

Lake Arrowhead Communities, San Bernardino County

Communities Profile

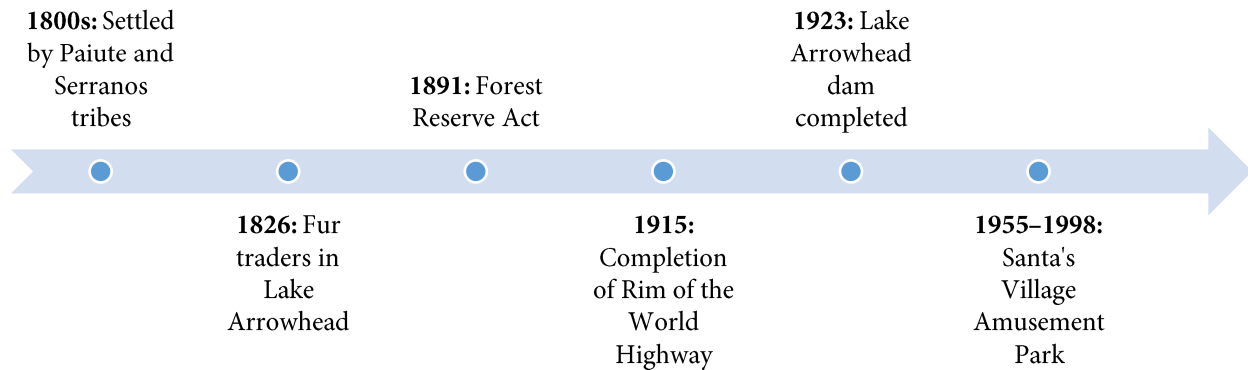
Purpose

The community profile is a summary of the social, cultural, economic, and historic dimensions of the Lake Arrowhead 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 Lake Arrowhead Communities of Agua Fria, Blue Jay, Cedar Glen, Crest Park, Deer Lodge Park, Lake Arrowhead, Rimforest, Skyforest, and Twin Peaks.

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 (Strengths, Weaknesses, Opportunities and Threats), 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



The founding of the City of San Bernardino in 1851 by the Mormons increased demand on lumber for homes, churches, stores, and civic buildings and facilitated road development in the area. Construction of the dam was completed in 1923, and the lake and adjacent lands were developed into a resort. Since 1946, there have been several changes in ownership, and most of the land has been subdivided into residential lots. The lake is now owned by the Arrowhead Lake Association. The Santa’s Village amusement park opened in Skyforest in 1955 and remained open until 1998. The park is to reopen as SkyPark at Santa’s Village.

Source(s): Lake Arrowhead Communities Chamber of Commerce, Lake Arrowhead community website, Lake Arrowhead Community Plan

Location & Geography

The Lake Arrowhead Communities are located 23 miles north of the City of San Bernardino in the mountain area of the San Bernardino National Forest, with Crestline to the west and Bear Valley to the east.

Source(s): ESRI, San Bernardino County LUS

Figure 1: Area Map

Source(s): ESRI, San Bernardino County LUS



Key Census Data

Category	Lake Arrowhead Communities		San Bernardino County		California		United States	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Population								
Total Population	12,579		2,078,586		38,066,920		314,107,084	
2020 Population Forecast	12,829 (+2.0%)		2,227,066 (+7.1%)		40,619,346 (+6.7%)		334,503,000 (+6.5%)	
Total Households	4,736		607,604		12,617,280		116,211,092	
Average Household Size	2.65		3.34		2.95		2.63	
Median Age	44.8		32.2		35.6		37.4	
Education								
High School Diploma	1,238	14.0%	330,613	26.3%	5,153,257	20.7%	58,440,600	27.95%
Education Past High School	2,953	33.5%	417,953	33.3%	7,400,714	29.8%	60,821,634	29.1%
Bachelor Degree or Higher	2,602	29.5%	336,315	26.8%	7,708,909	31.0%	61,206,147	29.3%
Housing								
Total Dwelling Units	11,921	n/a	703,737	n/a	13,781,929	n/a	132,741,033	n/a
Homeowner Occupied Units	3,361	28.2%	370,032	52.58%	6,908,925	50.1%	74,787,460	56.3%
Renter Occupied Units	1,375	11.5%	237,572	33.76%	5,708,355	41.4%	41,423,632	32.2%
Vacancy*	7,185	60.3%	96,133	13.7%	1,164,649	8.5%	16,529,941	12.5%
Median Year Structure Built	1973	n/a	1976	n/a	1974	n/a	1976	n/a
Income								
Median Household Income	\$54,539	n/a	\$54,100	n/a	\$61,489	n/a	\$53,482	n/a
Persons Below Poverty Level	663	7.5%	199,451	12.7%	3,354,518	11.2%	26,235,361	10.6%
Employed	4,439	90.7%	812,707	86.1%	16,890,442	89.0%	143,435,233	90.2%
Unemployed	455	9.3%	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

