

6 OPEN SPACE

CF 6.1 INTRODUCTION

The natural setting, which includes open space, recreational areas, and natural resources, is the contributing factor to the mountain character of the Crest Forest plan area. The area's natural features including a lake, creeks, vegetation, wildlife, topography, rock formations, etc. are regional assets that are highly valued by residents of the area and by visitors. Much of the local economy is based on the attraction of these natural resources. Preservation of the area's natural resources and enhancement of the area's recreational resources are important issues articulated by residents of the Crest Forest community, and will be increasingly important as population growth increases the amount of development and recreational demands in the area.

A. Recreation and Parks

The Crest Forest community is completely surrounded by the San Bernardino National Forest. Approximately 46 percent of the land within the Crest Forest Community Plan boundary is National Forest. Recreation opportunities within the National Forest include campgrounds and organization camps, hiking trails, and streams. Residents are highly protective of their forest environment, and are concerned with management of forest service lands in and around their communities. Residents are most concerned with preserving the current National Forest boundary, and would only consider changes where additional lands could be acquired by USFS for open space preservation.

Even with the 5,310 acres of national forest lands within the Crest Forest Community Plan area, residents have expressed a need for additional neighborhood park facilities, particularly active recreation facilities for youth. Lake Gregory is a regional park located within the plan area, and offers recreation opportunities such as lake fishing, swimming, sun-bathing, sand play, non-motorized boating, and exercise trails. The Lake Gregory Regional Park also contains the following facilities: a community building for banquets, weddings, meetings, etc.; restrooms; grills; picnic tables; picnic shelters; a snack bar; bait shop; and public phones. County parks within the plan area include Crestline Park, Crest Park and Switzer Park Picnic area. During meetings held by the County, residents stated that they consider Lake Gregory their number one community asset. However, many residents feel that the park lacks proper maintenance and that there is a need for improvement of the existing recreational facilities. As the permanent population continues to increase there will be a greater demand for recreation opportunities and services. Residents are particularly concerned that there are currently not enough recreational facilities to support the needs of youth and seniors within their communities. Additionally, residents have expressed the desire to attract visitors to the area and feel that, in part, they must expand their recreation opportunities in order to be successful.

The responsibility of open space preservation and management of recreation areas within the plan area is unique in that it requires coordination and cooperation between the County, the United States Forest Service, and the community (see Figure 6-1, Jurisdictional Control).

B. Trails

The Crest Forest Community Plan Area contains various trails within the National Forest that are utilized as recreational facilities and help with forest maintenance and fire safety by providing access to less developed backcountry regions. The United States Forest Service (USFS), through its offices located in San Bernardino and Sky Forest, is responsible for maintaining these facilities.

There are no formal County trails recognized within the Crest Forest plan area except for those located in the Lake Gregory Regional Park area. However, the community has indicated a desire to increase recreation opportunities through the addition of pedestrian and bicycle trails. Community input along with future growth patterns indicates a need for continuing development of these recreational facilities. The trail network should provide access to open space and recreation, consistent with the need to protect these resources.

The San Bernardino County Trails and Greenways Committee is a public committee appointed by the County Board of Supervisors. It is currently working with the Regional Parks Advisory Commission and Regional Parks Division in an effort to develop and maintain a system of public trails for hiking, bicycling, horseback riding and other public greenways throughout the entire county. More specifically, the committee was charged with the following; 1) advising the Regional Parks Advisory Commission and Regional Parks Division on all matters relating to the location, development, maintenance and promotion of trails and greenways, 2) recommending a system of mitigating measures to ensure that the location of trails will be compatible with and sensitive to other authorized land uses, such as wildlife corridors, wetlands and points of historical significance, and 3) making recommendations regarding acquisitions, easements and leases for trail rights of way and greenway purchases.

