

LA3.3 CIRCULATION – GOALS AND POLICIES

CIRCULATION

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

LA/CI 1.1 Ensure that all new development proposals do not degrade Levels of Service (LOS) on State Routes and Major Arterials below LOS “C” during non-peak hours or below LOS “D” during peak-hours.

LA/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.

LA/CI 1.3 Design roads to follow natural contours, avoid grid pattern streets, minimize cuts and fills and disturbance of natural resources and trees wherever possible.

LA/CI 1.4 Preservation and protection of sensitive habitats shall have priority over road location, relocation or realignment, when other practical alternatives are available.

LA/CI 1.5 Work with local and State agencies to ensure that transportation system improvements are made to SR-18, SR-173, Grass Valley Road and North Bay Road where transportation 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.

LA/CI 1.6 Minimize the traffic load on mountain major highways and mountain secondary highways by requiring projects to minimize direct access to these 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.

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LA/CI 1.7 Provide access control, traffic system management and other improvements on the roadway system within the plan area in keeping with the scenic sensitivity of the community plan area. One method this can be accomplished by is, 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.

LA/CI 1.8 Preserve the status of Kuffel Canyon, Grass Valley Road, SR-173 and SR-18 as County Scenic Routes, and ensure protection of their natural features through the following methods:

- Require compliance with the provisions of the Open Space Overlay.
- Support hillside preservation regulations that will include standards for hillside development to control densities, allowable cut and fill heights, soil and slope stability,

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grading and blending of contours, structural relationships, building foundations, and the like.

- LA/CI 1.9 Seek State support and assistance for the designation of State Highways 18 and 173 as official State Scenic Routes.
- LA/CI 1.10 Protect rights-of-way for mountain highways shown on the circulation portion of the County General Plan. The Public Works department shall require dedications as entitlements are given.
- LA/CI 1.11 Design road sections for mountain roads to be flexible in terms of required right of way widths and roadway widths, however, existing two-lane roads should be maintained. Road widenings should be limited to safety type improvements and those that would facilitate flow such as turning lanes, passing lanes, intersection widenings and shoulder widenings.
- LA/CI 1.12 Require a traffic impact analysis report to identify impacts and mitigation measures for projects that may result in potentially significant impacts and limit new construction which would require significant improvements to the existing road system in order to handle project ingress, egress and traffic volumes until such time that the required improvements are completed. Significant improvements include anything other than additional turn lanes, transition lanes and stop signs.
- LA/CI 1.13 All other methods of traffic control shall be considered before adding a traffic light within the community plan area. The County shall coordinate with Caltrans to implement this policy on State Highways within the plan area.
- LA/CI 1.14 Complete Cumberland Road from Cedar Glen to State Highway 18 near Santa's Village as a condition of development of the adjacent area and ensure protection of the character of the surrounding area by the following:
- A. Require that Cumberland Road be designated as a County Scenic Route.
 - B. Require that Cumberland Road be used primarily for residential and emergency traffic.
 - C. Prohibit trucks that exceed 5 tons and vehicles pulling large trailers.
- LA/CI 1.15 Encourage the development of park-and-ride facilities to serve residents who commute to destinations off of the mountain.

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

- LA/CI 2.1 Establish and coordinate a system of pedestrian and bicycle trails connecting residential areas to recreational facilities, the National Forest and commercial activity centers. Promote safe and attractive pedestrian and bicycle crossings at logical points on Circulation Element roads and, where feasible, pursue opportunities to separate pedestrian and bicycle traffic from vehicular traffic particularly along SR-18, SR-173 and SR-189.

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- LA/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.
- LA/CI 2.3 Research the feasibility of using excess right-of-way not needed for road construction for bicycle and pedestrian trails. Priority shall be given to providing trails within the right-of-way (or adjacent to) the following roadways:
- A. Work with Caltrans to establish bicycle trails along one side of State Highways 173 and 189 through the plan area. Encourage connections to trails outside the plan area.
 - B. Provide trails along North Bay Road, Grass Valley Road, Hook Creek Road and Cumberland Road. Encourage connections to local and/or regional trails.
- LA/CI 2.4 Require school bus stop shelters as needed when road improvement or widening is required as part of an adjacent development.

Goal LA/CI 3. Protect the designed vehicular capacity of all mountain roads.

Policies

- LA/CI 3.1 Prohibit on-street parking where it reduces highway design capacity and limits snow plowing effectiveness.
- LA/CI 3.2 Control access onto all State Highways and County mountain secondary highways.
- LA/CI 3.3 Limit and control the location and extent of all land uses which generate increased levels of traffic beyond the designed capacity of the existing and planned highways.

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

Policies

- LA/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.
- LA/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.

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LA3.4 INFRASTRUCTURE - INTRODUCTION

The provision of adequate infrastructure services is essential for maintaining the health and quality of life of a community. The availability of adequate water supplies and wastewater disposal is crucial to supporting population growth. Proper management of the area's water resources is not only important 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. In addition, residents have articulated the importance

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of ensuring that infrastructure improvements and facilities are compatible with the character of the plan area and natural environment.

A. Local Water Service

There are six local water suppliers for the Lake Arrowhead community. Alpine Water Users Association, Arrowhead Villas Mutual Water, Lake Arrowhead Community Services District (LACSD), SkyForest Municipal Water District, Strawberry Lodge Mutual Water, and City of Big Bear – Rim Forest supply their specific areas as shown in Figure 3-2, Water Districts.³ An approximate total of 9,161 service connections are served by these agencies.⁴ The water districts and Rim Forest are public purveyors with a total of approximately 8,248 connections. The mutual water companies are private water purveyors with stakeholders and 913 connections.⁵ 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. General supply and policy information for these suppliers is presented in Table 6.

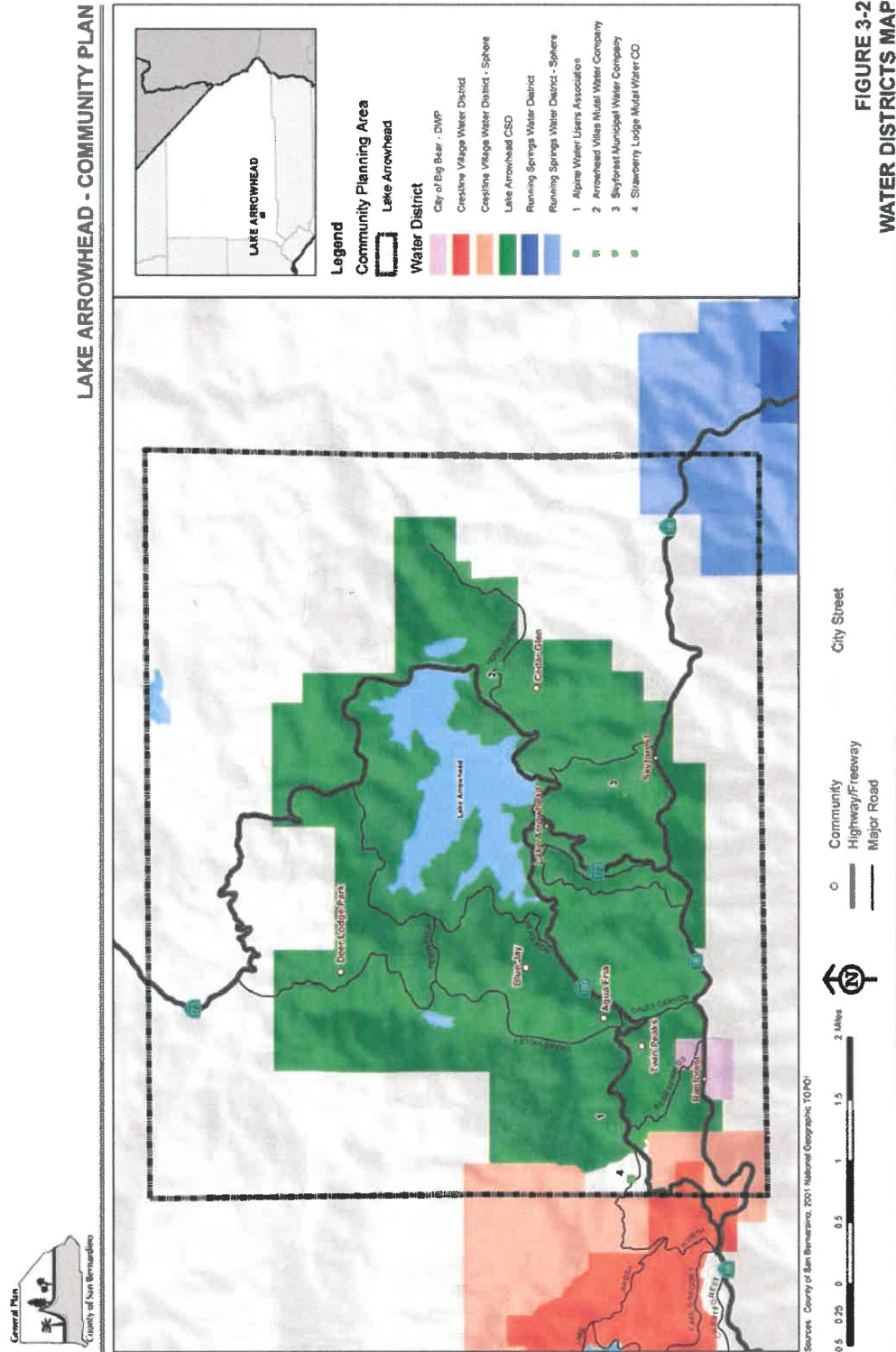
³ The sphere areas of Crestline Village Water District and Running Springs Water District overlap the outer corners of the plan area. However they do not provide services within these sphere areas. That portion of Crestline Village Water District located within the plan area does provide service to a very small number of residents. More detailed information pertaining to the entire area served by Crestline Village Water District can be found in the Crest Forest Community Plan.

⁴ No reply was received from Arrowhead Villas Mutual Water or Strawberry Lodge Mutual Water. Based on discussions with other agencies, both of these purveyors service substantial areas (residents) so we will continue to try and acquire additional information from these purveyors.

⁵ Ibid

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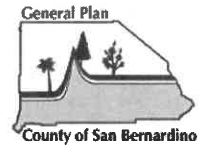


Table 6: Supply and Policy Information of Service Providers

Service Provider	# of Water Connections	Estimated Population Served	Estimated Annual Water Production	Policies Allow service outside of boundaries	Imported Water Source	Imported Water Source Amount *
Alpine Water Users Association	913	4,000	162.1 A.F.	No	CLAWA	80.3 A.F.
Arrowhead Villas Mutual Water	NA	NA	NA	NA	NA	NA
Lake Arrowhead CSD	7,613	12,000	2,469 A.F.	No	SBVMWD (Future)	0-1,500 A.F. (Future)
Sky Forest Municipal Water District	148	400	32.2 A.F.	No	CLAWA	23.9 A.F.
Strawberry Lodge Mutual Water	-	-	-	-	-	-
City of Big Bear Rim Forest	600	1,500	163.8 A.F.	No	CLAWA	52-66 A.F.
* annual estimate NA = information not provided by purveyor/agency						

The Lake Arrowhead Community Services District (LACSD) historically has not acquired water from other sources, however, due to approximately six years of drought, LACSD has proceeded with the fiscal and legal procedures to begin buying water from the San Bernardino Valley Municipal Water District through the Crestline-Lake Arrowhead Water Authority (CLAWA). The agreement states that over the next 10 to 15 years, up to 1,500 acre feet of water per year will be purchased by LACSD. The purchased water is used to provide LACSD the time to build other projects that will ultimately reduce the demand on the lake. The ultimate goal is to provide alternate sources of water so that the lake is no longer the only source of water for this area. The smaller purveyors already purchase some of their water from CLAWA through pipelines that transport water to the area.

In 2003, LACSD established a Water Resource Fee to ensure that new construction pay for the cost of new water resources to serve it.

In 2004, there were 64 new water service connections within LACSD. The amount of water used by these homes averages 1/3 of an acre-foot per year, or approximately 108,000 gallons. The impact of all the new connections last year was approximately 23 acre-feet of water. If this water were supplied from Lake Arrowhead it would be an amount equal to less than 1/3 of an inch.



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The Crestline-Lake Arrowhead Water Authority (CLAWA) is a wholesale water purveyor selling water to approximately 25 smaller water purveyors in the area. CLAWA distributes water from the State Water project and pumps the water from Lake Silverwood. CLAWA's boundary area is approximately 50,000 acres from Cedar Pines Park to Green Valley Lake. CLAWA is permitted a maximum 5,800 acre-feet per year from the State Water Project. Reports show that CLAWA used approximately 3,000 acre-feet during what is considered peak year usage during the fires in 2003. With peak year usage at 3,000 acre-feet, CLAWA utilized 52 percent of their total water capacity.

There are also some small private purveyors that supply a limited area, including: Arrowhead Manor Water Company (Cedar Glen),⁶ Arrowhead Pines Rose Cabins, Arrowhead Springs (Campus Crusade camp), Green Valley Campground, Lake Arrowhead Country Club, Alpine Conference Center, and Rim of the World USD. Those residents who live outside of a water district boundary have their own on-site methods such as wells or springs, that are recharged annually by winter snows and rains. The yield from these sources will vary dependent on the amount of snowmelt and rainfall.