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

Community Structure (Physical Characteristics)

The area comprises small-town mountain communities predominantly focused around the lake. Residential developments consist of multiple-family and single-family dwellings on lots up to one acre in size. The limited commercial and institutional areas consist of chalet-style façades on larger buildings with parking in the front. The downtown core on the south shore of the lake consists of smaller neighborhood-style shops placed directly on fronting streets surrounded by parklets and pedestrian areas. Blue Jay also has a small commercial district centered on Lakes Edge Road and State Route (SR) 189.

The main roadways in the communities are the Rim of the World Highway (SR 18), SR 173, and SR 189. Local, private roads are paved and lack pedestrian facilities.

The Walk Score for the Lake Arrowhead Communities ranges from 1 to 44 out of 100. For properties with higher scores, some errands can be completed by walking; for lower scores, all errands will require a car. The Mountain Transit bus routes RIM 2, RIM 4, and RIM Off the Mountain serve the communities, providing service to the Valley of Enchantment, Crestline, Running Springs, and San Bernardino.

Source(s): Google Earth, County of San Bernardino Zoning Map, San Bernardino Countywide Plan Existing Conditions Report, walkscore.com, mountaintransit.org

Community Existing Land Use

Lake Arrowhead Communities Plan area is 19,068-acres comprising nine land uses. Agriculture and resource conservation account for 59% (11,236 acres). Single-family residential uses represent 32% (6,086) of total land area. Remaining uses each account for 4% or less of land in the community.

Land Use Type	Acreage	% of Total Area
Agriculture/Resource Conservation	11,236	59%
Single Residential	6,086	32%
Floodway	682	4%
Special Development	291	2%
Multiple Residential	293	2%
Institutional	208	1%
Rural, Neighborhood, and General Commercial	151	<1%
Office, Service, and Highway Commercial	80	<1%
Community Industrial	41	<1%
Lake Arrowhead Total	19,068	

Table 2: Land Uses by Acreage

Source(s): County of San Bernardino

Community Amenities

The Lake Arrowhead Communities are completely surrounded by the San Bernardino National Forest, with a portion of the area located within the National Forest. A number of campgrounds and organization camps, hiking and access trails, and the lake draw tourism to the area in the winter and summer months.

There are five community gardens within 25 miles of the Lake Arrowhead Communities: the Green Maven's Community Garden, Harvest to Home, Big Bear Valley Community Gardens Project, Father's Garden, and Baldwin Lake Community Garden.

Hospitals

Hospitals located within the planning area include Mountains Community Hospital, located at 29101 Hospital Road in Lake Arrowhead.

Schools

Schools in the planning area include Charles Hoffman Elementary, Grandview Elementary, Lake Arrowhead Elementary, Mary P. Henck Intermediate, Mountain High, Rim of the World Senior High, and Valley of Enchantment Elementary.

Parks

Papoose Lake: Torrey Rd and N State Highway 173
McKay Park: near Mountain Community Hospital south of Hospital Rd and above Papoose Lake
Heaps Peak Arboretum: 29360 Highway 18
Switzer Park Picnic Area: S side of Highway 18 east of Arrowhead Villa Drive

Fire Protection

The Lake Arrowhead Communities are serviced by five fire stations, with four located in the Lake Arrowhead area, and one in Twin Peaks. Stations provide both fire and emergency paramedic services. Response times vary from 6 to 13 minutes, depending on weather and road conditions.

Police

The Lake Arrowhead Communities are served 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. A Marine Enforcement Team also patrols the lake itself.

