

**Crest Forest Communities, San Bernardino County**

# Community Profile

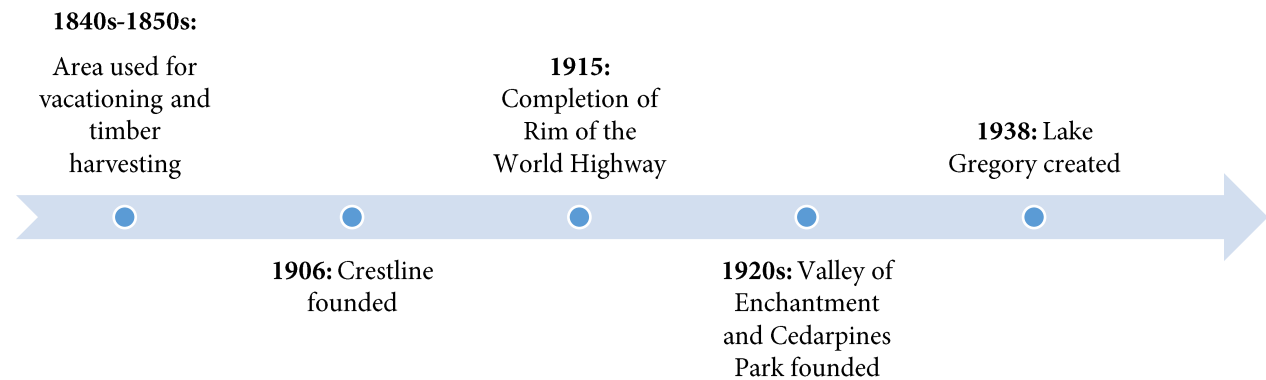
## Purpose

The community profile is a summary of the social, cultural, economic, and historic dimensions of the Crest Forest Communities. It presents data collected through secondary sources to inform future actions. The profile, together with future studies and information gathered from residents, highlights essential facets and “tells the story” of the Crest Forest Communities of Crestline, Cedarpines Park, Lake Gregory, and Valley of Enchantment.

The initial objective research prepared for the community profile was provided to participants as a handout at each community workshop to provide a basis for discussion during the SWOT, values, and aspirations exercises. Workshop participants were asked to review the information and provide comments as a way to infuse local knowledge into the community plans process. Their feedback was used to finalize the community profile, which includes objective research and issue identification by community workshop participants.

The objective information, community stories, and public’s participation in the community profile, SWOT, values, and aspirations exercises were all used when developing the framework for the focus and action statements that make up the community plan.

## History



In the 1840s, the mountains became popular for timber harvesting and as a summer vacation spot, and by 1906 Henry Guernsey had developed what is now Crestline as a second home community. Completion of the 101-mile Rim of the World Highway in 1915 improved access to the mountains, and in 1923 summer and winter resorts were opened in Skyland. During the 1920s, the Valley of Enchantment, Crestline, Skyland, and Cedarpines Park were further developed with residential uses, serving primarily as vacation homes. From 1936 to 1938, the Works Progress Administration constructed the dam that created Lake Gregory, and in 1977 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 predominantly low-density, single-family residential areas. The area is oriented toward family recreation, with Lake Gregory serving as the main tourist attraction.

## Location & Geography

The Crest Forest Communities are located approximately 18 miles north of the City of San Bernardino in the San Bernardino National Forest, with Lake Arrowhead to the east and Silverwood Lake to the northwest.