B. Regional Water Supply

The Lake Arrowhead Community 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 plan 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. It is important to note that the geology underlying the District is entirely made-up of fractured bedrock; it is difficult to estimate the sustainable yield of the groundwater basin. The LACSD currently produces approximately 200 acre-feet per year of groundwater from five wells in the Grass Valley basin. The District's Draft 2005 Urban Water Management Plan estimates that the District will develop an additional 450 acre-feet per year of groundwater for a total of 650 acre-feet per year of groundwater for use in the District's service area by the year 2025. Groundwater resources are limited in the Lake Arrowhead area. The geology in the Lake Arrowhead area is primarily made up of fractured granite. Groundwater in granitic mountain areas occurs where there are open fractures in the rock and it is difficult to estimate the true production of water from this type of geology.

C. Wastewater

Most of the Lake Arrowhead Community Plan area is serviced by the Lake Arrowhead Community Services District (LACSD)⁷ (see Figure 3-3, Wastewater System). However, there are also isolated sites that have been developed with septic tanks and leachfield systems. Approximately 90 percent of the area is on-line, while there remains about 10 percent that is exempt. Sewage is collected by the District and treated based on two drainage basin areas – the Lake Arrowhead Basin and the Grass Valley Basin. There are two wastewater treatment plants – Willow Creek and Grass Valley Wastewater treatment plants. Treated effluent is transported from the Willow Creek plant to the Grass Valley plant for transport and disposal through a 10 mile outfall down the mountain to a

⁶ This has been taken over by the Public Utilities Commission

⁷ The City of Big Bear Lake has limited transmission lines that run through the plan area but they do not provide services to the plan area. The sphere areas of Crestline Village Sanitation District and Running Springs Water District overlap the outer corners of the plan area. However they do not provide wastewater services within these sphere areas. That portion of Crestline Village Sanitation District located within the plan area does provide service to a very small number of residents. More detailed information pertaining to the entire area served by Crestline Village Sanitation District can be found in the Crest Forest Community Plan.

percolation site near Hesperia.⁸ The District's Grass Valley Wastewater Treatment Plan is currently permitted to treat 2.5 million gallons of domestic wastewater per day. The District typically treats an average of 1.3 million gallons per day. On holiday weekends, the flow increases to a three-day average of 1.6 million gallons. Maximum day wet weather flows have been recorded at 8.5 million gallons per day due to infiltration.¹⁰ The high peak flows are managed through operational mechanisms to control treatment plant volumes.

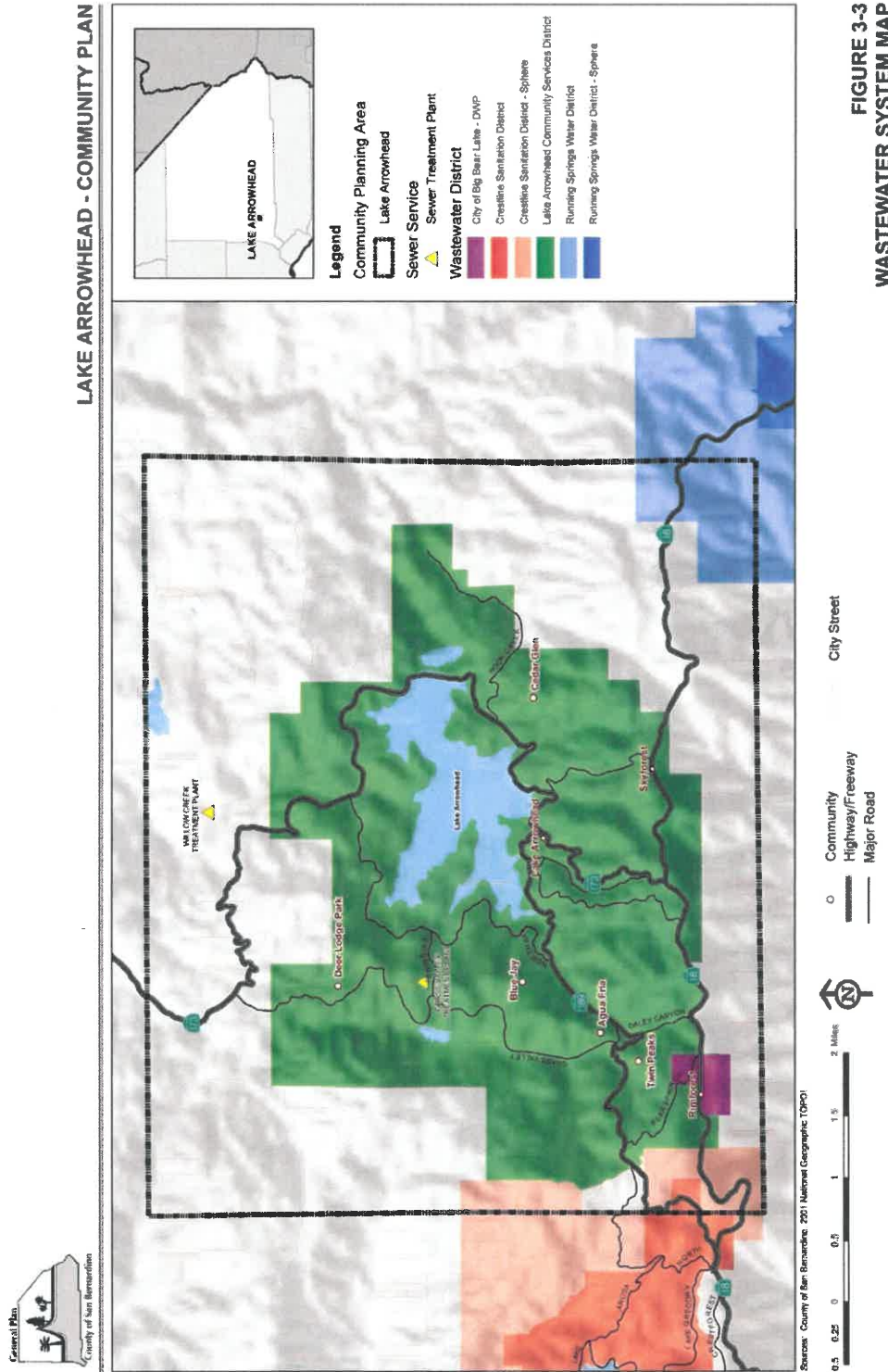
Based on information from the district, the Grass Valley Wastewater Treatment Plant's ultimate capacity at buildout for a three-day average holiday weekend is 5.0 million gallons per day. Based on rough information concerning the number of connections, approximately 70 percent of the available sewer connections have been used, with 30 percent remaining. Table 7 provides existing and future flow information for LACSD.

⁸ Lahontan Regional Water Board, Southern Basin, Basin Plan (10/94)

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FIGURE 3-3 WASTEWATER SYSTEM MAP



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Table 7: Waste Water Agencies/Districts

Wastewater Treatment Provider	# of Service Connections	Existing Dry Weather Average Daily Wastewater Flow (mgd)	Existing Weather Average Three Day Holiday Weekend Wastewater Flow (mgd)	Existing Dry Day Wastewater Flow (mgd)	Existing Permitted Treatment Capacity (mgd)	Ultimate Buildout Design Flow (mgd)
LACSD	10,700	1.3 (average) 3.0 (holidays)	1.6		2.5	5.0

LA3.5 INFRASTRUCTURE – GOALS AND POLICIES

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

Policies

- LA/CI 5.1 Through the development review process, permit new development only when adequate water supply exists or can be assured.
- LA/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.
- LA/CI 5.3 Support efforts to continue to improve cooperation and communication among water providers and the County in addressing water related issues.
- LA/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.
- LA/CI 5.5 Ensure that the required infrastructure is in place prior to the occupancy of any new development project.

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

Policies

- LA/CI 6.1 Support conservation and efficient water use, including water conservation programs of the local water purveyors in an effort to minimize the need for new water sources.

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- LA/CI 6.2 In coordination with local water providers, provide education for water conservation. Plan and implement educational programs and events promoting water conservation.
- LA/CI 6.3 Recommend 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.
- LA/CI 6.4 Minimize the use of turf grass.
- LA/CI 6.5 Promote use of water efficient irrigation practices for all landscaped areas.
- LA/CI 6.6 Regulate the extent and amount of impervious surface coverage.
- LA/CI 6.7 Develop mandatory landscaping standards to require water efficient and drought tolerant landscaping within LACSD; require conformance to LACSD'S mandatory landscape standards.
- LA/CI 6.8 Require landscaping plans to meet the requirements of a local water purveyor if said purveyor has adopted specific landscaping guidelines within its service area.

311 PARKING PLACES
 PROPOSED —
 COUNTY
 ONLY REQUIRES
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Goal LA/CI 7.	Ensure that infrastructure improvements are visually and physically compatible with the natural environment and mountain character of the community.
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Policies

- LA/CI 7.1 Work with the United States Forest Service to ensure that improvements or development of infrastructure facilities adjacent to the National Forest are non-invasive and do not adversely affect the natural environment.
- LA/CI 7.2 Mitigate the visual impacts of facilities, structures, utilities and mechanical installations through the development of appropriate screening and location criteria.
- LA/CI 7.3 Coordinate with service providers to relocate existing overhead utilities underground along existing roadways and require underground utilities in new developments.

NO
 COORDINATION

4 HOUSING

[See the Housing Element of the General Plan]

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5 CONSERVATION

LA5.1 INTRODUCTION

Preservation and protection of the community plan area's natural and historic resources is extremely important to the residents of Lake Arrowhead. These resources contribute to the character, the appeal and subsequently to the economic viability of the area. If the plan area's sensitive resources are not effectively protected and managed, they will be permanently lost.

A. Natural Resources and Historic Resources

The natural resources such as the vegetation, wildlife, rock formations, streambeds, lakes, etc. contribute to the beauty and character of the area. Residents are concerned that unmanaged growth threatens the viability of these natural resources and desire appropriate management of these resources, particularly water resources. **LITTLE BEAR CREEK**

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 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 the Open Space Overlay):

- i. Chaparral
- ii. Riparian
- iii. Oak Woodlands
- iv. Conifer Forest

In addition, preservation of historic resources is also important to residents and their desire to maintain the character of the plan area. In the 1981 Community Plan, a number of sites were identified within the Lake Arrowhead plan area as being of significant historic and/or cultural value. The list included Saw Mill sites, historical monuments and other sites such as Strawberry Lodge, Redwood Ranch, Skyforest Resort, etc. (a full list of historical sites and structures is included in the Appendix).

LA5.2 GOALS AND POLICIES

Goal LA/CO 1.	Preserve the unique environmental features of Lake Arrowhead including native wildlife, vegetation, and scenic vistas.
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Policies

LA/CO 1.1 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. Grass Valley Creek Wildlife Corridor
- b. Strawberry Creek Wildlife Corridor

- c. Dispersion Corridor - between Lake Arrowhead and Running Springs and south of Highway 18.

- LA/CO 1.2 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.
- LA/CO 1.3 Protect scenic vistas by minimizing ridgeline development that would substantially detract from the scenic quality of major ridgeline viewsheds.
- LA/CO 1.4 Work with Federal, State and local agencies to protect significant wildlife corridors.
- LA/CO 1.5 Provide for the grouping or clustering of residential buildings where this will maximize the opportunity to preserve significant natural resources, natural beauty or open space without generally increasing the intensity of development otherwise possible.

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

Policies

- LA/CO 2.1 Work collaboratively with the California Department of Forestry and Fire Warden (CDF), Natural Resource 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.
- LA/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.
- LA/CO 2.3 Require the re-vegetation of any graded surface with suitable native drought and fire resistant planting to minimize erosion.
- LA/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.
- LA/CO 2.5 Require an approved landscape plan as part of the location and development plan review and approval process for all proposed residential, commercial and industrial projects. Projects within the LACSD service area shall conform to LACSD-adopted mandatory landscape standards.

Goal LA/CO 3. Protect streambeds and creeks from encroachment or development that detracts from their beauty.

Policies

- LA/CO 3.1 Utilize open space and drainage easements as well as clustering of new development as stream preservation tools.

CONSERVATION



- LA/CO 3.2 Require naturalistic drainage improvements where modifications to the natural streamway are required.
- LA/CO 3.3 Prohibit exposed concrete drainage structures. Acceptable designs include combinations of earthen landscaped swales, rock rip-rap lined channels or rock-lined concrete channels. Property owners must provide for the maintenance of underground drainage structures.
- LA/CO 3.4 Streams shall not be placed in underground structures in any Residential, Neighborhood Commercial or public land use district or zone.
- LA/CO 3.5 Development that is found consistent with the Floodway (FW) land use district or zone shall neither alter the natural stream course alignment nor alter natural flows.

Goal LA/CO 4.	Enhance and maintain the quality of water from Lake Arrowhead and Grass Valley Lake, their tributaries and underground water supplies.
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Policies

- LA/CO 4.1 Require the hook-up to sewers of any properties currently adjacent to lines within the Lake Arrowhead Community Service District through notification by the district.
- LA/CO 4.2 Enforce grading and landscaping standards to reduce soil erosion.
- LA/CO 4.3 Ensure that the County Building Code incorporates appropriate construction activity control measures.