Source(s): Google Maps, Lake Arrowhead Community Plan 2007, California Department of Education DataQuest, San Bernardino County Sheriff’s Department and Fire Department, American Community Garden Association 2016

Community Groups

<p>Arrowhead Arts Association (909) 337-4296 arrowheadarts.org</p>	<p>Blue Jay Jazz Foundation Bluejayjazzfoundation.org</p>
<p>Mountain Top Hiking Club (909) 337-5850 Mountaintophiking.com</p>	<p>Rebuilding Together Mountain Communities (909) 336-3910 Rebuildingtogethertmountaincommunities.org</p>
<p>RIM Family Services (909)336-1800 Rimfamilyservices.org</p>	<p>Lake Arrowhead Rotary Club Lakearrowheadrotary.net</p>
<p>Lake Arrowhead Chamber of Commerce (909) 366-1547 https://lakearrowheadchamber.com/</p>	<p>Rim Nordic (909) 867-2600 https://rimnordic.com/</p>
<p>Mountain RIM Fire Safe Council (866) 923-3473 https://www.mountainrimfsc.org/</p>	<p>Rim of the World Interpretive Association (909) 867-7187 heapspeakarboretum@gmail.com</p>

Table 3: Community Groups

Source(s): Listed in Table

Community Events

- Lake Arrowhead Communities Chamber Award Gala (annually)
- Rebuilding Day (last Saturday in April)
- Summer Concert Series (select dates May through September)
- Antique and Classic Boat Show (annually in June)
- Rotary Art and Wine Festival (annually in June)

- Oktoberfest (weekly on weekends in September and October)
- Tudor House Farmers Market (weekly on Sundays)

Source: Lake Arrowhead Chamber of Commerce

Community Economics

The 2016 ESRI Community Analyst Report showed that the Lake Arrowhead Communities is home to 5,157 jobs and 815 businesses. The largest business sectors in the Lake Arrowhead Communities are Services (38%); Retail Trade (20%); Finance, Insurance, Real Estate (14%); Construction (13%) and Other (15%).

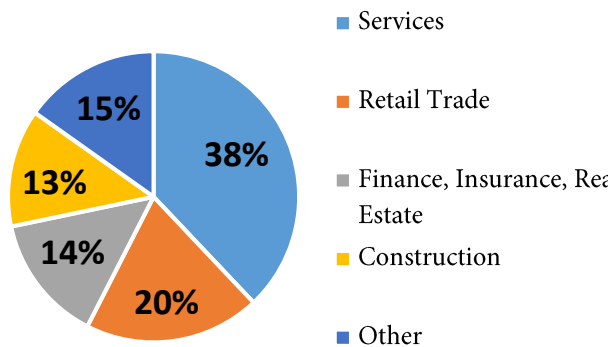


Figure 2: Top Industries

Source(s): ESRI Community Analyst, 2016 U.S. Census Bureau

Quality of Life Concerns

Common issues noted in the communities include junk, trash, excessive outside storage, and excessive signs and banners.

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

Public Health

Chronic Disease: The predominant health concerns for the Lake Arrowhead Communities include cancer and heart disease. The Lake Arrowhead Communities experience higher rates of E.R. visits for heart failure than San Bernardino County as a whole.

	Diabetes Hosp./E.R.	COPD Hosp./E.R.	Asthma Hosp./E.R.	Heart Failure Hosp./E.R.	Hypertension Hosp./E.R.
Lake Arrowhead Communities	* /8.8	* / *	* /24.7	* / 23.7	* / *
San Bernardino County	23.3/42.4	16.0/19.9	9.6/52.6	32.3/10.6	5.6/46.9

Table 4: 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 Lake Arrowhead 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 Lake Arrowhead Communities had fewer exceedance days for each pollutant than that of the overall South Coast and Mojave Air Basins, in which the Lake Arrowhead 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 ₁₀) Federal 24-hour standard	0	1.0	1.0	0	2	1	1	1	1
Fine Particulate Matter (PM _{2.5}) 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 Lake Arrowhead community area 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 is provided to the Lake Arrowhead Communities by Mountain Transit, which serves the mountain region with connections to San Bernardino. Routes serving the Lake Arrowhead area offer direct connection to the Crest Forest communities, San Bernardino, and Running Springs (the Hilltop communities). There are no dedicated bike lanes, bike trails, or identified bike-friendly roads. The Rim of the World Active Transportation Program was adopted in 2018.