Sources: ESRI, San Bernardino County LUS



Figure 1: Area Map

Source(s): ESRI, San Bernardino County

## Key Census Data

Category	Crest Forest Communities		San Bernardino County		California		United States	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
<b>Population</b>								
Total Population	10,900		2,078,586		38,066,920		314,107,084	
2020 Population Forecast	11,118 (+1.02%)		2,227,066 (+7.1%)		40,619,346 (+6.7%)		334,503,000 (+6.5%)	
Total Households	4,420		607,604		12,617,280		116,211,092	
Average Household Size	2.45		3.34		2.95		2.63	
Median Age	44.9		32.2		35.6		37.4	
<b>Education</b>								
High School Diploma	2,036	25.8%	330,613	26.3%	5,153,257	20.7%	58,440,600	27.95%
Education Past High School	2,922	37.1%	417,953	33.3%	7,400,714	29.8%	60,821,634	29.1%
Bachelor Degree or Higher	1,273	16.2%	336,315	26.8%	7,708,909	31.0%	61,206,147	29.3%
<b>Housing</b>								
Total Dwelling Units	7,363	n/a	703,737	n/a	13,781,929	n/a	132,741,033	n/a
Homeowner Occupied Units	3,054	41.5%	370,032	52.58%	6,908,925	50.1%	74,787,460	56.3%
Renter Occupied Units	1,366	18.6%	237,572	33.76%	5,708,355	41.4%	41,423,632	32.2%
Vacancy*	2,943	38.0%	96,133	13.7%	1,164,649	8.5%	16,529,941	12.5%
Median Year Structure Built	1963	n/a	1976	n/a	1974	n/a	1976	n/a
<b>Income</b>								
Median Household Income	\$54,815	n/a	\$54,100	n/a	\$61,489	n/a	\$53,482	n/a
Persons Below Poverty Level	943		199,451	12.7%	3,354,518	11.2%	26,235,361	10.6%
Employed	3,545	87.0%	812,707	86.1%	16,890,442	89.0%	143,435,233	90.2%
Unemployed	528	13.0%	131,293	13.9%	2,084,564	12.3%	14,504,781	9.2%
Note: N/A indicates that the data is not available; n/a indicates that the category is not applicable								
*This figure may include seasonal households								

Table 1: Key Census Data

Source: 2014 American Community Survey 5-Year Estimates and ESRI

## Community Structure (Physical Characteristics)

Much of the land in the Crest Forest Communities consists of agriculture and resource conservation uses. Residential developments primarily consist of single-family dwellings on large lots. The densest residential areas are multi-unit districts with up to 20 units per acre. Commercial uses are clustered within each Crest Forest community along major thoroughfares. Commercial uses primarily consist of single- and two story buildings with road frontage and front or side parking. A large commercial cluster is located on Lake Drive near Lake Gregory. Pedestrian facilities in the commercial area are limited, with sidewalks provided in front of some businesses to connect customers to parking facilities.

The main roadways in the communities are the Rim of the World Highway (State Route [SR] 18), SR 138, and SR 189. These two-lane state highways connect the communities with the valley to the south, desert to the north, and other mountain communities. The county roadway system is paved and mostly lacks pedestrian facilities. The Walk Scores range from 1 to 33 out of 100 as the properties become closer to the downtown commercial district. This range indicates that most or all errands would need to be completed by car. Two bus routes run through the communities: the Mountain Transit RIM 2 and RIM Off the Mountain routes, connecting Crest Forest with the Mountain Transit Rim 4 Route, Lake Arrowhead, and San Bernardino.

Sources: Google Earth, County of San Bernardino Zoning Map, San Bernardino Countywide Plan Existing Conditions, walkscore.com, mountaintransit.org

## Community Existing Land Use

Crest Forest Communities Plan area covers 11,943-acres, consisting of a mix of 11 distinct land uses. More than half of the land, 54% (6,393 acres), consists of agriculture and resource conservation use. Single-family residential (2,805 acres) and rural living (2,037 acres) together account for about 40% of land. Special

development land uses (a special land use zoning district or Specific Plan area that provides sites for a combination of residential, commercial, industrial, agricultural, open space and recreation uses) make up 3% (329 acres). Other uses each account for less than 1% of the land area.

Land Use	Acreage	% of Total Area
Agriculture/Resource Conservation	6,393	54%
Single Residential	2,805	23%
Rural Living	2,037	17%
Special Development	329	3%
Floodway	80	1%
Rural, Neighborhood, and General Commercial	79	1%
Community Industrial	5	<1%
Institutional	62	<1%
Multiple Residential	62	<1%
Open Space	58	<1%
Office, Service, and Highway Commercial	32	<1%
<b>Crest Forest Total</b>	<b>11,943</b>	

Table 2: Land Use in the Crest Forest Communities  
Source: County of San Bernardino

## Community Amenities

### Parks and Trails

The Crest Forest Communities are located in the San Bernardino National Forest. Recreational opportunities in the forest include campgrounds and organization camps, hiking trails, and streams. There are also two community gardens within 25 miles of the Crest Forest Communities: Green Maven's Community Garden and Father's Garden.

Crestline Park is the only County Park in the area. Additionally, Lake Gregory Regional Park offers the following recreational amenities:

- Lake Fishing

- Swimming
- Waterslides
- Sandy beaches
- Non-motorized boating
- Exercise trails
- Restrooms
- Picnic tables, shelters, grills
- Snack bar
- Bait shop
- Community venue

#### Fire Protection

The Crest Forest Communities are served by the San Bernardino County Fire Department. Fire stations are located in Crestline, Valley of Enchantment, Cedarpines Park, and Lake Gregory. Response times vary between 6 to 13 minutes (variances due to inclement weather and road conditions).