Goal LA/CO 5.	Preserve the significant historical sites and structures which contribute to the unique character of the Lake Arrowhead Community Plan area.
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Policies

- LA/CO 5.1 Identify and inventory local historic sites and structures and seek input from the local historical society and local committees..
- LA/CO 5.2 Establish funding mechanisms for historic preservation through State and Federal grant programs, private trusts, local tours and publications which explain the history of these facilities.
- LA/CO 5.2 Criteria for historical structures within the Plan areas shall include the retention/replacement of architectural elements that exemplify the respective historical period.

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6 OPEN SPACE

LA6.1 INTRODUCTION

The natural setting, which includes open space, recreational areas, and natural resources, is the contributing factor to the mountain character of the Lake Arrowhead Community Plan area. The area's natural features including lakes, streams, vegetation, wildlife, topography and rock formations 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 Lake Arrowhead 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 Lake Arrowhead Community Plan area is completely surrounded by the San Bernardino National Forest. Approximately 47 percent of the land within the plan area is National Forest. The Lake Arrowhead Community Plan area contains a number of campgrounds and organization camps, hiking trails, and lake, all of which draw tourism to the area in the winter and summer months. 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 the United States Forest Service for open space preservation.

Even with the 9,720 acres of National Forest lands within the Lake Arrowhead Community Plan area, residents have expressed a need and desire for additional neighborhood parks with active recreation facilities for youth. 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.

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 U.S. Forest Service and the Rim of the World Recreation and Park District (ROWRPD) (see Figure 6-1, Jurisdictional Control).

B. Trails

The Lake Arrowhead Community Plan area contains several trails and forest roads 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 in San Bernardino and Sky Forest, is responsible for maintaining a vast majority of these facilities.

There are no formal County trails recognized within the Lake Arrowhead plan area. However, residents have expressed a desire for a non-motorized multi-use trail system within their community which would connect recreational areas, the forest, residential areas, and commercial nodes. 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 that 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 and horseback riding and other public greenways throughout the entire County. More specifically the committee was charged with 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, 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 making recommendations regarding acquisitions, easements and leases for trail rights of way and greenway purchases.

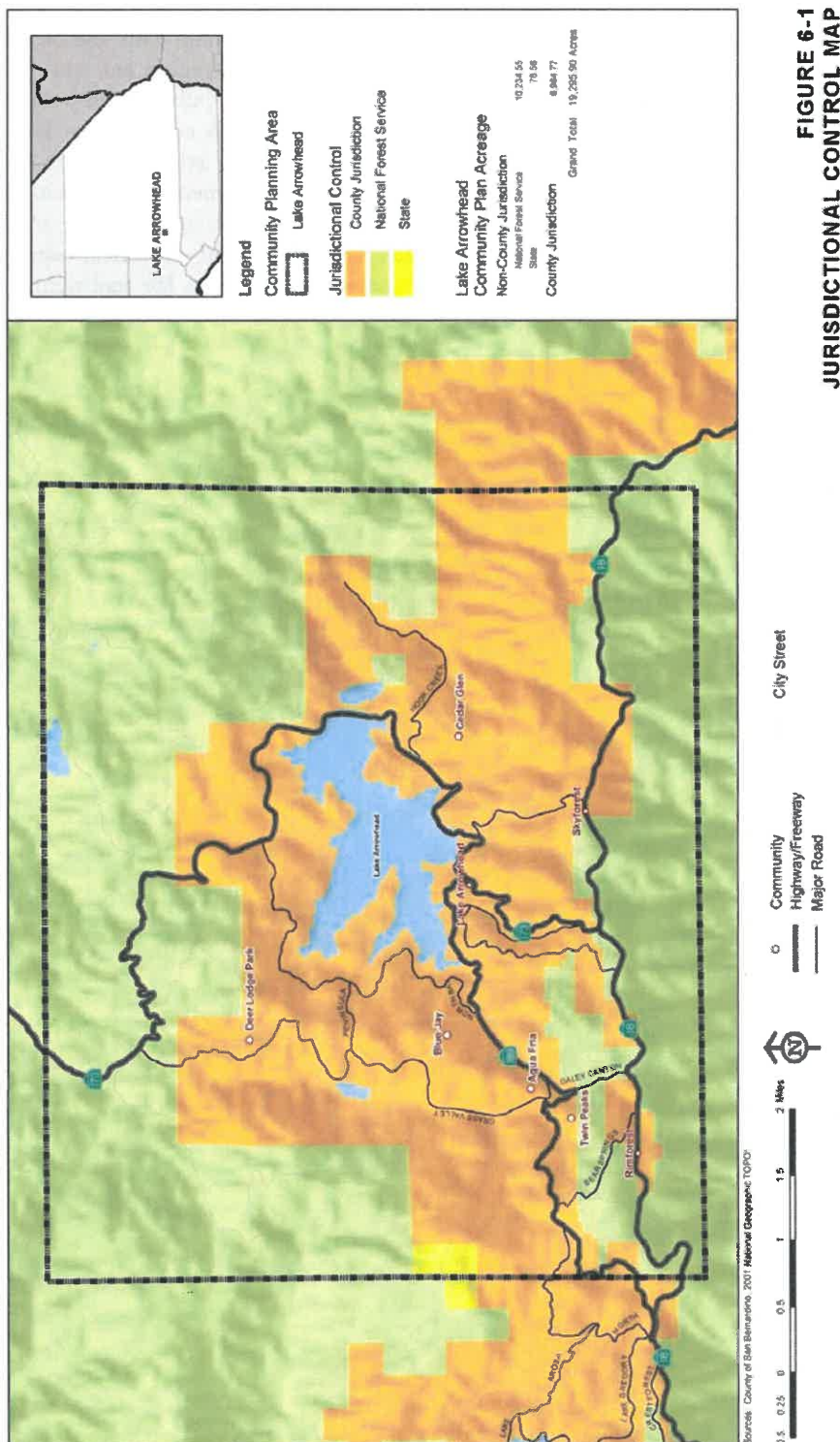


FIGURE 6-1
JURISDICTIONAL CONTROL MAP

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LA6.2 GOALS AND POLICIES

Goal LA/OS 1.	Ensure the preservation and proper management of National Forest lands within the Lake Arrowhead Community Plan area.
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Policies

SURROUNDED BY NATIONAL FOREST ON 3 SIDES

LA/OS 1.1 Encourage the exchange of properties between the United States Forest Service (USFS) and private property owners to create better Forest Service boundary management.

LA/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.

LA/OS 1.3 Coordinate with the United States Forest Service (USFS) in the Forest Service's management of Off Highway Vehicle use trails and in the establishment of programs for Off Highway Vehicle use education.

LA/OS 1.4 Assign an appropriate land use district or zone to available exchange lands.

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

LA/OS 2.1 In coordination with the Rim of the World Recreation and Park District and the community, establish priorities and identify opportunities for park development and establish a park and recreation plan for the Lake Arrowhead community. Priorities for consideration during the development of a park and recreation plan, as of the date of adoption of this plan, are as follows:

- A. The following properties have been identified by the community as well suited for recreational development and should be researched as potential sites for recreational development.
 - i. Santa's Village
 - ii. Crest Park
 - iii. Dam property, behind Mountain Community Hospital
 - iv. Children's Forest
- B. The plan shall address the following existing facilities, services and programs, and shall provide for the continued operation and the potential enhancement of these services and facilities commensurate with growth.
 - i. Community Senior Center in Twin Peaks
 - ii. Ball Field in Twin Peaks
 - iii. Playground in Twin Peaks
 - iv. Childcare at school sites
 - v. Preschool in Rim Forest
 - vi. District offices, classrooms and conference room in Rim Forest
- C. The plan shall address the need for ongoing partnerships with the following groups:

- i. Rim of the World Unified School District
- ii. Boys and Girls Club
- iii. Dam Commission
- iv. United States Forest Service
- v. County Regional Parks Department
- vi. Chamber of Commerce
- vii. Developers
- viii. Builders and Contractors
- D. The plan shall evaluate the need for development and expansion of staff positions serving the Rim of the World Recreation and Park District.
- E. The plan shall establish ongoing revenue generating programs. The following funding mechanisms shall be considered:
 - i. Grants
 - ii. Fundraisers
 - iii. Sponsors
 - iv. Ballot Measure to increase park fee
 - v. Development/permit fees for new construction and remodels

LA/OS 2.2 Encourage the development of recreational facilities within community parks such as, swimming pools, athletic facilities and community centers.

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

Policies

- LA/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 safe and convenient travel, and where feasible provide connections to the local trail system.
- LA/OS 3.2 Establish a plan for the development of a 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 lands to those in recreational areas, residential areas, neighborhood trail systems and commercial nodes.
- LA/OS 3.3 When an approved trails plan is developed, require dedication of trail easements as a condition of approval for all residential development projects 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.
- LA/OS 3.4 Review site plans to determine if residential and commercial uses are designed for pedestrian use. Future developments shall contain an internal system linking residential areas, recreational facilities, the National Forest and commercial activity centers.
- LA/OS 3.5 Support the improvement and extension of United States Forest Service (USFS) trails by encouraging the USFS to maintain existing trails and to develop new hiking and biking trails.

IGNORED

OPEN SPACE

- LA/OS 3.6 Investigate the feasibility of including a system of bicycle/hiking/ equestrian paths into a community recreation program, specifically an improvement zone empowered to purchase lands.

Goal LA/OS 4. Improve and preserve open space corridors throughout the plan area.
--

Policies

- LA/OS 4.1 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.
- LA/OS 4.2 Use open space corridors to link natural areas.

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7 NOISE

[See the Noise Element of the General Plan]

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8 SAFETY

LA8.1 INTRODUCTION

Fire protection and emergency services are among the most crucial of community needs. Quality of life is dependent on the adequacy of these services. The mountain region as a whole exhibits a combination of several factors which exposes 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.

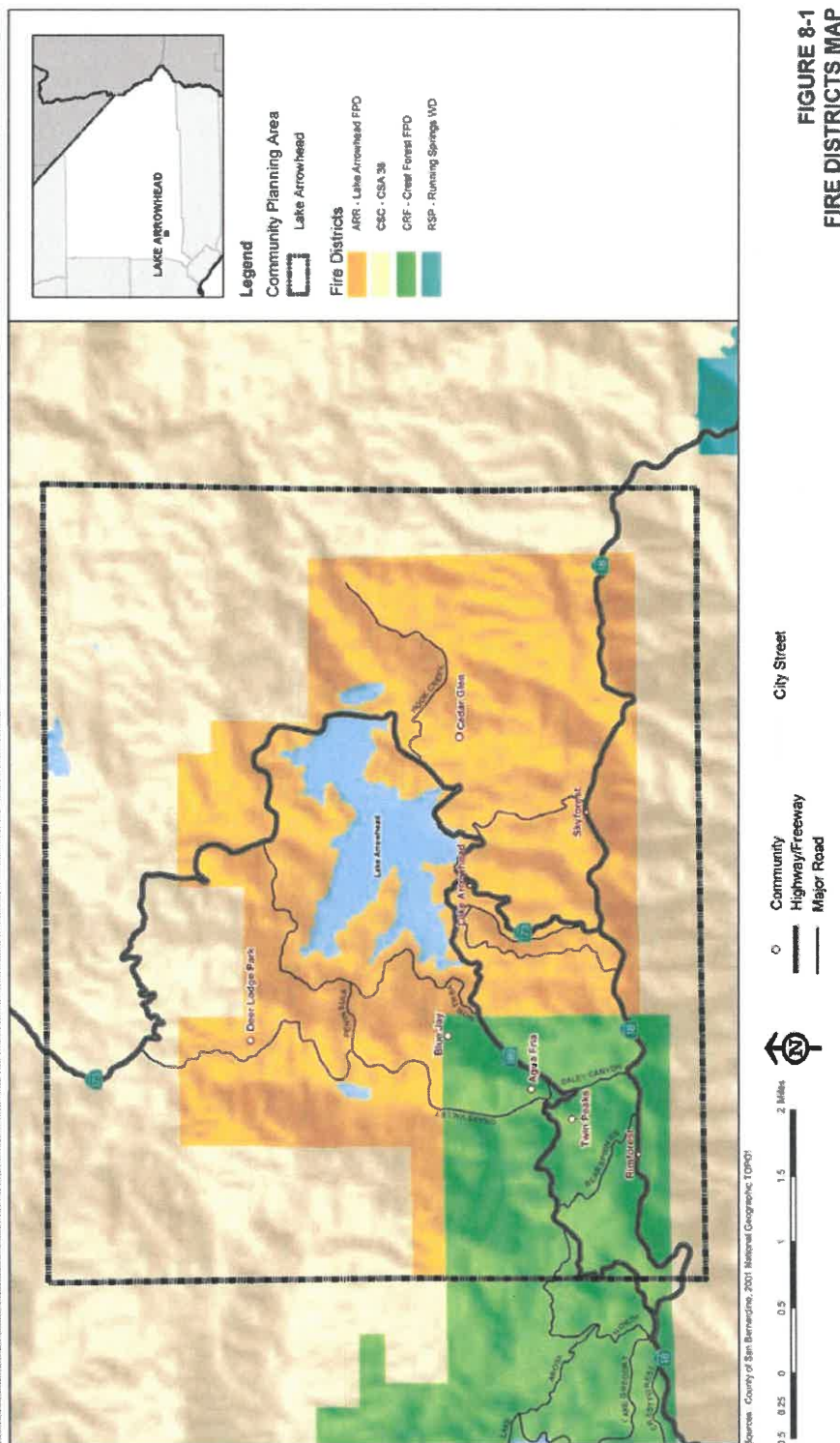
A. Fire Services

Fire protection services are mainly provided by the Lake Arrowhead Fire Protection District and Crest Forest Fire Protection District (see Figure 8-1, Fire Districts). The San Bernardino County Fire Department (SBCFD) provides administration and support for these fire districts 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.