CREST FOREST - COMMUNITY PLAN

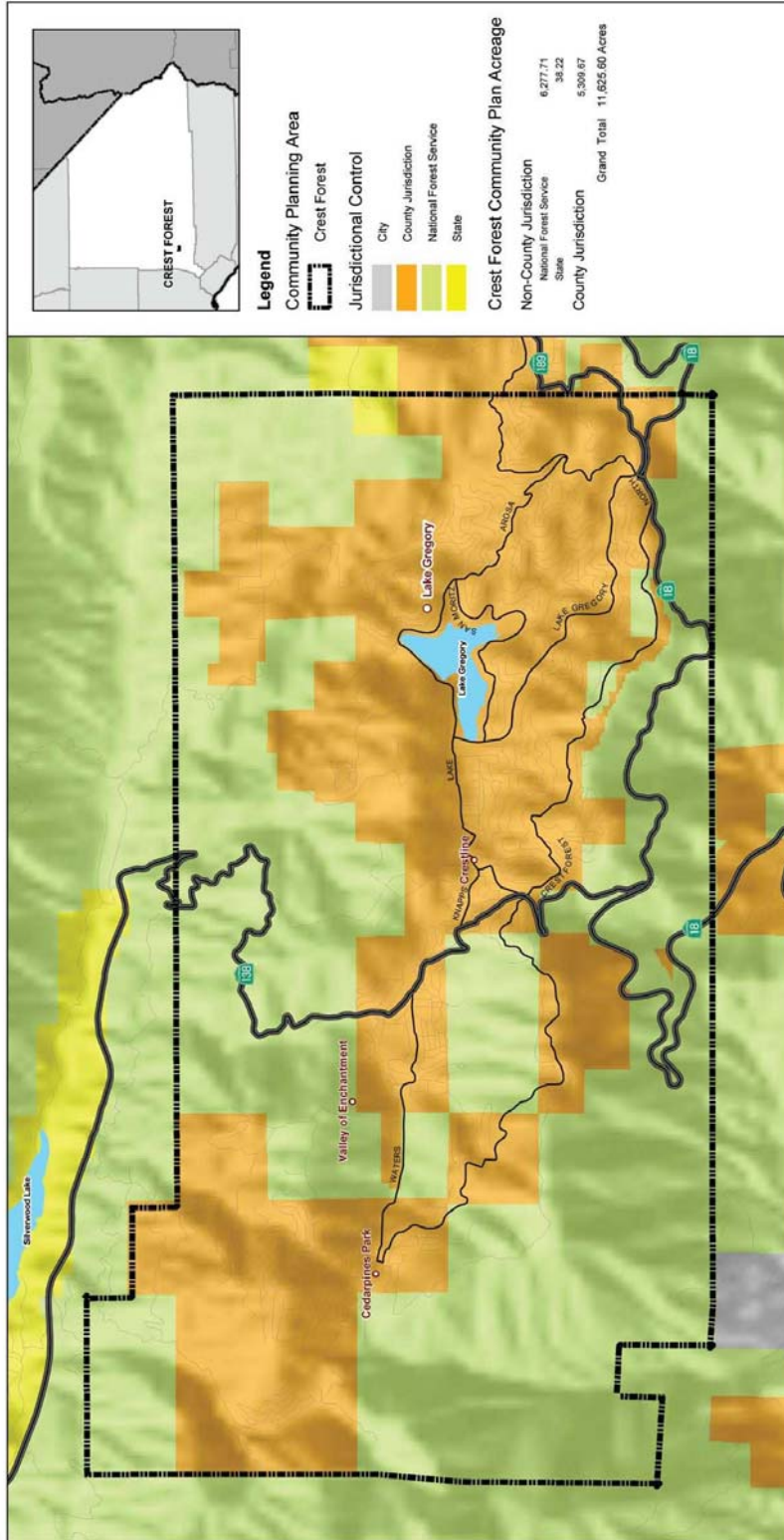


FIGURE 6-1
JURISDICTIONAL CONTROL MAP

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CF 6.2 GOALS AND POLICIES

Goal CF/OS 1. Ensure the preservation and proper management of National Forest lands within the Crest Forest Community Plan area.

Policies

- CF/OS 1.1 Encourage the exchange of properties between the Forest Service and private property owners to create better Forest Service boundary management.
- CF/OS 1.2 Work with USFS to explore land exchange opportunities that would provide additional areas for open space, recreational opportunities and watershed protection; and offer the community the first right of refusal on lands available for exchange prior to being offered to the general public.
- CF/OS 1.3 Work with USFS to designate trails for Off Highway Vehicle use and establish programs for Off Highway Vehicle use education.

Goal CF/OS 2. Develop parks and recreation facilities to meet the recreational needs of the community and visitors.