#### Police

The Crest Forest Communities area is covered by the San Bernardino County Sheriff Department's Twin

Peaks Station. The station currently has 17 sworn deputies, two detectives, five sergeants, and one captain, in addition to seven administrative employees. The station is also home to the Major Enforcement Team, which focuses on identified crime areas, and the Off-Highway Vehicle Teams, which patrol the forest area.

#### Schools

There are two elementary schools in the planning area: Valley of Enchantment Elementary School and Mary Tone Elementary School. There are no middle schools located in the planning area, but the Lake Gregory Education Center/Mountain High School does provide education for grades nine through twelve.

Sources: Google Earth, Crest Forest Community Plan 2007, San Bernardino County Sheriff's Department, San Bernardino County Fire Department, American Community Garden Association

### Community Groups

<p><b>Hearts and Lives</b> (909) 338-3222 heartsandlives.org</p>	<p><b>Scottish Society of the Inland Empire</b> (909) 425-8427</p>	<p><b>Crest Forest Senior Citizens Club</b> (909) 338-5036 crestlineseniorcitizens.org</p>
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Table 3: Community Groups

Source(s): Listed in Table

### Community Economics

The 2016 ESRI Community Analyst Report showed that the Crest Forest Communities is home to 1,834 jobs and 382 businesses. The largest business industries in the Crest Forest Communities are services, retail, and construction. The majority of retail services includes restaurants and bars, as well as miscellaneous retail. Approximately 45% of the Crest Forest Communities' labor force is employed within the Crest Forest Communities.

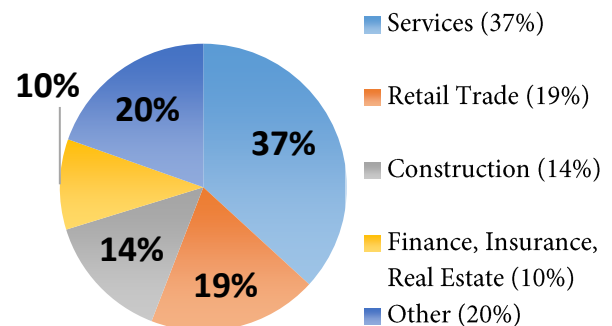


Figure 2: Top Industries

Source: ESRI Community Analyst

### Quality of Life Concerns

Common issues noted in the communities include the following: junk and trash; excessive outside storage; excessive signs and banners; county codes that are unsuitable or inconsistent with mountain characteristics; petty theft and drug use; and short term rentals that stress infrastructure and community services.

Source(s): San Bernardino County Code Enforcement and Community SWOT, San Bernardino County Sheriff's Department

### Community Events

- Easter Egg Hunt/Duck Derby (annually in spring)
- Crestline Wine & Stein (first Saturday of each month, March to October)
- Mountain Economic Expo (annually in May)
- Senior Nutritional Luncheon
- Crestline Connect Networking Meeting (weekly each Wednesday)
- Yoga at the Library (weekly each Wednesday)

Source: Northshore Inn, Crestline/Lake Gregory Chamber of Commerce

### Public Health

**Chronic Disease:** The Crest Forest Communities experience higher rates of E.R. visits for chronic obstructive pulmonary disease COPD. The leading causes of death in 2012 were heart disease and cancer.

	Diabetes Hosp./E.R.	COPD Hosp./E.R.	Asthma Hosp./E.R.	Heart Failure Hosp./E.R.	Hypertension Hosp./E.R.
<b>Crest Forest Communities</b>	18.0/ *	* /25.3	* / *	* / *	* /23.1
<b>San Bernardino County</b>	23.3/42.4	16.0/19.9	9.6/52.6	32.3/10.6	5.6/46.9

Table 5: Rate of Hospitalization/Emergency Room Visits per 10,000 People

Source(s): Healthy San Bernardino

\* Indicates insufficient data

**Air Quality:** Table 5 below shows the air quality near the Crest Forest Communities, measured at the Crestline monitoring site, in terms of the number of days that area exceeded the federal standards for pollutants (exceedance days). The table shows that the monitoring site near the Crest Forest Communities had fewer exceedance days for each pollutant than that of the overall South Coast and Mojave Air Basins, in which the Crest Forest Communities are located.