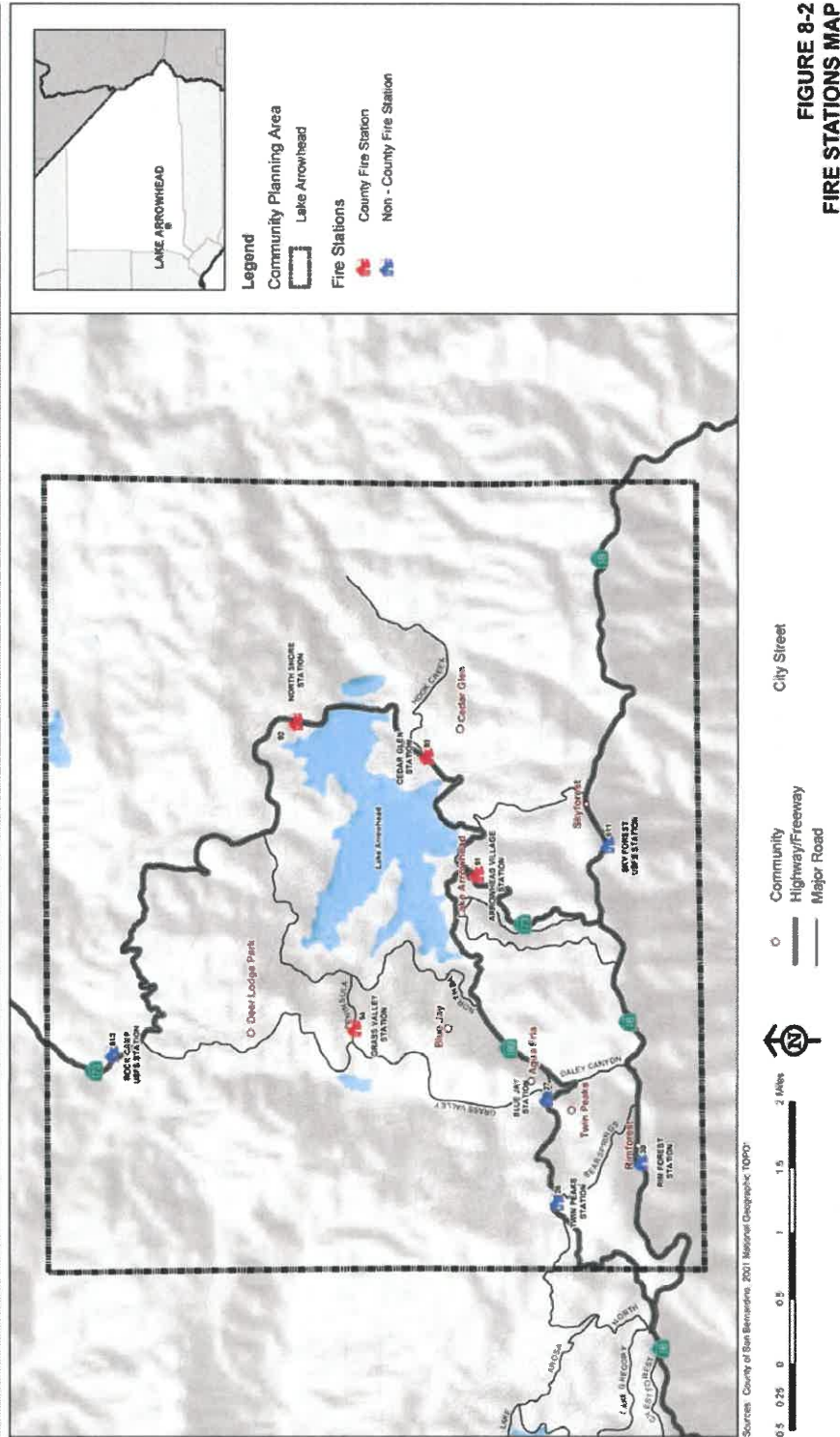
Other agencies providing fire protection services and/or fire related information for the Lake Arrowhead plan area include the California Department of Forestry and Fire Protection (CDF), the U.S. Forest Service and the Fire Safe Council.

There are nine fire stations located within the Lake Arrowhead Community Plan area, two of which are U.S. Forest Service Stations: the Rock Camp USFS Station and Sky Forest USFS Station. All stations are listed in the table below (see Figure 8-2, Fire Stations).

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SAFETY

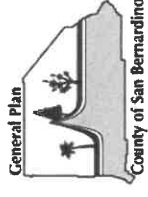
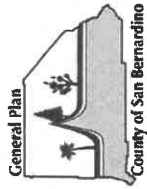


Table 8: Fire Stations

Fire Stations	Fire District	Area Served	Equipment	Personnel (Number and Title)	EMT Response Capabilities	Availability of Ambulance Services	Nearest Medical Facilities
USFS Station 13, Rock Camp	U.S. Forest Service	U.S. Forest Service lands	Type III engine and utility vehicles	Engine=5 person, 7 days, summer only	NA	NA	Mountain Community Hospital (MTCH)
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	NA	NA	Mountain Community Hospital (MTCH)
USFS Station 12, Deer Lick	U.S. Forest Service	U.S. Forest Service lands	Type III engine, Type II water tender, Type IV patrol and utility vehicles	Engine=5 person, 7 days, summer only. Water tender=1 person, summer only. Prevention Unit 12= 1 person, year round	NA	NA	Mountain Community Hospital (MTCH)
North Shore Station 92	Lake Arrowhead Fire Protection District	Northeast shore of Lake Arrowhead	Fire boat, Snow Loader, Snow Cat (SC), Medic Ambulance (MA) 92, Water Tender (WT) 92, Medic Engine (ME) 92	3 capt, 3 engineers, 3 firefighters	9 staff	Medic Ambulance (MA) 92 Lake Arrowhead	Mountain Community Hospital (MTCH)
Arrowhead Village Station 91	Lake Arrowhead Fire Protection District	South shore of Lake Arrowhead	Heavy Rescue, Snow Loader, Snow Cat and Paramedic Ambulance, Engine 91, R91, Medic	3 capt, 3 engineers, 3 Firefighters, 3 Limited Term (LT), 3 firefighter/pm	15 staff	Medic Ambulance (MA) 91, Medic Ambulance (MA) 91R Lake Arrowhead	Mountain Community Hospital (MTCH)



SAFETY

Fire Stations	Fire District	Area Served	Equipment	Personnel (Number and Title)	EMT Response Capabilities	Availability of Ambulance Services	Nearest Medical Facilities
North Bay/Peninsula Station #94	Lake Arrowhead Fire Protection District	West Shore of Lake Arrowhead	Ambulance (MA) 91, Medic Ambulance (MA) 91R Paramedic Ambulance, Bob Cat, Snow Loader, Engine 94, Medic Ambulance (MA) 94	3 capt, 3 engineers, 3 Limited Term (LT), 3 firefighter/pm	12 staff	Medic Ambulance (MA) 94 Lake Arrowhead	Mountain Community Hospital (MTCH)
Blue Jay Station #27	Crest Forest Fire Protection District	Blue Jay	No equipment currently housed	None	None	none	Mountain Community Hospital (MTCH)
Twin Peaks Station #26	Crest Forest Fire Protection District	Twin Peaks, Blue Jay, Rim Forest, All Crest Forest District	Medic Ambulance (MA) 26, Snow Cat (SC) 26, Loader (LDR) 26, Brush Engine (BE) 26, TLR26, Medic Engine (ME) 26, Rescue (RS) 26, Utility 26	5 Firefighters, 2 PM, 10 Paid Call Firefighters (PCF)	5 staff	Medic Ambulance (MA) 26 Crest Forest	Mountain Community Hospital (MTCH)
Rim Forest Station #30	Crest Forest Fire Protection District	Rim Forest, All Crest Forest District	Engine 30, Water Tender (WT) 30	10 Paid Call Firefighters (PCF)	none	none	Mountain Community Hospital (MTCH)

NA = information not provided by purveyor/agency

B. Evacuation Routes

Residents' primary concerns regarding safety in their community revolve around fire protection and the need for improved evacuation routes. SR-189, SR-173, SR-18, Grass Valley Rd, Daley Canyon, North Bay and Peninsula 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.

LA8.2 GOALS AND POLICIES

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

- LA/S 1.1 Ensure that all new development complies with applicable provisions of the Fire Safety Overlay.
- LA/S 1.2 Work with the community and 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.
- LA/S1.3 Work with the local Fire Safe Council, the U.S. Forest Service 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 LA/S 2.	Ensure that emergency evacuation routes will adequately evacuate all residents and visitors in the event of a natural disaster.
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Policies

- LA/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.
- LA/S 2.2 Work with the various fire agencies, the Fire Safe Councils, Caltrans, the United States Forest Service, and the community to ensure the development of an effective firebreak system.
- LA/S 2.3 Work with the U.S. Forest Service to explore opportunities to develop access routes for evacuation purposes only through the National Forest. Evacuation routes through the National Forest would only be used in the event that primary evacuation routes are found to be inadequate.

ONLY ONE ENTRANCE AND ONE EVACUATION ROUTE, BOTH ON HWY 18 !

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

- LA/S 3.1 Work with local, state, federal and other agencies involved in disaster preparedness.
- LA/S 3.2 Provide an emergency response system that is both efficient and economical.

9 ECONOMIC DEVELOPMENT

LA9.1 INTRODUCTION

As has been repeated throughout the various elements included within this community plan, one of the most important goals of the Lake Arrowhead 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 alpine character in order to continue to appeal to both residents and visitors.

The local economy is driven by recreation and tourism. Lake Arrowhead and the National Forest provide opportunities for outdoor recreation. Downtown Lake Arrowhead is the primary commercial area within the community plan area and is a major tourist attraction. This commercial center provides a mixture of retail establishments, restaurants, and service uses.

Residents expressed concerns regarding the prosperity of local businesses. They also emphasized the need to ensure that commercial and industrial services continue to support community needs and enhance tourism opportunities. However, residents also expressed concerns regarding the potential impacts that tourism, in combination with an increasing permanent population, could have on their community, particularly with regard to traffic congestion and parking.

LA 9.2 GOALS AND POLICIES

Goal LA/ED 1.	Promote economic development that is compatible with the mountain character of the Lake Arrowhead community.
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Policies

LA/ED 1.1 Encourage development and business activities that capitalize on the amenities and recreational activities contained within the National Forest and offered by Lake Arrowhead.

LA/ED 1.2 Support commercial and light industrial development that is of a size and scale that complements the natural setting, is compatible with surrounding development, and enhances the alpine character.

LA/ED 1.3 Support the development of design standards for commercial development within the plan area. Design standards should focus on improving parking and circulation, enhancing the pedestrian experience, and focusing on building architecture and site design that is compatible with the mountain character.

IGNORED

LA/ED 1.4 Encourage the creation of hiking and biking trails as tourist attractions.

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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 Lake Arrowhead 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 Lake Arrowhead 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.



APPENDIX

HISTORICAL SITES AND STRUCTURES

Saw Mill Sites

1. La Praix- Fleming, 1870- 1896, lake bottom off Edgewater Beach
2. Suverkrup- Hooks, 1888- 1914, Hooks Creek in Lakebrook
3. Caley- BeeVee, 1864- 1878, Blue Jay
4. Houston Clipper, 1864- 1874, Grass Valley area
5. Tyler, 1869- 1892, near 7th Green, Grass Valley golf Course
6. Sherman- Metcalf, 1874- 1878, north of Santa's Village at the head of Hook Creek
7. Talmadge, 1876- 1895, Hamiltair- North Bay area
8. Guernseys Burnt Mill, 1883- 1886, Meadowbrook
9. Van Slyke- Guernsey, 1885- 1891, Willow Creek area
10. Baker's, 1922- 1923, State Highway 18

Other Sites and Structures

1. Strawberry Lodge
2. Squirrel Inn, 1882
3. Rock Wood, Fire House Loop, hand made by A.E Scoles, 1920
4. Dobbins & Lowe, Fernrock Ranch, 1887 (Lowe house built in 1927)
5. Redwood Ranch, 1915, trout ponds, etc. (now Rimforest)
6. Old Homestead, Skyforest, built in 1890 by Hansen
7. Movie Point, Lake Arrowhead
8. Lake Arrowhead Tunnel System
9. Elevator to Tower Controls, Doheny property, Lake Arrowhead (formerly Camp 1 for crews building dam)
10. Gate House early Campground, corner of John Muir and State Highway 173
11. Skyforest resort, built in late 1920's (now Shanty Town)
12. North Shore Tavern, built in late 1920's (now U.C. Conference Center)
13. Lake Arrowhead Elementary School, dedicated in 1926 (now County Building)
14. Mile Hi Resort- Stillens
15. Redwood Grove, planted in 1930's by U. S. Forest Service (beyond Baker's Old Mill)
16. Joe Henck Memorial Redwood Grove, 1958, State Highway 18, Skyforest

Historical Monuments

1. Indian Rock Camp, State Highway 173, U.S. Forest Service
2. Daley Canyon Monument, State Highway 18
3. 101 Mile Scenic Highway Monument, Rim of the World Drive (State Highway 18)

From: [Jen Horton](#)
To: [Nieves, Tom](#)
Cc: info@sbmlt.net
Subject: Sunrise - hearing 2020-01-23
Date: Saturday, January 18, 2020 10:16:11 AM
Attachments: [image001.gif](#)
[image003.png](#)
[2019-Ltr-Against-Sunrise.pdf](#)

Dear Mr. Nieves:

Thank you for taking time to read the attached letter prior to the hearing before the Planning Commission scheduled 1/23/20.