Source(s): Healthy San Bernardino County 2016, California Air Resources Board 2016

Community Engagement Summary

As a part of the Community Plans Continuum process, community members from the Lake Forest Communities were invited to participate in three community workshops. The first workshop, titled “What We Value”, took place on February 29th, 2016 from 6:30 – 8:30pm at San Bernardino County Fire Station 91. This workshop was attended by 31 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 28th, 2016 from 6:30 – 8:30pm at the Mountain Communities Senior/Community Center. This workshop was attended by 36 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 20th, 2016 from 6:30 – 8:30pm at the Burnt Mill Beach Clubhouse. This workshop was attended by 31 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

- | | |
|---|--|
| <ul style="list-style-type: none"> • Natural environment/wildlife habitat (location within mountain surroundings) • Seasonal population through Winter tourism • Personal wealth supports organizations • People of the community (active lifestyle) • Lake Arrowhead is the glue that binds the community (tourist draw and recreational opportunities) • Climate/air quality • Seasons • Small local business | <ul style="list-style-type: none"> • Sense of community pride and strength of community members • Private/rural area and protected forest/clean air • Uncommonly valuable natural resources • Community hospital • Churches • Arrowhead Woods Architecture Committee (AWAC) • Town Center • Unincorporated land • Community service organizations, rotary • Established infrastructure and services (hospital) |
|---|--|

Strengths (continued)

- Diversity of people (long-term residents)
- Low-traffic and no stoplights
- Low population (seasonal residents)
- Lots of vacant commercial properties
- Quality of life
- Good Highway 18 access to bigger businesses down the hill
- Welcoming residents who recognize others' accomplishments
- Recreation
 - Lake Arrowhead
 - San Bernardino Regional Forest
- Natural characteristics – mountains, completely surrounded by San Bernardino National Forest

Weaknesses

- Land use decisions
- Lack of advertising of the community as a resort destination
- Decreasing school population
- Lack of employment
- Lack of senior services (e.g., transportation, senior housing, health specialties)
- Declining population
- Poor law enforcement coordination
- Infrastructure maintenance (access roads to the communities are falling apart)
- Interface/time needed for County approvals/development process
- Lake privately owned
- Part-time residents/second homeowners are less involved in the community than full-time residents
- Tourist activity leads to leftover trash
- People driving too quickly on the mountain roads and in town
- Lack of consistent standards between communities (property upkeep, architecture, etc.)
- Overdevelopment in conflict with National Forest

- Unincorporated area means splintered political representation (no local control)
- Lack of control on drug treatment facilities in residential areas
- Income inequality among residents
- Local schools declining
- Inadequate fire protection and evacuation routes
- Walkscore of 1 – 44, indicating many areas are not easily walkable
- Lack of healthy food access
- Lack of access to healthy food
- Emergency room rate for heart failure is above state median

Opportunities

- Ability to attract tourism and eco-tourism
- Unique tourist identity – specific to the area (Santa's Village)
- Formalized/organized parks and trails (ATP, Arrowhead Ridge, Indian Hill)
- Entrepreneurial businesses/home-based businesses
- Access to natural resources
- Active/fun lifestyle (swimming, boating, hiking, fishing)
- Social services (seniors, homeless, mental health)
- Community service organizations (opportunity to help others, improve community)
- Local courts
- Lack of educational opportunities (opportunity for extended learning, trade schools)
- County regional links specific focus on the mountain area (designated employee that understands the area)
- Improve transportation infrastructure
- Transit occupancy tax (TOT) back to local organization
- County facilities (building and safety, etc.)
- Conserve wildlife and their resources (water, space, wildlife corridors)

Opportunities (continued)

- SB Mountains land trust land/open space preservation
- Improved public transportation
- Conduits between County departments and our communities
- Better use of Municipal Advisory Council (MAC) for mountain area needs
- Expanded medical services
- Bring young families to the community
- Weed out outdated rules and regulations
- Increased revenue capture of tourist activities as Winter sports gain popularity and the southern California population grows.
- 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.
- Schools

Threats

- Drought (water supply), fires, natural disasters
- Loss/extraction of natural resources (lack of protection)
- Lack of forest service funding
- Diminished school system and loss of talented teachers
- Excessive number of sober living/drug rehabilitation facilities

- Part-time rentals
- Poor economic conditions
- Too many regulations for permitting of things like expanding recreation – Sky Park
- Over regulation of businesses
- Development done poorly or in poor location
- Taxation for infrastructure
- Lack of parking in commercial areas
- Underrepresented by County government
- More code enforcement officers needed in the community
- Drugs abuse and rising crime rates
- Over population of the area
- Off-road vehicle damage to the environment
- Declining socio-economic conditions
- Lack of commerce
- Outside private corporations using up resources
- Residents’ perception that tourism is a problem
- Invasive species in forest and lakes
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- Few bars/food establishments
- Inconsistent snowfall year to year could negatively impact the tourism industry in the area
- Wildfire
- Earthquakes
- Economic impacts to tourist industry