Air pollution is one of the contributing factors linked to the development of chronic diseases such as stroke, heart disease, lung cancer, and respiratory diseases. By reducing levels of ambient pollution (outdoor air pollution), communities can lessen the impact that it has on resident's health.



	Crestline Monitoring Site			South Coast Air Basin			Mojave Air Basin		
	2012	2013	2014	2012	2013	2014	2012	2013	2014
Ozone Federal 8-hour standard	54	36	51	111	88	92	81	66	86
Course Particulate Matter (PM <sub>10</sub> ) Federal 24-hour standard	0	1.0	1.0	0	2	1	1	1	1
Fine Particulate Matter (PM <sub>2.5</sub> ) Federal 24-hour standard	0	3.3	*	17	13	15	2	6	2

Table 5: Air Quality Exceedance Days

Source: California Air Resources Board

\* Indicates insufficient data

**Modified Food Index:** The Modified Food Index maps the availability of healthy food in a census tract. The lower the score, the less available healthy options are in the area.

The entire community area of the Crest Forest Communities ranks within the lowest category for food access (shown in red), meaning that there is access to less than 5 healthy food outlets within that area. Lower scores indicate that these areas contain many convenience stores and fast food restaurants compared to the number of healthy food markets.

Source(s): Modified Retail Food Environment Index Score Map

**Public/Active Transportation:** Transit service within the Crest Forest Communities is provided by Mountain Transit, which serves the mountain region with connections to San Bernardino. Routes serving the Crest Forest communities have direct connections to San Bernardino and the Lake Arrowhead communities. There are no dedicated bike lanes, bike trails, or identified bike-friendly roads. The Rim of the World Active Transportation Plan was adopted in 2018.

### Community Engagement Summary

As a part of the Community Plans Continuum process, community members from the Crest Forest Communities were invited to participate in three community workshops. The first workshop, titled “What We Value”, took place on March 2<sup>nd</sup>, 2016 from 6:30 – 8:30pm at the Crest Forest Senior Citizens’ Club. This workshop was attended by 34 community members. Workshop participants performed a SWOT analysis to identify strengths, weaknesses, opportunities, and threats within the community. Following that exercise, participants used that information to share what they valued about the community (Values) and what they want to see the community become in the future (Aspirations).

The second workshop, titled “Our Roadmap”, took place on March 30<sup>th</sup>, 2016 from 6:30 – 8:30pm at the Crest Forest Senior Citizens’ Club. This workshop was attended by 27 community members. The purpose of this workshop was



to develop preliminary focus and action statements. The project team provided word for word summaries of the SWOT and Values and Aspirations exercises to use during the goal setting process. Additionally, an existing land use map was provided for each of the Detailed Plan Communities for participants to comment on and recommend changes. Participants made comments on where they would and would not like to see certain uses in the future, as well as what they saw as the true boundary of their community.

The third workshop, titled “Making it Happen”, took place on July 18<sup>th</sup>, 2016 from 6:30 – 8:30pm at the Crest Forest Senior Citizens’ Club. This workshop was attended by 27 community members. The workshop was used to help prioritize the focus statements developed in the previous workshop while also identifying possible champions for each effort.

Information was also made available on project websites made specifically for each community. This information included:

- Background materials on the project
- Materials developed for each workshop
- Summaries of the information collected from past workshops
- Surveys developed to follow the process of each meeting and allow for further input

## Community Identified Issues

### SWOT Analysis

This section contains the results of the SWOT analysis conducted during the first workshop. A SWOT exercise stands for strengths, weaknesses, opportunities, and threats and is used to help gain insight into the community through local knowledge. In the first part, participants identify their communities’ biggest strengths, such as community assets like a library or community center, along with their biggest weaknesses, which could be a lack of open space or high rates of internal crime. Next, workshop participants looked at opportunities that the community could take advantage of as part of the community plans process. This builds off of what was identified in the strengths and weaknesses portion. Lastly, participants identify external threats to the community. These are generally concerns that are outside of the control of community members, such as natural disasters or changes in economic conditions. This information was then compiled and used throughout the rest of the community plans process to inform the values and aspirations exercises conducted at workshop #1, as well as the focus and actions statements.