In a nutshell - I'm against this project because it will destroy 13+ acres of natural habitat to make way for the construction of a religious 'compound' (what Church of the Woods calls it) which IMHO *the community of Lake Arrowhead - including Blue Jay, Agua Fria, Rimforest, Twin Peaks, Sky Forest, Cedar Glen - does not "NEED."*

In my letter, I discuss each point of 'necessity' claimed by Church of the Woods, and counter with my reason to disagree.

I remain positive the Planning Commission will do the right thing and vote against this project on January 23, 2020.

**Notation: this letter was first written in February 2019 - I realize the development is now 13+ acres not 15+ acres, but that doesn't change any of my opinions; I've cc'd the San Bernardino Mountains Land Trust because they fight so hard for what I value - like this open, forested area.*

Jen Horton

310.415.1685 cel & text

KM6WVJ



My family has owned property in Lake Arrowhead since 1978, and I'm adamantly opposed to the development of Sonrise by Church of the Woods, an already established church in Lake Arrowhead. I'll keep this message as straight-forward as I can.

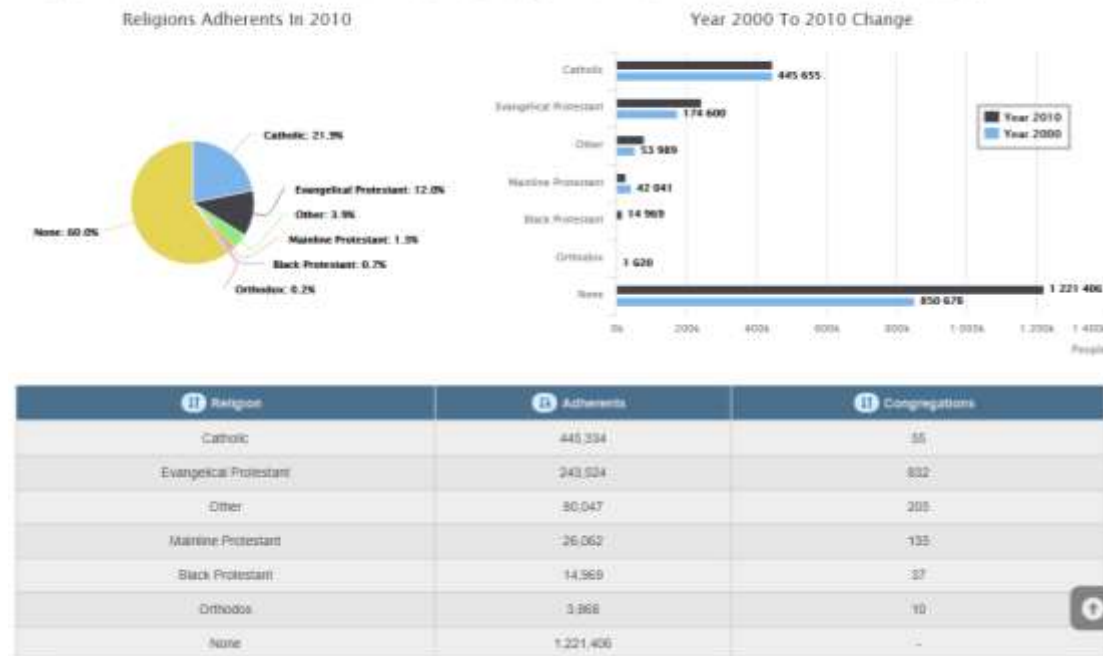
According to the most recent U.S. Census Bureau statistic, there are 12,424 people living in "Lake Arrowhead CDP, California." Lake Arrowhead as listed with the Census Bureau is 17.7 square miles. I do not consider Lake Arrowhead a large community – in fact, many if not most the homes here are second-homes owned by part-timers AND in my area of Lake Arrowhead many of those part-timers visit once or twice a year.

With over a dozen churches/conference centers located within the Lake Arrowhead Metropolitan Area (LAMA), I do not feel that the proposed Sonrise location is as necessary as Church of the Woods would have you believe. The following is a list of churches and religious based conference centers within/and/serving the LAMA – for purposes of this letter I include Rimforest, Twin Peaks, Agua Fria, Blue Jay, Cedar Glen, Sky Forest in the LAMA. Pali Retreat is 2.7 miles outside the LAMA and included because of its popularity and close proximity. Chart #1

	Name	Street Address	City	Church (Y/N)	Conf Ctr (Y/N)
1	<u>Church of the Woods – THIS IS SONRISE</u>	1410 Calgary Dr	Lake Arrowhead	Y	N
2	Church of Jesus Christ LDS	1160 CA-173	Lake Arrowhead	Y	N
3	Sandals Church Lake Arrowhead	1103 CA-173	Cedar Glen	Y	N
4	Lake Arrowhead Community Church	351 CA-173	Lake Arrowhead	Y	N
5	St. Richard's Episcopal Church	28708 CA-1-8	Skyforest	Y	N
6	Our Lady of the Lake Parish	27627 Rim of the World Drive	Lake Arrowhead	Y	N
7	Mt Calvary Lutheran Church	27415 School Rd	Lake Arrowhead	Y	N
8	Alpine Camp & Conference Ctr	415 Clubhouse Dr	Lake Arrowhead		Y
9	Calvary Chapel Lake Arrowhead	101 Grandview Rd	Twin Peaks	Y	N
10	Twin Peaks Community Church	26032 CA-189	Twin Peaks	Y	N
11	Twin Peaks Christian Conf Ctr	26409 CA-189	Twin Peaks	N	Y
12	Pinecrest Christian Conference Ctr	1140 Pinecrest Rd	Twin Peaks	N	Y
13	Pali Retreat	30778 CA-18	Running Springs	N	Y

Based upon information from San Bernardino County data, 60% of the population of the LAMA do not adhere to any religion (*Chart #2 below from www.city-data.com/city/Lake-Arrowhead-California.html*) This chart suggests that of the 12,424 residents of the LAMA, approximately 7,450 will not be interested in the proposed "new church campus that includes worship facilities for spiritual impact of biblical truths, ... with ... children's ministry rooms ..."

Religion statistics for Lake Arrowhead CDP (based on San Bernardino County data)



I found this statement on the Sonrise website - <https://www.sonriseinthewoods.org/>

THE DEVELOPMENT WILL INCLUDE:

Worship Center | Community Meeting Rooms | Library
 Soccer and Recreational Fields | Basketball and Volleyball Courts
 Playgrounds | Picnic Areas | Youth Center with Gymnasium
 Nature Trails | Wildlife Sanctuaries | Coffee Shop | Juice Bar

Let me go one by one why I feel we don't "NEED" this development – understand, these are my opinions:

1. Worship Center – Chart 1 addresses this – with a dozen other worship centers in the LAMA, I don't feel this is a community "NEED" AND this church is already established in Lake Arrowhead.
2. Community Meeting Rooms – currently established churches, the senior center, firehouses, our library – all provide community meeting rooms. While this *would be a nice feature...* I don't feel it is a "NEED" that warrants this massive development
3. Library – San Bernardino County Library - Lake Arrowhead Branch, 27235 CA-189, Blue Jay – less than 2 miles from the proposed development – definitely not a "NEED"
4. Soccer and Recreational Fields – We have three schools here in the LAMA, all with soccer and recreational fields. We have a fourth school – currently unoccupied – with a huge field area. We have Harich Field (baseball) at Rotary Centennial Park in Twin Peaks. Fields may sound attractive but I don't believe more fields are a "NEED"
5. Basketball and Volleyball Courts – Again, we have four schools with these style courts; and Lake Arrowhead has plans for these types of courts at the already established McKay Park over in the North Shore district of Lake Arrowhead – I don't feel we "NEED" more
6. Playgrounds – the LAMA has McKay Park, complete with playgrounds, Lake Arrowhead Village with not only a playground but with a carnival style area next to it. The Senior Center in Twin Peaks has a playground. While a playground is always welcome in a community I can't consider a playground a "NEED" when we already have many and rarely see any children using them
7. Picnic Areas – we have several parks within the LAMA: USFS Baylis, USFS Crest Forest, Heaps Peak Arboreteum, Rotary Centennial, Grass Valley and McKay parks – all located around Lake

Arrowhead. In addition we have USFS Dogwood Campground, USFS Lake Arrowhead Green Valley Campground, and Pine Mountain Camp a 40acre forest retreat with hiking trails all within the LAMA. While an additional community picnic area would be nice, I rather suppose the proposed Sonrise picnic area would be used by the guests of the "new church campus" rather than by the "community" – and so we don't "NEED" it

8. Youth Center with Gymnasium – this is truly the only item proposed in this development which we don't have in this small community that would be a nice addition for all – IF it were made available to "ALL" of the community and not just the church congregation
9. Nature Trails – well... we live abreast the National forest; we have trails EVERYWHERE – Baylis Park, Crest Forest Park, Dogwood Campground, Heaps Peak Arboreteum, The Nature Conservancy; even Strawberry Peak Fire Lookout facility also has many hiking trails along its road. This definitely is not a "NEED"
10. Wildlife Sanctuaries – 29453 Pineridge, Cedar Glen... Wildhaven Wildlife Sanctuary. How many wildlife sanctuaries does any one community really "NEED"
11. Coffee Shop – This area is riddled with restaurants – from coffee shops like Bills Villager in Blue Jay to the rustic Tudor House in Lake Arrowhead, Hortencia's at the Cliff Hanger or one of the newest Puglias in Agua Fria. We have plenty of places to eat, and rarely need to wait for a table as the locale is saturated with eateries. We don't "NEED" another eatery.
12. Juice Bar – Well we don't have one of these; this is a rather small market for a "juice bar" but no, we don't have one

Let me address #4 above – Soccer and Recreational Fields. First to be done – remove all the natural landscaping in a very large area; Second – level the area, flat; Third – fill the area with grass, a non-native species to the mountains; Fourth – water the grass to keep it alive. EVERY YEAR we struggle with water conservation in order to prevent our main tourist attraction – the lake – from becoming too low. EVERY YEAR we hope the drought will be less; in 2019 we're getting snow and rain, thankfully. As a resident of Lake Arrowhead I'm forbidden to put in a lawn of grass and now Sonrise intends to put in a massive field area with grass??? As a homeowner I'm asked to sparingly use water 24/7/365 and now Sonrise wants carte blanche to put in a water-drinking-hog field of grass??? Does anyone see how inherently wrong that is??? AND... we don't "NEED" a field as we already have several.

The entrance to Sonrise would be from CA-18 – a two-lane highway which is the main connector of all metropolitan areas on the mountain. The location on CA-18 which appears to be earmarked as the entrance is very close to a blind curve; during periods of poor visibility – common on CA-18 – an entrance here would establish a location where accidents could/and/likely/would become prevalent. I wish people drove better but the fact is they don't. Common sense tells us this should not be approved.

There's been talk of a traffic signal OR TWO! I feel confident in saying none of the mountain residents want a traffic signal along CA-18. The dynamics of the road are NOT conducive to traffic signals – and signals could become more of a detriment than a help. How can there be time to stop at a red light when you cannot see the light until you round the blind curve – then it might be too late. Again, I wish people drove better but the fact is they don't. In my opinion, signals would also be a blight on the beauty of our natural landscape. Common sense tells us this should not be approved.

There's been talk of widening the road; the road at the proposed entrance site cannot be widened to accommodate any substantial traffic into the proposed development without changing the landscape dramatically – literally taking out the mountainside, trees, earth and all. I'm absolutely opposed to changing the landscape in this manner. Residents of the area moved here for the natural landscape beauty. I don't want large developments to take over our small town atmosphere; I don't want our landscape to look like I'm back in the city; I moved out of the city to get away from traffic, propaganda, and frankly to get away from cement covering every square inch of earth.

There's been talk of changing the flow of natural streams in the area, leveling various areas over the 15 acres of development, and obviously a huge number of trees would need to be cut down in order to build this new church campus. I'm opposed to changing our natural environment in this way. We "NEED" to live with nature, not destroy local habitats and ecosystems for an oversized church campus, and especially not to destroy them for a church campus we don't "NEED."

Sonrise is the child of Church of the Woods in Lake Arrowhead. This church has an established location here in Lake Arrowhead, and I'm against this expansion/move into/and/destruction/of our wooded area in Rimforest. They've possibly outgrown their current site, but that's not reason enough to approve this project. This development may seem wonderful and exciting to the congregation of Church of the Woods – but the 15 acres earmarked for development in Rimforest is a living ecosystem whose animal kingdom residents would be displaced by their new church campus and facilities. As you can see from this photo, the area proposed is densely wooded – and 15 acres of that densely wooded ecosystem would be lost.