Policies

- CF/OS 2.1 In coordination with the community, establish priorities and identify opportunities for park development and establish a park and recreation plan for the Crest Forest community.
- CF/OS 2.2 Encourage the development of recreational facilities within community parks such as, swimming pools, athletic facilities and community centers.
- CF/OS 2.3 Research opportunities with USFS to designate an area within an existing recreation facility for use as a community dog park.

Goal CF/OS 3. Establish a community-wide trail system.

Policies

- CF/OS 3.1 Support coordination between the community and the San Bernardino County Trails and Greenways Committee in their effort to develop and maintain a system of public trails for hiking, bicycling and horseback riding. Particular attention shall be given to providing connections with the local trail system, recreational and commercial areas.
- CF/OS 3.2 Establish a plan for the development of a local multi-purpose (pedestrian, bicycle, and equestrian) trail system within the plan area. The plan shall incorporate the following recommendations :
- A. Where feasible, pursue opportunities to separate pedestrian/bicycle/equestrian traffic from motorized vehicle traffic.

- B. Provide trail heads that link regional trails and those on National Forest System to those in recreational areas, residential areas, neighborhood trail systems, and commercial nodes.

CF/OS 3.3 When an approved trails plan is developed, require dedication of trail easements as a condition of approval for all development projects consisting of 5 or more residential lots, to facilitate community wide pedestrian accessibility and to capitalize on recreation opportunities within the plan area. The trail easement shall allow unobstructed trail access and provide connections to off site trails.

CF/OS 3.4 Review site plans to determine if residential and commercial uses are designed for pedestrian use. Where feasible, future developments shall contain an internal system linking residential areas, schools, recreational facilities, the National Forest and commercial activity centers.

CF/OS 3.5 Support the improvement and extension of United States Forest Service (USFS) trails by encouraging USFS to maintain existing trails and to develop new hiking and biking trails.

<p>Goal CF/OS 4. Support and encourage efforts to improve the Lake Gregory Regional Park facilities.</p>

Policies

CF/OS 4.1 Prioritize and create an improvement schedule for Lake Gregory that satisfies the needs of both locals and visitors.

CF/OS 4.2 Ensure proper maintenance and improvements to Lake Gregory Regional Park.

<p>Goal CF/OS 5. Improve and preserve open space corridors throughout the plan area.</p>

CF/OS 5.1 Where possible, require that open space areas set aside within individual developments be contiguous to natural areas adjacent to the site. Isolated open space areas within development shall be specifically discouraged, but may be accepted if no adjacent open space areas are available.

CF/OS 5.2 Use open space corridors to link natural areas.

7 NOISE

[See the Noise Element of the General Plan]

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8 SAFETY

CF 8.1 INTRODUCTION

Fire protection and emergency services are among the most crucial of community needs. The quality of life is dependent on the adequacy of these services. The mountain region as a whole exhibits a combination of several factors that expose development and natural resources to potential disaster from wildland fires and subsequent flooding and erosion. The factors include topography, climate, vegetation, pathogen infestation, and human use and occupancy.

A. Fire Services

Fire protection services are mainly provided by the Crest Forest Fire Protection District (see Figure 8-1, Fire Districts). The San Bernardino County Fire Department (SBCFD) provides administration and support for the Crest Forest Fire Protection District and other services, such as hazardous materials regulation, dispatch communication, and disaster preparedness. In the mountains, the San Bernardino County Fire Department (SBCFD) provides services through the Mountain Division of their department.

Other agencies providing fire protection services and/or fire related information for the Crest Forest communities include the California Department of Forestry and Fire Protection (CDF), the U.S. Forest Service and the Mountain Area Safety Taskforce (MAST).

The Mountain Division has four fire stations within the Crest Forest Community. Table 8 lists the fire stations and details regarding the services that each station provides (see Figure 8-2, Fire Stations).

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CREST FOREST - COMMUNITY PLAN