### Strengths

- Lake and recreation facilities (equestrian facilities, hiking)
- Resort community – nice local motels
- Affordable and attractive resort area
- Tourism potential due to close proximity to local cities
- Vacant homes have potential for seasonal workers housing
- Good businesses districts in Crestline, Uptown Lake Gregory, Valley of Enchantment (small businesses)
- Beautiful place to live and visit
- San Moritz Lodge
- Variety of businesses (Goodwins)
- Resilient and adaptable community
- Forest preserve area between Valley of Enchantment, Cedar Pines Park, Silverwood and Crestline
- Community publications
- Library
- Crestline sanitation district (board room)
- Valley of Enchantment – Mutual water company
- Community organizations and non-profits
- Small town community support - generous and caring people/neighbors
- Resourceful community
- Individualism of the residents (strong opinion)
- Commitment to local causes
- Larger residential lots, remoteness
- Seasons (rain, snow, summer)
- Scenic views
- Roads are plowed by Community Service Association
- Crestline sanitation district returned to local control
- Churches
- Historic locations (temple, mayloft, etc.)
- Camp Mozumdar (spiritual area)
- Commercial needs met (grocery, restaurants, stores)
- New growth and development
- Retired County staff residing in area – understands process
- Library – activities and community
- Senior center – meals, transportation
- Low traffic and congestion on roads
- Commuter friendly (mileage from San Bernardino)
- Recreation
  - Lake Gregory
  - Trail system
- Natural characteristics – Mountains, Completely surrounded by San Bernardino National Forest, and ~46% of land within planning area is forest.
- Community Events
- Community design in line with mountain location



- County Parks

#### *Weaknesses*

- Lack of control of lake and facilities
- Resort community that can't develop further because of County ordinances/permitting
- Costs too much to try to implement new ideas with current County fees – number of agencies to get through and extensive time needed
- Limited restaurants
- Need more higher paying jobs
- Not enough hotels, limited accommodations
- Blight (burned down building not fenced off or attended to for months, store facades need to be enhanced)
- Limited medical facilities
- Residents are adverse to change or modernizing
- Lack of common business core with identity (appearance, parking, variety)
- Fire hazards (dead trees not being cleared)
- Problems created by too many agencies
- Not getting dredging done in a timely manner
- High cost of County service
- Lots of trash, poor aesthetics
- Code enforcement ruining the natural environment
- Signage that doesn't look good and isn't maintained
- Poor condition of some roads
- Adverse weather
- High water and sewer costs because of low population and aging infrastructure
- Drug/substance abuse and transients
- Homelessness
- Unemployment
- Reduction in school enrollment
- Limited number of full-time residents limits ability to obtain funding/share costs
- Poor demographics – fewer youth and families
- Petty crime (arrest/release program)
- Limited parks (less opportunity for youth recreation/sports)
- Too many people sent up here by the County without support services
- County is out of touch with how residents live in mountain setting
- Unsuitable codes halting development in the area
- Fragmented services (e.g., water districts)
- Too many tax dollars taken
- Not enough sheriffs
- Theater is unusable due to inapplicable County codes that don't fit the area
- Lack of County funds
- Lack of local control – Municipal Advisory Council (MAC) doesn't hear issues anymore
- Ball park closed to make room for RV park by lake
- Beautiful school building not being used
- Vacant school sights
- Clean up lava rock, trash in the area in general
- Lack of respect for local residents by visitors
- Lack of sidewalks (safety issue)
- Lack of parking in residential areas
- Parking costs in many places
- High ozone levels
- No jobs for youth
- Lack of businesses in town
- Lack of Chamber support for businesses
- Lack of cohesive look/feel to “downtown”
- Cleanliness, dirty streets, town
- Community dollars not utilized to address community needs
- Pedestrian/cyclist/automobile safety (no shoulder on roads)

*Weaknesses (continued)*

- Lack of activities/events/kid classes put on by Rim of the World Parks and Recreation District, none currently in Crestline
- Lack of County enforcement – follow through
- County offices and services are not in the area – in San Bernardino
- Walkscores from 1 to 33, indicating little to no walkability
- No bicycle facilities
- Lack of access to healthy food
- Hospitalization rates for diabetes and emergency room admittance rates for chronic obstructive pulmonary disease and hypertension exceeds state median

*Opportunities*

- Proximity to major urban areas
- Tourism activities (water sports at lakes, National Forest) – County advertisement of local attractions to drive tourism
- Find a way to have local control of the lake
- Move County down the hill (less County involvement)
- Work with Small Business Administration and Chamber of Commerce to get new businesses in downtown
- Free movie night at Lake Gregory
- Open a movie theater or re-open the movie house and update
- Farmer's Market
- YMCA – closed school location
- Increase night life – amphitheater for community (need financing)
- Create a way to share events and activities
- Add a free trolley service
- Create a theater group (arts)
- Senior and child mentorship
- Consider incorporating RIM communities and break away from the County