In its "sample letter" to the County Planner, the last sentence suggested by Church of the Woods reads, "Overall, this project would greatly benefit not only the Church, but also the entire San Bernardino mountain area." I believe there's very little proposed by this development that this community doesn't already have. I believe the new church campus benefits mostly the Church, and not the LAMA nor the San Bernardino mountain area. I believe this project should be halted; and I believe the loss of habitat proposed by this development is not justified by the benefits the LAMA would actually realize.

Thank you for taking the time to carefully consider this matter and listen to the residents – listen to me – asking that you halt this development and preserve the natural beauty of our mountains.



Jen Horton

*POB 4639, Blue Jay CA 92317
310.415.1685 cel & text*

Lake Arrowhead property owner since 1978

From: [jay kompeliën](#)
To: [Nieves, Tom](#)
Subject: Sonrise Project Hearing 1/23/2020
Date: Tuesday, January 21, 2020 3:58:13 PM

Dear Mr. Tom Nieves,

Subject: Sonrise Project Hearing 1/23/2020

I am writing to you as a home owner that lives very close to the proposed Sonrise Church Project. There are significant issues with this proposed project. I will not try to expand on all the problems but point out two very significant consequences if this project is approved.

First is the threat to property or person from water runoff. I live here fulltime and know the "real" impact of significant water runoff as it stands today. The streets flood and water crosses over our property into the year round stream known as Little Bear Creek. Little Bear Creek is the main feed into Lake Arrowhead providing 65% of the water. Now fast forward and you disturb 13 acres of soil and trees directly above my house setting up a recipe for disaster. The soil, trees and debris act as a retainer. No water shed drain system could be designed adequate enough to handle the real potential for flooding

Second issue is water quality, potential stream redirection or water flow restriction. There are already water quality issues as it stands today. Again fast forward and disturb the acreage above this area and more contamination is bound to happen. The animal life depend on this water. What about my riparian rights if anything is to happen to this water source?

This is only the tip of the iceberg with this absolutely insane and unnecessary ego project. This congregation's membership has been decreasing which make funding this project more suspect. They could strip the land and then run out of money. This has happened before in this area with other projects. They have been offered a land swap in a more suitable area where this very thing (land mutilation) happened which they declined. This project is not based on need and a majority of the community does not want this to happen.

If this project is approved I will personally hold the county responsible for all damages that are incurred.

Thank You,

Jay Kompeliën

PO BOX 1744

Blue Jay CA 92317

949-230-9863

From: [Angela Moskow](#)
To: [Nieves, Tom](#)
Cc: [Janet Cobb](#); impett@smwlaw.com; [H Freeman](#); [Supervisor Rutherford](#); tyap@biologicaldiversity.org
Subject: Church of the Woods Final Environmental Impact Report, SCH No. 2004031114
Date: Wednesday, January 22, 2020 2:02:24 PM
Attachments: [CWF COLetter1 22 20 SCH No. 2004031114.pdf](#)
[Plant Protection Management.pdf](#)

Dear Mr. Nieves:

Please find attached a letter and attachment submitted for consideration at tomorrow morning's meeting of the Planning Commission. Please also acknowledge receipt of this letter.

All my best,

Angela Moskow

Angela Moskow
California Oaks Information Network Manager
California Wildlife Foundation/California Oaks
428 13th Street, Suite 10A
Oakland, CA 94612
www.californiaoaks.org
Office: (510) 763-0282
Mobile: (510) 610-4685



January 22, 2020

Tom Nievez
Land Use Services
Planning Division
385 N. Arrowhead Ave., First Floor
San Bernadino, CA 92415-0187

Sent via email to Tom.Nievez@lus.sbcounty.gov

RE: Church of the Woods Final Environmental Impact Report, SCH No.
2004031114

Dear Mr. Nievez:

The California Oaks program of California Wildlife Foundation (CWF/CO) works to conserve oak ecosystems because of their critical role in sequestering carbon, maintaining healthy watersheds, providing wildlife habitat, and sustaining cultural values. CWF/CO was contacted by a concerned neighbor who asked that we submit comments in advance of the January 23rd meeting of the Planning Commission. The scale of proposed Church of the Woods tree removals is troubling. Equally alarming is project's violation of San Bernadino County's Plant Protection and Management regulations.

On page 3.C-24 of the Final Environmental Impact Report (FEIR) the question of compliance with San Bernadino County's Plant Protection and Management regulations is addressed. Unfortunately the conclusion reached is erroneous:

Threshold e) Conflict with any approved or adopted local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

The Project site is located within the Rimforest Community and is within the jurisdiction of the Lake Arrowhead Community Planning Area. DREIR Section 3.G, *Land Use*, provides an extensive analysis of the proposed Project's consistency with all applicable local and regional policies, and concludes that the Project would not result in any significant conflicts with any policy, including the policies related to the protection of biological resources. In addition, the Rimforest Community does not have a tree preservation policy or ordinance. Therefore, implementation of the Project would result in no impacts to policies related to the protection of biological resources and tree preservation and no mitigation is required.

At the beginning of the Arrowhead Community Plan there is nothing to indicate that the county's Plant Protection and Management regulations do not apply (boldface text added for emphasis):

The primary purpose of the Lake Arrowhead Community Plan is to guide the future use and development of land within the Lake Arrowhead Community Plan area in a manner that preserves the character and independent identity of the individual communities within the area. By setting goals and policies for the Lake Arrowhead 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 Lake Arrowhead 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.**

The Arrowhead Community Plan makes a reference to the Plant Protection and Management regulations on page 75:

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

LA8.2 GOALS AND POLICIES

Work with the local Fire Safe Council, the U.S. Forest Service 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.

The FEIR is incorrect in stating: "...implementation of the Project would result in no impacts to policies related to the protection of biological resources and tree preservation and no mitigation is required." We have attached Plant Protection and Management regulations and present the sections relevant to oak woodlands below:

88.01.050 Tree or Plant Removal Permits

(a) When Tree or Plant Removal Permit required. A Tree or Plant Removal Permit shall be required for the removal of a regulated tree or plant as identified in this Chapter.

(1) Removals in conjunction with land use application or development permit Director approval. The Director may approve the removal of regulated trees or plants when requested in conjunction with a land use application, a Building Permit, and all other development permits (e.g., Grading Permits, Mobile Home Setdown Permits, etc.). An approved land use application and/or development permit shall be considered to include a Tree or Plant Removal Permit, if the land use application or development permit specifically reviews and approves the removals. The review of a land use application or development permit shall consider and require compliance with this Chapter.

(3) Removals to mitigate fire hazards Fire Chief approval. The Fire Chief may approve a Tree or Plant Removal Permit for the removal of regulated

trees or plants when requested for the purposes of mitigating fire hazards and independent of a land use application or development permit.

(e) Conditions of approval. A Tree or Plant Removal Permit may be subject to the following conditions imposed by the applicable review authority:

(4) Conversion of oak woodlands. If a project will result in a conversion of oak woodlands that will have a significant effect on the environment and is not exempt under Subsection 88.01.030(m) (Exempt Activities Oak woodlands), one or more of the conditions in this Subsection may be imposed in compliance with Public Resources Code Section 21083.4.¹ For the purposes of this Subsection, "oak" shall mean a native tree species that is in the genus *Quercus*, which is not designated as Group A or Group B commercial species under regulations adopted by the State Board of Forestry and Fire Protection in compliance with Public Resources Code Section 4526, and which is five inches or more in diameter as measured at a point 4.5 feet (breast height) above natural grade level. The applicable review authority may require certification from a Tree Expert that the proposed mitigation measures are appropriate, supportive of a healthy oak woodland environment, and in compliance with this Subsection. The certification shall include the information in compliance with Department procedures. The conditions that may be imposed include one or more of the following: (A) Preservation. Preserve existing oak woodlands by recording conservation easements in favor of the County or an approved organization or agency. (B) Replacement or restoration. Replace or restore former oak woodlands. The review authority may require the planting and maintenance of replacement trees, including replacing dead or diseased trees. The replacement ratio and tree sizes shall be based on the recommendation of an Oak Reforestation Plan prepared by a registered professional forester. The requirement to maintain trees in compliance with this paragraph shall terminate seven years after the trees are planted.

(C) In-lieu mitigation fee. Contribute in-lieu mitigation fee to the Oak Woodlands Conservation Fund, established under Fish and Game Code Section 1363 for the purpose of purchasing oak woodlands conservation easements. A project applicant who contributes funds in compliance with this

¹ **(m) Oak woodlands.** The following projects shall be exempt from the conditions for mitigating the conversion of oak woodlands required in Subsection 88.01.050(e) (Native Tree or Plant Removal Permits Conditions of approval), below, in compliance with Public Resources Code 21083.4:

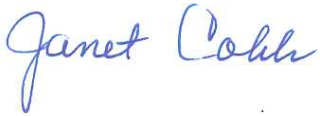
- (1) Projects undertaken in compliance with a Natural Community Conservation Plan or subarea plan within a Natural Community Conservation Plan, as approved in compliance with Fish and Game Code Section 2800 *et seq.*, that includes oaks as a covered species or that conserves oak habitat through natural community conservation preserve designation and implementation and mitigation measures that are consistent with this Chapter.
- (2) Affordable housing projects for lower income households, as defined in Health and Safety Code Section 50079.5, that are located within a city's sphere of influence.
- (3) Projects on agricultural land within an Agricultural Land Use Zoning District that includes land used to produce or process plant and animal products for commercial purposes.
- (4) Projects undertaken in compliance with a State agency's regulatory program certified in compliance with Public Resources Code Section 21080.5.

Subsection shall not receive or use a grant from the Oak Woodlands Conservation Fund as part of the mitigation for the project. The in-lieu fee for replacement trees shall be calculated based upon their equivalent value as established by the International Society of Arboriculture's (ISA) current edition of *Guide to Establishing Values for Trees and Shrubs*, etc.)

(D) Other mitigation measures. Perform other mitigation measures as may be required by the review authority (e.g., inch-for-inch off-site replacement planting; transfer of development rights, enrollment of project with offset provider for carbon credits in greenhouse gas emission registry, carbon reduction, and carbon trading system; etc.).

Thank you for your consideration of our comments.

Sincerely,



Janet Cobb
Executive Officer



Angela Moskow
Manager, California Oaks Coalition

Encls. San Bernadino County Development Code, Chapter 88.01, Plant Protection and Management

cc: Laurel L. Impett, Shute, Mihaly & Weinberger LLP, impett@smwlaw.com
Harley Freeman, harleyfreeman21@gmail.com
The Honorable Janice Rutherford, supervisorrutherford@sbcounty.gov
Tiffany Yap, Center for Biological Diversity, tyap@biologicaldiversity.org

CHAPTER 88.01 PLANT PROTECTION AND MANAGEMENT

Sections:

- 88.01.010 Purpose
- 88.01.020 Applicability
- 88.01.030 Exempt Activities
- 88.01.040 General Permit Application and Review Requirements
- 88.01.050 Native Tree or Plant Removal Permits
- 88.01.060 Desert Native Plant Protection
- 88.01.070 Mountain Forest and Valley Tree Conservation
- 88.01.080 Riparian Plant Conservation
- 88.01.090 Tree Protection from Insects and Disease

88.01.010 Purpose

This Chapter provides regulations and guidelines for the management of plant resources in the unincorporated areas of the County on property or combinations of property under private or public ownership. The intent is to:

- (a) Promote and sustain the health, vigor and productivity of plant life and aesthetic values within the County through appropriate management techniques.
- (b) Conserve the native plant life heritage for the benefit of all, including future generations.
- (c) Protect native trees and plants from indiscriminate removal and to regulate removal activity.
- (d) Provide a uniform standard for appropriate removal of native trees and plants in public and private places and streets to promote conservation of these valuable natural resources.
- (e) Protect and maintain water productivity and quality in local watersheds.
- (f) Preserve habitats for rare, endangered, or threatened plants and to protect animals with limited or specialized habitats.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

88.01.020 Applicability

The provisions in this Chapter apply to the removal or relocation of regulated trees or plants and to any encroachment (for example, grading) within the protected zone of a regulated tree or plant on all private land within the unincorporated areas of the County and on public lands owned by the County, unless otherwise specified. Nothing in this Chapter shall relieve nor be interpreted to exempt a development from complying with applicable State or Federal laws and regulations.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

88.01.030 Exempt Activities

The provisions in this Chapter, except those of Section 88.01.090 (Tree Protection From Insects and Disease), shall not apply to the removal of regulated trees or plants that may occur in the following situations. Removal actions shall not authorize the removal of perch trees within an identified American Bald Eagle habitat.