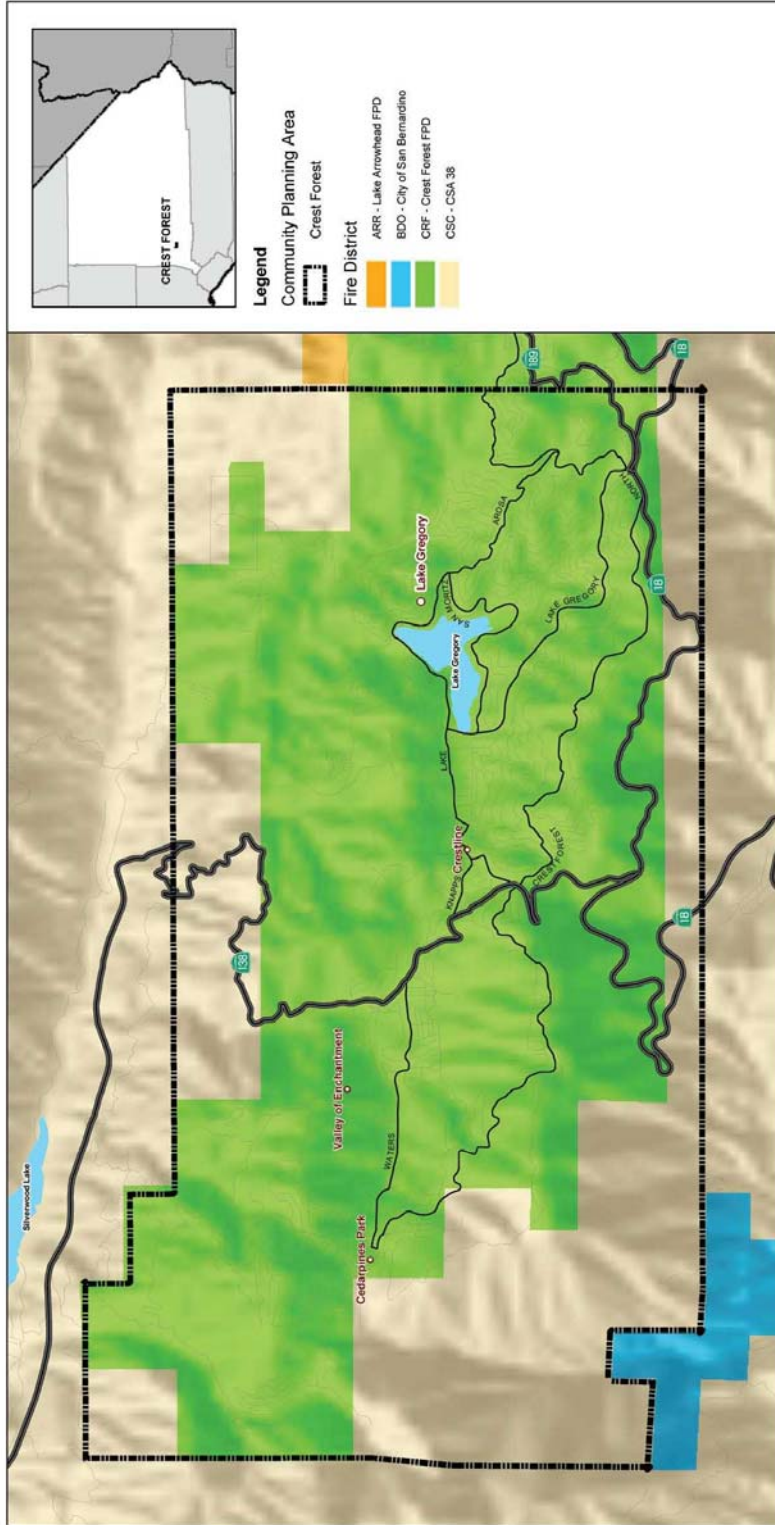


FIGURE 8-1
 FIRE DISTRICTS MAP

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Table 8: Fire Stations

Fire Stations	Fire District /Agency	Area Served	Equipment	Personnel (number and title)	EMT Response Capabilities	Availability of ambulance services	Nearest Medical Facilities
Cedar Pines Park Station (#24)	Crest Forest Fire Protection District	Cedarpines Park, All Crest Forest district	Engine 24, Medic Ambulance (MA) 24A	6 Paid Call Firefighters (PCF)	3 staff	Crest Forest District	Mountains Community Hospital (MTCH), St. Bernardine
Valley of Enchantment Station (#28)	Crest Forest Fire Protection District	Valley of Enchantment, all of Crest Forest District	Engine 28	7 Paid Call Firefighters (PCF)	3 staff	Crest Forest District	Mountains Community Hospital (MTCH), St. Bernardine
Lake Gregory Station (#29)	Crest Forest Fire Protection District	Lake Gregory area, all of Crest Forest district	Engine 29	11 Paid Call Firefighters (PCF), 1 mechanic	6 staff	Crest Forest District	Mountains Community Hospital (MTCH), St. Bernardine
Crestline Station (#25)	Crest Forest Fire Protection District	All Crest Forest (1st out), Crestline, Valley of Enchantment, Lake Gregory, Cedarpines Park	Brush Engine (BE) 25, Medic Engine (ME) 25, Utility 25, Medic Ambulance (MA) 25, Medic Ambulance (MA) 25A, Snow Cat (SC) 25	1 chief, 3 div chiefs, 1 fire prevention officer, 7 firefighters, 5 paramedics	12 staff	Crest Forest District, Medic Ambulance (MA) 25, Medic Ambulance (MA) 25A	Mountains Community Hospital (MTCH), St. Bernardine