- County AQMD, Fish & Game, Lahontan Regional Water Quality Control Board
- Protect endangered plants and animals
- Get rid of unrealistic and restrictive regulations (that restrict ability to develop and grow)
- RV/Camping accommodations
- Restore the Cliffhanger – could have been a museum
- More tourist accommodations
- Public restrooms and maintenance near shopping and recreation areas
- Outside investment to improve community's infrastructure
- Baseball field in Valley of Enchantment
- Add more adult education opportunities
- Grants and investments from foundations
- Development of jobs in tech industry and home employment
- Education incentives for youth and minorities
- More parks for kids to play
- Corporate mentorships to guide small businesses and educators towards goals
- Co-operation/integration between the mountain communities
- County support for local businesses (business district specific plan with low interest or renewal funding)
- Protect the community from big corporate businesses
- A berry festival to attract tourists
- Form Lake Gregory recreation company
- More developed areas for off-road activities (jeeping, dirt bikes, and hiking)
- Keep Dart Canyon as an agricultural zone, keep lot sizes at more than 3 acres
- Add trash cans and cigarette butt cans to deter litter
- Put thermometers down the hill to inform people of better climates in Lake Gregory

*Opportunities (continued)*

- VFW is an asset
- Support for community events
- Increase availability of public parking
- Alternative transportation grants
- Lack of community infrastructure (insufficient parking, public restrooms, safe crosswalks, lighting)
- Create a documentary/movie of history of the area
- Educational tours and web links for forest communities
- Overlay of zoning for tourism and rebuilding and improvements of existing buildings (restore old buildings before adding new ones)
- Increased revenue capture of tourist activities
- Take advantage of major access routes (SR – 18 and SR – 38)
- Trails system being designed by San Bernardino County Trails and Greenways Committee, Regional Parks Advisory Commission, and Regional Parks Division.

*Threats*

- County out of touch with how the community functions
- Better East of County services, planning, building, and safety
- County regulations/code enforcement of rules that do not apply to mountain area
- Complication (the process and resources needed to get something done)
- Planning and building and safety regulations that are inconsistent with the unusual characteristics of mountain areas
- Inability to hold community events
- Municipal Advisory Council (MAC) board has no power – loss of local review/control
- Relationship with the surrounding communities (Lake Arrowhead)

- Need to turn control of parks and recreational district to community, not mountainwide
- Competition from higher profile unincorporated areas
- Continuity – lack of institutional memory affects long range plan execution
- Sharing a school district with Lake Arrowhead (friction between kids)
- Homeless populations, drug use, crime
- Inability to utilize commercial property that no longer conforms to current zones
- Lack of industrial area
- Too many parking regulations
- County zoning that does not recognize mountain uniqueness
- Poor phone and television service
- Rising cost of home insurance making cost of living too high or being dropped by insurance companies because of a high-risk area
- Lack of home mail delivery
- Low property values – less property taxes to pay for services
- Inflation – decrease buying power of residents
- Distance to hospitals and services
- Patrol and cleaning of the dried sewer bed in back of Sleepy Hollow
- Access to public transit (Metrolink)
- Lack of community government and services (inability to communicate problems)
- Area singled out for fire tax (loss of Crest Forest Fire Company)
- Difficulty in generating outside investment given the “small” business mentality
- Never ending dam project
- Flight pattern
- General populous is not informed in time to oppose bad changes



*Threats (continued)*

- Repurposing of buildings (Mary Tone school into a community center, not drug rehab center)
- Lack of police enforcement and presence
- Townies and tweakers – petty crimes committed by addicts (thefts)
- County workers sending welfare recipients to live in order to extend benefits
- Parolees, halfway houses sent by government and courts
- Sheriffs inability to house or transport criminals – cited and let go
- Some rude/disrespectful visitors/tourists
- Short term rentals – stress infrastructure and services
- Compliance with general laws (e.g., handicap accessibility in older buildings)
- Diminished school population
- Drought/fire/storms – natural disasters – inability to react accordingly
- Increased ozone levels impacting the forest
- Deterioration of parks due to loss of CSA 18 full and part time employees
- Bike safety areas
- Inclement weather
- Wildfire
- Earthquakes
- Economic impacts to tourism industry