- (a) **Timber operations.** Removal as part of a timber operation conducted in compliance with the Z'berg-Nejedly Forest Practice Act of 1973 (Public Resources Code Section 4526 et seq.).
- (b) **Government owned lands.** Removal from lands owned by the United States, State of California, or local governmental entity, excluding Special Districts (i.e., Special Districts shall be subject to the provisions of this Division.).
- (c) **Public utilities.** Removal by a public utility subject to jurisdiction of the Public Utilities Commission or any other constituted public agency, including franchised cable TV, where to establish or maintain safe operation of facilities under their jurisdiction, trees are pruned, topped, or braced.
- (d) **State agencies.** Removal by, or under the authority of, the State of California:
 - (1) Department of Forestry and Fire Protection.
 - (2) Forest Improvement Program.
 - (3) Agricultural Conservation Program.
- (e) **Government laws.** Removal required by other codes, ordinances, or laws of the County, State, or United States.
- (f) **Emergency.** Removal of native trees and plants that are an immediate threat to the public health, safety, or welfare and that require emergency removal to prevent probable damage to a structure or injury to people or fenced animals.

- (g) **Forest stocking control program.** Removal as part of a stocking control program prepared by a California Registered Professional Forester.
- (h) **Fire hazard reduction program.** Removal as part of a fire hazard reduction program approved by the Fire Chief.
- (i) **Bona fide agricultural activity.** Removal as part of a bona fide agricultural activity, as determined by the Director, which is one of the following:
 - (1) Conducted under a land conservation contract.
 - (2) An existing agricultural activity, including expansions of the activity onto undisturbed contiguous land.
 - (3) A proposed bona fide agricultural activity (i.e., an agricultural activity that is served by a water distribution system adequate for the proper operation of the activity).
 - (A) The Director shall be given 30 days' written notice of the removal describing the:
 - (I) Location of the land.
 - (II) Nature of the proposed activity.
 - (III) Proposed sources of water for the activity.
 - (B) The Director shall notify the landowner in writing before the elapse of the 30-day period if, in the opinion of the Director, the activity is not a bona fide agricultural activity, or else the activity shall be deemed bona fide.
- (j) **Parcel less than 20,000 square feet developed with primary structure.** Removal on parcels that have a net area of 20,000 square feet or less and that are developed with a primary structure, other than a sign structure.
- (k) **Located within 20 feet of permitted structure.** Removal from a parcel of a regulated native plant or tree that is within 20 feet of a structure that was constructed or set down on the parcel under a County development permit.
- (l) **Private fuel wood.** Removal of two or fewer regulated native trees in the Mountain Region or Valley Region per year per acre for private fuel wood purposes. The year shall be measured as the last 12 consecutive months.

(m) **Oak woodlands.** The following projects shall be exempt from the conditions for mitigating the conversion of oak woodlands required in Subsection 88.01.050(e) (Native Tree or Plant Removal Permits Conditions of approval), below, in compliance with Public Resources Code 21083.4:

- (1) Projects undertaken in compliance with a Natural Community Conservation Plan or subarea plan within a Natural Community Conservation Plan, as approved in compliance with Fish and Game Code Section 2800 *et seq.*, that includes oaks as a covered species or that conserves oak habitat through natural community conservation preserve designation and implementation and mitigation measures that are consistent with this Chapter.
- (2) Affordable housing projects for lower income households, as defined in Health and Safety Code Section 50079.5, that are located within a city's sphere of influence.
- (3) Projects on agricultural land within an Agricultural Land Use Zoning District that includes land used to produce or process plant and animal products for commercial purposes.
- (4) Projects undertaken in compliance with a State agency's regulatory program certified in compliance with Public Resources Code Section 21080.5.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

88.01.040 Regulated Trees and Plants and General Permit

(a) **Regulated trees and plants.** A regulated tree or plant shall be any of the those trees or plants identified in:

- (1) Section 88.01.060(c) (Regulated desert native plants);
- (2) Section 88.01.070(b) (Regulated trees); or
- (3) Section 88.01.080(b) (Regulated riparian plants).

(b) **Permit for removal required.** A Tree or Plant Removal Permit issued in compliance with Section 88.01.050 (Tree or Plant Removal Requirements) shall be required for the removal of regulated tress and plants.

(c) **Conditions of approval.** The permits required by this Chapter may be subject to conditions imposed by the applicable review authority as identified in Subsection 88.01.050(e) (Tree or Plant Removal Permits - Condition of approval).

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

88.01.050 Tree or Plant Removal Permits

- (a) **When Tree or Plant Removal Permit required.** A Tree or Plant Removal Permit shall be required for the removal of a regulated tree or plant as identified in this Chapter.
- (1) **Removals in conjunction with land use application or development permit**
Director approval. The Director may approve the removal of regulated trees or plants when requested in conjunction with a land use application, a Building Permit, and all other development permits (e.g., Grading Permits, Mobile Home Setdown Permits, etc.). An approved land use application and/or development permit shall be considered to include a Tree or Plant Removal Permit, if the land use application or development permit specifically reviews and approves the removals. The review of a land use application or development permit shall consider and require compliance with this Chapter.
- (2) **Removals not in conjunction with land use application or development permit**
Director approval. The Director may approve a Tree or Plant Removal Permit for the removal of regulated trees or plants requested not in conjunction with a land use application or development permit.
- (3) **Removals to mitigate fire hazards**
Fire Chief approval. The Fire Chief may approve a Tree or Plant Removal Permit for the removal of regulated trees or plants when requested for the purposes of mitigating fire hazards and independent of a land use application or development permit.
- (b) **Expert certification.** The applicable review authority may require certification from an appropriate arborist, registered professional forester or a Desert Native Plant Expert that the proposed tree removal, replacement, or revegetation activities are appropriate, supportive of a healthy environment, and in compliance with this Chapter. The certification shall include the information in compliance with Department procedures.
- (c) **Preconstruction inspections.** A preconstruction inspection before approval of development permits shall be required in areas with regulated trees or plants to determine the presence of regulated trees and plants. The preconstruction inspection may be combined with any other required inspection.
- (d) **Duration of Tree or Plant Removal Permits.**
- (1) **Removals in conjunction with land use application or development permit.** The duration of a Tree or Plant Removal Permit, when issued in conjunction with a land use application and/or a development permit, shall have the same duration of the associated application or permit, unless otherwise specified.

- (2) **Removals not in conjunction with land use application or development permit.** The applicable review authority shall specify the expiration date for all other Tree or Plant Removal Permits.
- (e) **Conditions of approval.** A Tree or Plant Removal Permit may be subject to the following conditions imposed by the applicable review authority:
- (1) **Types of conditions.** The conditions may specify criteria, methods, and persons authorized to conduct the proposed activities in addition to the requirements in this Chapter.
- (2) **Transplanting or stockpiling.** Where indicated in this Chapter, regulated trees and plants may be required to be transplanted and/or stockpiled for future transplanting.
- (3) **Performance bonds.** The review authority may require the posting and maintenance of a monetary security deposit where necessary to ensure the completion of the required mitigation measures in compliance with Section 86.06.050 (Performance Guarantees).
- (4) **Conversion of oak woodlands.** If a project will result in a conversion of oak woodlands that will have a significant effect on the environment and is not exempt under Subsection 88.01.030(m) (Exempt Activities Oak woodlands), one or more of the conditions in this Subsection may be imposed in compliance with Public Resources Code Section 21083.4. For the purposes of this Subsection, "oak" shall mean a native tree species that is in the genus *Quercus*, which is not designated as Group A or Group B commercial species under regulations adopted by the State Board of Forestry and Fire Protection in compliance with Public Resources Code Section 4526, and which is five inches or more in diameter as measured at a point 4.5 feet (breast height) above natural grade level. The applicable review authority may require certification from a Tree Expert that the proposed mitigation measures are appropriate, supportive of a healthy oak woodland environment, and in compliance with this Subsection. The certification shall include the information in compliance with Department procedures. The conditions that may be imposed include one or more of the following:
- (A) **Preservation.** Preserve existing oak woodlands by recording conservation easements in favor of the County or an approved organization or agency.
- (B) **Replacement or restoration.** Replace or restore former oak woodlands. The review authority may require the planting and maintenance of replacement trees, including replacing dead or diseased trees. The replacement ratio and tree sizes shall be based on the recommendation of an

Oak Reforestation Plan prepared by a registered professional forester. The requirement to maintain trees in compliance with this paragraph shall terminate seven years after the trees are planted.

- (C) **In-lieu mitigation fee.** Contribute in-lieu mitigation fee to the Oak Woodlands Conservation Fund, established under Fish and Game Code Section 1363 for the purpose of purchasing oak woodlands conservation easements. A project applicant who contributes funds in compliance with this Subsection shall not receive or use a grant from the Oak Woodlands Conservation Fund as part of the mitigation for the project. The in-lieu fee for replacement trees shall be calculated based upon their equivalent value as established by the International Society of Arboriculture's (ISA) current edition of *Guide to Establishing Values for Trees and Shrubs*, etc.)
- (D) **Other mitigation measures.** Perform other mitigation measures as may be required by the review authority (e.g., inch-for-inch off-site replacement planting; transfer of development rights, enrollment of project with offset provider for carbon credits in greenhouse gas emission registry, carbon reduction, and carbon trading system; etc.).
- (f) **Findings for Tree or Plant Removal Permits.** The applicable review authority may authorize the removal of a regulated tree or plant only if the following findings are made:
 - (1) **Findings for removals in the Valley Region, Mountain Region, and Desert Region.** The removal of the regulated tree or plant is justified for one of the following reasons:
 - (A) The location of the regulated tree or plant and/or its dripline interferes with an allowed structure, sewage disposal area, paved area, or other approved improvement or ground disturbing activity and there is no other alternative feasible location for the improvement.
 - (B) The location of the regulated tree or plant and/or its dripline interferes with the planned improvement of a street or development of an approved access to the subject or adjoining private property and there is no other alternative feasible location for the improvement.
 - (C) The location of the regulated tree or plant is hazardous to pedestrian or vehicular travel or safety.
 - (D) The regulated tree or plant or its presence interferes with or is causing extensive damage to utility services or facilities, roadways, sidewalks,

curbs, gutters, pavement, sewer line(s), drainage or flood control improvements, foundations, existing structures, or municipal improvements.

- (E) The condition or location of the regulated tree or plant is adjacent to and in such close proximity to an existing or proposed structure that the regulated tree or plant has or will sustain significant damage.
- (2) **Additional findings for removals in the Mountain Region.** In the Mountain Region only, the applicable review authority shall also make all of the following findings:
- (A) Where improvements are proposed, the design of the improvements ensures that at least the following minimum percentage of the subject parcel will be maintained or established in a natural undeveloped vegetated or revegetated condition sufficient to ensure vegetative coverage for a forest environment, as determined by the applicable Review Authority.
 - (I) Twenty percent of commercial, industrial, and administrative/professional uses.
 - (II) Thirty-five percent of multi-family residential uses.
 - (B) At least one half of natural areas for all uses, except single family residential uses, will be located in the front setback area or located so that significant portions are visible from the public right-of-way on which the improvements are to be located.
 - (C) A perch tree within a federally identified American Bald Eagle habitat will not be removed unless an adequate substitution is provided.
 - (D) A Registered Professional Forester has certified in writing that the condition or location of a regulated tree is contributing to overstocked tree stand conditions and that its removal will improve the overall health, safety, and vigor of the stand of trees containing the subject tree.
- (3) In the Desert Region only, the applicable Review Authority shall also make the following findings:
- (A) Joshua trees that are proposed to be removed will be transplanted or stockpiled for future transplanting wherever possible.
 - (B) In the instance of stockpiling, the permittee has complied with Department policy to ensure that Joshua trees are transplanted appropriately. Transplanting shall comply with the provisions of the Desert Native Plants

Act (Food and Agricultural Code Section 80001 et seq.), as required by Subsection 88.01.060(d) (Compliance with Desert Native Plants Act).

- (C) No other reasonable alternative exists for the development of the land when the removal of specimen size Joshua Trees is requested. Specimen size trees are defined as meeting one or more of the following criteria:
 - (I) A circumference measurement equal to or greater than 50 inches measured at 4.5 feet above natural grade level.
 - (II) Total tree height of 15 feet or greater.
 - (III) Trees possessing a bark-like trunk.
 - (IV) A cluster of 10 or more individual trees, of any size, growing in close proximity to each other.
- (g) **Plot plan requirements.** Before the issuance of a Tree or Plant Removal Permit, a plot plan shall be approved by the applicable Review Authority for each site indicating exactly which trees or plants are authorized to be removed. The required information shall be added to any other required plot plan.
- (h) **Construction standards.** During construction and before final inspection under a development permit, the following construction standards shall apply, unless otherwise approved in writing by an arborist, registered professional forester, or a Desert Native Plant Expert:
 - (1) **Enclosures.** The trunks of regulated trees and regulated plants shall not be enclosed within rooflines or decking.
 - (2) **Attachments.** Utilities, construction signs, or other hardware shall not be attached so as to penetrate or abrade any live regulated tree or plant.
 - (3) **Grade alterations.** No grade alterations shall bury any portion of a regulated tree or plant or significantly undercut the root system within the dripline.
- (i) **Enforcement.**
 - (1) **Other applicable Code provisions.** The provisions of Chapter 86.09 (Enforcement) shall apply to this Chapter.
 - (2) **Enforcement authorities.** The authorities responsible for the enforcement of the provisions of this Chapter shall be the same as the review authorities responsible for permit approvals as specified in this Section. In addition, the provisions of

this Chapter may be enforced by the California Department of Forestry, where applicable.