SAFETY

Fire Stations	Fire District /Agency	Area Served	Equipment	Personnel (number and title)	EMT Response Capabilities	Availability of ambulance services	Nearest Medical Facilities
USFS Station 36, Waterman Canyon	U.S. Forest Service	U.S. Forest Service lands	Type III engine and utility vehicles	Engine=5 person, 7 days, summer only			
USFS Station 11, Sky Forest	U.S. Forest Service	U.S. Forest Service lands	Type III engine, Type IV patrol and utility vehicles	Engine=5 person, 7 days, year round. Prevention Unit 11=1 person year round			
USFS Station 14, Cottonwood	U.S. Forest Service	U.S. Forest Service lands	Type III engine, pickup and utility vehicles	Engine=5 person, 7 days, summer only. Prevention Unit 14=1 person, year round			



CREST FOREST - COMMUNITY PLAN

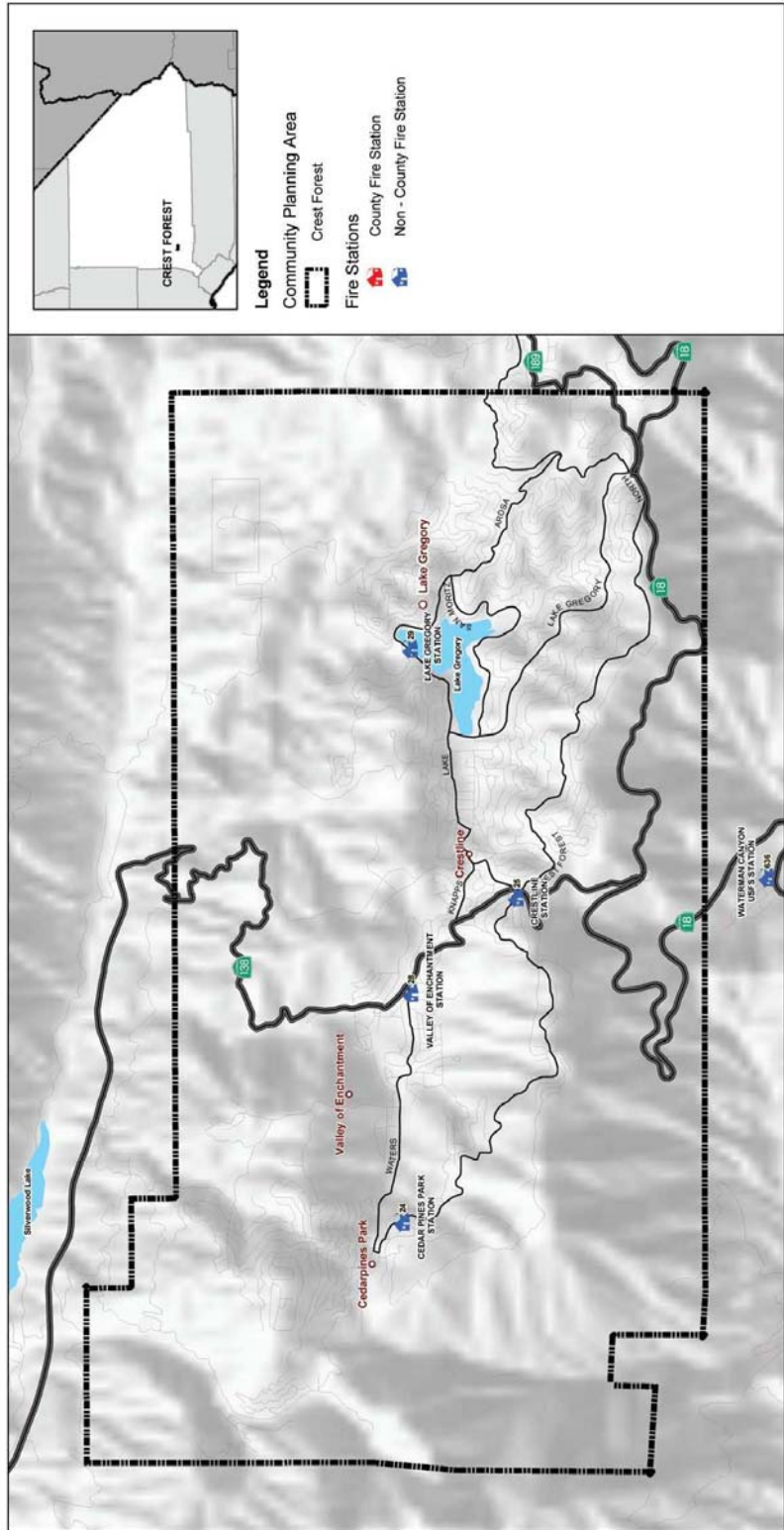


FIGURE 8-2
FIRE STATIONS MAP

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SAFETY

B. Evacuation Routes

Residents' primary concerns regarding safety in their community revolve around fire protection and the need for improved evacuation routes. SR-138, SR-18, SR-189, Waters Drive, Crest Forest Drive, Knapps Cutoff, Lake Gregory Drive, Arosa Drive, San Moritz Drive, North Road and Lake Drive are designated as evacuation routes. Specific evacuation routes will be designated during an emergency in order to respond to the specific needs of the situation and circumstances surrounding the disaster, and will be handled in accordance with the evacuation procedures contained within the County emergency management plan.

CF 8.2 GOALS AND POLICIES

Goal CF/S 1. Provide adequate fire safety measures to protect residents of the plan area.

Policies

- CF/S 1.1 Ensure that all new development complies with applicable provisions of the Fire Safety Overlay. District.
- CF/S 1.2 Work with the appropriate local Fire Protection agencies to ensure that there is continued evaluation and consideration of the fire protection and fire service needs of the community commensurate with population growth.
- CF/S 1.3 Work with the local Fire Safe Council and Fire agencies in the development of Community Wildfire Protection Plans (CWPP) for the mountain communities. As part of this effort, a study shall be prepared to determine appropriate forest management techniques and identify any necessary modifications to the County's Tree Preservation Ordinance to ensure the long-term health of the forest.