- (3) **Extension of time.** If property is subject to snow, flooding, or other conditions that render compliance with the provisions of this Chapter within the specified time periods impractical because of inaccessibility, an enforcement officer may extend the period of time for compliance.
- (4) **Powers of enforcement officers.**
 - (A) A peace officer or any authorized enforcement officer may in the enforcement of this Section:
 - (I) Make arrests without warrant for a violation of this Chapter that the officer may witness.
 - (II) Confiscate regulated native trees or plants, or parts of them, that are unlawfully harvested, possessed, sold, or otherwise obtained in violation of this Chapter.
 - (B) In addition, a designated enforcement officer shall be authorized and directed to enter in or upon any premises or other place, train, vehicle, or other means of transportation within or entering the State, which is suspected of containing or having present regulated plants in violation of this Chapter in order to examine permits and wood receipts and observe tags and seals and to otherwise enforce the provisions of this Chapter.
- (5) **When enforcement officer vested with power of peace officer.** When power or authority is given by this Chapter to a person, it may be exercised by any deputy, inspector, or agent duly authorized by that person. A person in whom the enforcement of a provision of this Chapter is vested shall have the power of a peace officer as to that enforcement, which shall include State or Federal agencies with which cooperative agreements have been made by the County to enforce the provisions of this Chapter.
- (6) **Written permission of landowner required for removal.** No person shall remove or damage all or part of any regulated tree or plant on the property of another person without first obtaining notarized written permission from the landowner and required permits, wood receipts, or tags and seals. In addition, it shall be unlawful for a person to falsify a document offered as evidence of permission to enter upon the property of another to harvest all or parts of a regulated tree or plant, whether alive or dead.

- (7) **Permit available for display and inspection.** No person, except as provided in this Chapter, shall harvest, offer for sale, destroy, dig up or mutilate, or have in his or her possession a regulated plant or tree, or the living or dead parts of them, unless the plant or tree was harvested under a valid permit and, where applicable, a valid wood receipt on his or her person. A person shall exhibit the permit, wood receipt, tags and/or seals upon request for inspection by an authorized County enforcement officer or any peace officer. No wood receipt or tag and seal shall be valid unless it is issued with a valid permit and the permit bears the wood receipt number or tag number on its face. Required tags and seals shall be attached securely to a regulated desert native plant.
- (8) **Land Disturbance.** No person, except as provided in this Chapter, shall commence with a disturbance of land (e.g., grading or land clearing) without first obtaining approval to assure that said disturbance will not result in the removal of any regulated native trees or plants. Said approval may be in the form of a development permit or a Tree or Plant Removal Permit issued by the appropriate authority.
- (j) **Penalties.** Penalties shall be those specified in Chapter 86.09 (Enforcement) and shall include the following and any other penalties specified by individual Sections of this Chapter.
- (1) **Fine for illegal removal.**
- (A) In addition to other penalties and fees imposed by this Development Code or other law, a person, firm, or corporation convicted of a violation of the provisions of this Chapter shall be guilty of a misdemeanor upon conviction.
- (B) When one or more plants or trees are removed in violation of the provisions of this Chapter, the removal of each separate plant or tree shall be a new and separate offense.
- (C) The penalty for the offense shall be a fine of not less than \$500 nor more than \$1,000, or six months in jail, or both.
- (D) Payment of a penalty shall not relieve a person, firm, or corporation from the responsibility of correcting the condition resulting from the violation.

(2) Replacement program for illegal removal.

- (A) In addition to other penalties imposed by this Development Code or other law, a person, firm, or corporation convicted of violating the provisions of this Chapter regarding improper removal of regulated native trees or plants shall be required to retain, as appropriate, a Tree Expert or Desert Native Plant Expert to develop and implement a replacement program.
- (B) The expert shall determine the appropriate number, size, species, location, and planting conditions for replacement plants or trees in sufficient quantities to revegetate the illegally disturbed area.
- (C) If it is inappropriate to revegetate the illegally disturbed area, another appropriate location (e.g., public parks) may be substituted at the direction of the court.
- (D) The violator shall post a bond in an amount sufficient to remove and reinstall plant/tree materials that were planted as a part of a replacement program and failed within two years.

(3) Revocation of permits.

- (A) Upon conviction of a violation of this Chapter, all Tree or Plant Removal Permits issued to the convicted person, firm, or corporation shall be revoked.
- (B) No new or additional Tree or Plant Removal Permits shall be issued to the permittee for a period of one year from the date of conviction.
- (C) Additionally, in the Desert Region the permittee shall be required to surrender unused wood receipts or tags and seals to the Director.

Adopted Ordinance 4011 (2007); Amended Ordinance 4043 (2008); Amended Ordinance 4067 (2009)

88.01.060 Desert Native Plant Protection

This Section provides regulations for the removal or harvesting of specified desert native plants in order to preserve and protect the plants and to provide for the conservation and wise use of desert resources. The provisions are intended to augment and coordinate with the Desert Native Plants Act (Food and Agricultural Code Section 80001 et seq.) and the efforts of the State Department of Food and Agriculture to implement and enforce the Act.

- (a) **Definitions.** Terms and phrases used within this Section shall be defined in Division 10 (Definitions) and/or defined by the California Food and Agricultural Code. The California Food and Agricultural Code definition, if one exists, shall prevail over a conflicting definition in this Development Code.
- (b) **Applicability.** The provisions of this Section shall apply to desert native plants specified in Subsection (c) (Regulated desert native plants) that are growing on any of the following lands, unless exempt in compliance with Section 88.01.030 (Exempt Activities):
- (1) Privately owned or publicly owned land in the Desert Region.
 - (2) Privately owned or publicly owned land in any parts of the Mountain Region in which desert native plants naturally grow in a transitional habitat.
- (c) **Regulated desert native plants.** The following desert native plants or any part of them, except the fruit, shall not be removed except under a Tree or Plant Removal Permit in compliance with Section 88.01.050 (Tree or Plant Removal Permits). In all cases the botanical names shall govern the interpretation of this Section.
- (1) The following desert native plants with stems two inches or greater in diameter or six feet or greater in height:
 - (A) *Dalea spinosa* (smoketree).
 - (B) All species of the genus *Prosopis* (mesquites).
 - (2) All species of the family *Agavaceae* (century plants, nolas, yuccas).
 - (3) Creosote Rings, 10 feet or greater in diameter.
 - (4) All Joshua trees.
 - (5) Any part of any of the following species, whether living or dead:
 - (A) *Olneya tesota* (desert ironwood).
 - (B) All species of the genus *Prosopis* (mesquites).
 - (C) All species of the genus *Cercidium* (palos verdes).

- (d) **Compliance with Desert Native Plants Act.** Removal actions of all plants protected or regulated by the Desert Native Plants Act (Food and Agricultural Code Section 80001 et seq.) shall comply with the provisions of the Act before the issuance of a development permit or approval of a land use application.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

88.01.070 Mountain Forest and Valley Tree Conservation

This Section provides regulations to promote conservation and wise use of forest resources in the Mountain Region and native tree resources in the Valley Region. The provisions are intended to augment and coordinate with the Z'berg-Nejedly Forest Practice Act of 1973 (Public Resources Code Section 4526 et seq.) and the efforts of the State Department of Forestry and Fire Protection to implement and enforce the Act.

(a) **Applicability.**

- (1) **Private harvesting.** The provisions of this Section apply to the private harvesting of all trees growing on private land and on public land in the unincorporated Mountain Region and Valley Region.
- (2) **Commercial harvesting.** The commercial harvesting of trees shall be prohibited, except as allowed by and authorized by the State Department of Forestry and Fire Protection in compliance with the Z'berg-Nejedly Forest Practice Act of 1973 (Public Resources Code Section 4526 et seq.).
- (b) **Regulated trees.** The following trees shall only be removed with an approved Tree or Plant Removal Permit issued in compliance with Section 88.01.050 (Tree or Plant Removal Permits):
- (1) **Native trees.** A living, native tree with a six inch or greater stem diameter or 19 inches in circumference measured 4.5 feet above natural grade level.
- (2) **Palm trees.** Three or more palm trees in linear plantings, which are 50 feet or greater in length within established windrows or parkway plantings, shall be considered to be heritage trees and shall be subject to the provisions of this Chapter regarding native trees.
- (c) **Tree protection from insects and disease.** For regulations on the treatment and disposition of felled trees, see Section 88.01.090 (Tree Protection from Insects and Disease).

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

88.01.080 Riparian Plant Conservation

This Section provides regulations to promote healthy and abundant riparian habitats that protect watersheds; control transmission and storage of natural water supplies; provide unique wildlife habitats for rare, endangered and threatened plants and animals; provide attractive environments; control natural soil erosion and sedimentation to protect stream banks subject to erosion and undercutting; and provide sufficient shade to reduce temperature and evaporation and the growth of algae in streams. The provisions of this Section are intended to augment and coordinate with the responsibilities of the California Department of Fish and Game.

(a) Applicability.

- (1) Applicable areas.** The provisions of this Section shall apply to all riparian areas located on private land in all zones within the unincorporated areas of the County and to riparian areas on public land owned by the County, unless exempt as specified by Section 88.01.030 (Exempt Activities) and by Subsection (2) (Exemptions), below.
- (2) Exemptions.** The provisions of this Section shall not apply to:
 - (A) Emergency Flood Control District operations or water conservation measures established and authorized by an appropriate independent Special District.
 - (B) An area that has an existing man-made impervious structure, which is greater than 120 square feet in roof area, between the area proposed to be disturbed by a development permit and the bank of a subject stream, as measured in a straight line perpendicular to the centerline of the stream.

(b) Regulated riparian plants.

- (1) Vegetation described.** The removal of vegetation within 200 feet of the bank of a stream, or in an area indicated as a protected riparian area on an overlay map or Specific Plan, shall require approval of a Tree or Plant Removal Permit in compliance with Section 88.01.050 (Tree or Plant Removal Permits) shall be subject to environmental review.
 - (2) Streams.** For the purposes of this Section, streams include those shown on United States Geological Survey Quadrangle topographic maps as perennial or intermittent, blue or brown lines (solid or dashed), and river wash areas.
- (c) Preconstruction inspections.** Preconstruction inspections shall include the verification of the presence of riparian vegetation.
- (d) Conditions of approval.** Conditions of approval for removal of riparian vegetation may be imposed in addition to, and in combination with, any condition imposed in compliance with Section 88.01.050 (Tree or Plant Removal Permits).

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

88.01.090 Tree Protection from Insects and Disease

This Section provides regulations for the treatment and disposition of felled trees in the Mountain Region to protect against damaging insects (e.g. bark beetles) and diseases. The intent is to mitigate the serious danger posed to forests from coniferous trees that are cut in land clearing operations and are then allowed to remain exposed and untreated against noxious insects, which then multiply in the felled trees to later attack and damage healthy coniferous trees.

- (a) **Applicability.** The provisions in this Section apply to coniferous trees located on land in the Mountain Region. Every person, firm, or corporation, whether as principal, agent, or employee, that has control of, right of entry on, or access to land in the Mountain Region shall comply with this Section.
- (b) **Treatment of felled trees.** Except as otherwise provided by this Section, felled coniferous trees, portions of trees, and stumps shall be treated in compliance with at least one, or a combination, of the following methods and the method in Subsection (c) (Stump treatment), below, within 15 days after a coniferous tree has been cut.
 - (1) Remove to a solid waste disposal site specifically designated by the County for this type of use.
 - (2) Burn sufficiently to consume the bark, when allowed by the Fire Department and the Air Pollution Control District.
 - (3) Lop and scatter material less than four inches in diameter so that it is piled no higher than 24 inches above the ground, when allowed by the Fire Department.
 - (4) Remove the bark
 - (5) Chip or grind.
 - (6) Split and scatter with bark toward the sun for a minimum of 45 consecutive days or until final inspection is completed, whichever is less.
 - (7) Stack in the sun and cover with six mil clear plastic, which has a continuous seal from the outside and for at least 180 days.
 - (8) Spray with a commercial insecticide, as approved by the Agricultural Commissioner for these insects and purposes.

- (9) Treat under any other method approved by the enforcement officer in writing.
- (c) **Stump treatment.** Fresh cut stumps of live coniferous trees shall be protected from infection by Annosus Root Rot (*Fomes annosus*) with borax powder (granular tech, 10 mole) as soon as possible after felling, covering the entire newly exposed cut and/or broken surface completely with a thin uniform layer of white borax within two hours.
- (d) **Inspections.** In the case of construction activity, the Building Official shall not approve development permit inspections until felled coniferous trees, portions of trees, and stumps are treated in compliance with this Section.
- (e) **Certificate of compliance.** Where trees have been treated by an approved method and the evidence of treatment is not readily observable to the inspector on the construction site, the Building Official shall require a permittee to obtain a certificate that the treatment has been completed in an acceptable manner. The certificate may be from one of the following authorities:
- (1) Fire Chief.
 - (2) Agricultural Commissioner.
 - (3) Appropriately certified Pest Control Adviser as defined in Food and Agriculture Code Section 11401 et seq.
 - (4) Qualified Applicator as defined in Food and Agriculture Code Section 11401 et seq.
- (f) **Extension of time of enforcement.** If compliance with Subsection (b) (Treatment of felled trees) and Subsection (c) (Stump treatment) within the specified time periods is impractical because of inaccessibility to the cut timber due to snow or flooding, an enforcement officer may extend the period of time for compliance.

Adopted Ordinance 4011 (2007); Amended Ordinance 4067 (2009)

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