Goal CF/S 2. Ensure that emergency evacuation routes will adequately evacuate all residents and visitors in the event of a natural disaster.

Policies

- CF/S 2.1 Work with the Public Works Department and Caltrans to ensure that an adequate road system, and proper access, are provided to ensure safe and efficient evacuation for residents and visitors of the mountain communities.
- CF/S 2.2 Work with the various fire agencies, the Fire Safe Councils, Caltrans, the United States Forest Service, and the community in the development of Community Wildfire Protection Plans (CWPP) for the mountain communities. As part of this effort, a study shall be prepared to determine appropriate forest management techniques and identify any necessary modifications to the County's Tree Preservation Ordinance to ensure the long term health of the forest.

Goal CF/S 3. Support and coordinate disaster planning with affected agencies and organizations.

Policies

CF/S 3.1 Work with local, state, federal and other agencies involved in disaster preparedness.

CF/S 3.2 Provide an emergency response system that is both efficient and economical.

9 ECONOMIC DEVELOPMENT

CF 9.1 INTRODUCTION

As has been repeated throughout the various elements included within this community plan, one of the most important goals of the Crest Forest community is to protect the mountain character. It will be important to ensure that future development protects and enhances the natural resources, scenic beauty, and small town character in order to continue to appeal to both residents and visitors.

The local economy is driven by recreation and tourism. The local lake and the National Forest provide opportunities for outdoor recreation. Downtown Crestline near Lake Gregory is the primary commercial area within the community plan area, and provides a mixture of retail establishments, restaurants, offices, and service uses.

In input gathered from residents of the Crest Forest community there was a strong desire to see the downtown commercial area revitalized, and there was support for promoting Crest Forest as a destination location. However, residents also expressed concern regarding the impacts that an increase in tourism could have on their community, particularly with regard to traffic congestion and parking.

CF 9.2 GOALS AND POLICIES

Goal CF/ED 1. Promote economic development that is compatible with the mountain character of the Crest Forest community.

Policies

- CF/ED 1.1 Encourage development and business activities that capitalize on the amenities and recreational activities contained within the National Forest and offered by the Lake Gregory Regional Park including skiing, biking, fishing, hiking and camping.
- CF/ED 1.2 Support commercial development that is of a size and scale that complements the natural setting, is compatible with surrounding development, and enhances the alpine character.
- CF/ED 1.3 Support specific planning for downtown Crestline, with an emphasis on improving parking and circulation, enhancing the pedestrian experience, and improving building architecture and site design to be compatible with the mountain character.
- CF/ED 1.4 Work with County Economic and Community Development to pursue appropriate grant funding to assist in economic development activities.



ECONOMIC DEVELOPMENT

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10 IMPLEMENTATION

OVERVIEW

The Community Plan, as part of the General Plan, provides goals and policies intended to guide development in a specific area over the next 25 years. To that end, Community Plans translate broad statements from the General Plan into specific actions designed to direct the physical development and public improvements within the given specific geographical area. Because the Community Plan is part of a long-range plan, the expectation is that some policies will be implemented immediately following the adoption of the General Plan while others will be initiated 10 to 15 years later. Therefore, it is important that key implementation priorities are established and subsequently monitored through a regular, but adaptable annual report process.

The overarching goal in the Crest Forest Community Plan is to maintain the character of the community. While the individual community plans have unique features, they also include common policies set forth in the General Plan. The most critical of these policies relate to two issues; (a) maintaining the existing balance of land uses; and (b) ensuring the adequacy of infrastructure and public services to attend to existing and future development. Implementation of policies related to these two issues shall be treated as priorities and shall be monitored by the annual report.

IMPLEMENTATION APPROACH

CAPITAL IMPROVEMENT PROGRAM (CIP)

The County annually prepares a budget for available capital improvement funds, before reviewing all policies important to the development of the various communities. The CIP must then reconcile all competing interests for the budgeted funds. Implementation for many of the policies established in the Community Plan will be contingent upon available County funding. Other policies are considered ongoing and will be incorporated or are already incorporated in everyday activities by various County departments.

NEW POLICIES AND ORDINANCES

Implementation measures include existing ordinances and procedures as well as recommended amendments to these measures. Recommendations for new policies and ordinances can promote the implementation of General Plan measures by further clarifying them in respect to the Community Plan area.

SITE PLAN REVIEW PROCESS

Site Plan Reviews are required for all new developments. Concurrency issues of a development are reviewed with the site plan to ensure that the level of service for all public facilities will be adequate prior to, or concurrent with the new development. A Site Plan is approved only when its components are in compliance with all zoning and land development requirements.

DEVELOPMENT CODE

The purpose of land use regulations is to implement the Crest Forest Community Plan. These regulations are presented in the Development Code. The Development Code also includes the following overlays:

- Additional Agriculture (AA)
- Agricultural Preserve (AP)
- Airport Safety (AR)
- Alternate Housing (AH)
- Biotic Resources (BR)
- Cultural Resources Preservation (CP)
- Fire Safety (FS)
- Flood Plain Safety (FP)
- Geological Hazard (GH)
- Hazardous Waste (HW)
- Mineral Resources (MR)
- Noise Hazard (NH)
- Open Space (OS)
- Paleontologic Resources (PR)
- Sign Control (SC)
- Sphere Standards (SS)

PROGRESS REPORTING

The Community Plan identifies numerous policies that range from area specific to regional and countywide. It is important that implementation of these policies be monitored. In fact, the State requires an annual report on the status of the General Plan and its implementation. The first purpose of the progress report is to inform the County's Board of Supervisors on the status of implementing the County's General Plan, including the Community Plans. Secondly, the progress report also provides a means to review the General Plan and determine if changes need to be made to the Plan or its implementation. Finally, the progress report serves as a method to regularly monitor the effectiveness of the General Plan.

California Government Code Section 56400(b)(1) mandates that all non-charter cities and counties submit an annual report to their legislative bodies discussing the status of the General Plan and progress in its implementation. Copies of this progress report must be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD). Organization of the report and determination of the relevant issues to include in the County's annual progress report may be modified from year to year and adapted to incorporate new sources of information, changes in funding sources, and available staff resources. Pursuant to Government Code Section 56700, charter cities are exempt from the progress reporting requirements.