Hilltop
Community Plan

Final Draft Community Plan
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General Plan
County of San Bernardino

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Hilltop Community Plan

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1 INTRODUCTION

HT1.1 PURPOSE OF THE COMMUNITY PLAN

The primary purpose of the Hilltop Community Plan is to guide the future use and development of land within the Hilltop Community Plan area in a manner that preserves the character and independent identity of the community. By setting goals and policies for the Hilltop 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 Hilltop unique.

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

HT1.2 COMMUNITY BACKGROUND

HT1.2.1 LOCATION

The Hilltop Community Plan area is completely within the San Bernardino National Forest, lying east of Lake Arrowhead, and west of Big Bear Lake. The plan area encompasses approximately 40 square miles, which includes the communities of Running Springs, Arrowbear and Green Valley Lake (see Figure 1-1, Vicinity/Regional Context). Also included are the neighborhoods of Fredalba, Smiley Park Country Club, Nob Hill, Seymour Flats, Crab Tree Flats and the Snow Valley ski area

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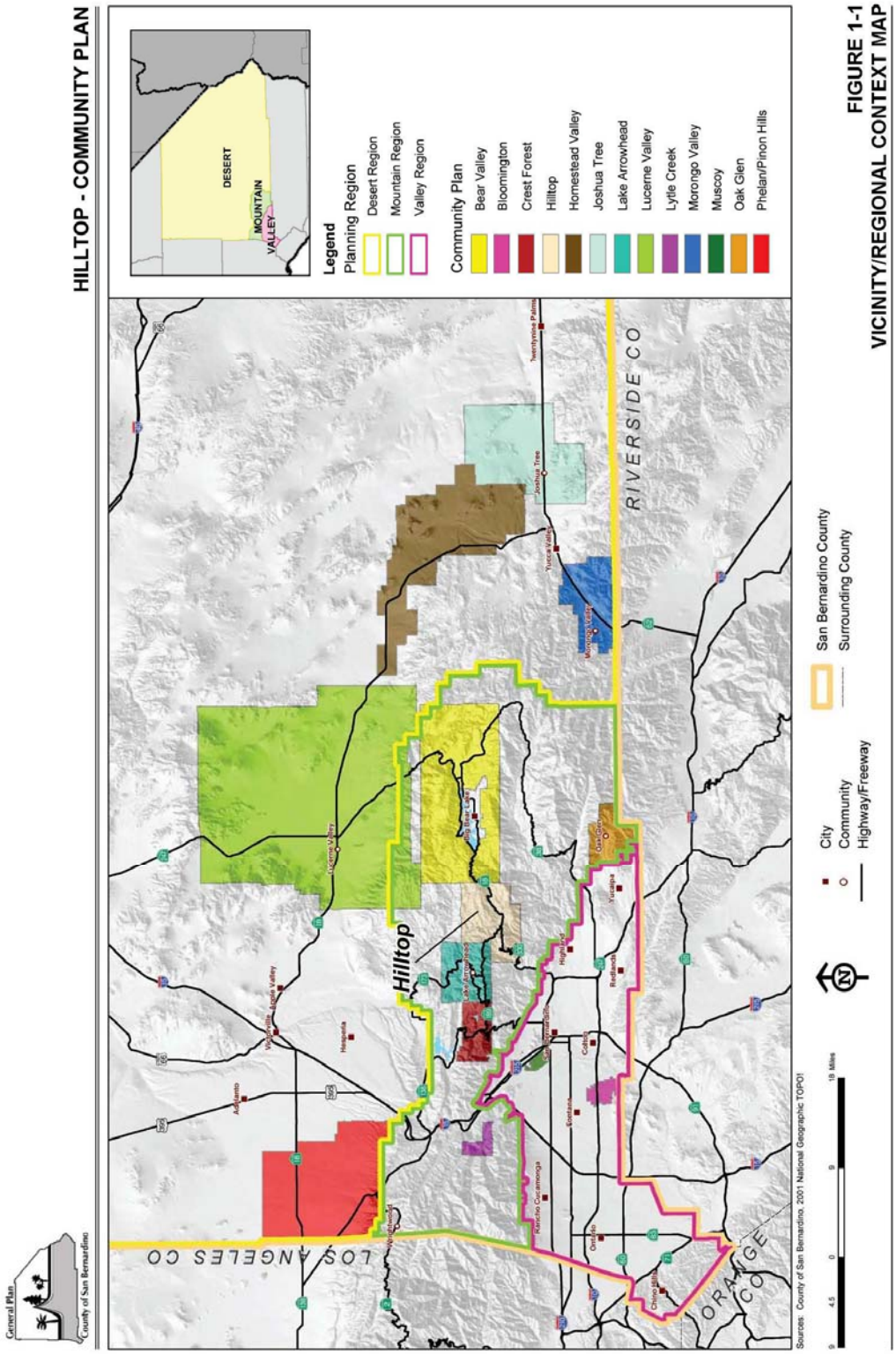
HILLTOP - COMMUNITY PLAN
General Plan
County of San Bernardino
DESERT
MOUNTAIN
VALLEY
Legend
Planning Region
Desert Region
Mountain Region
Valley Region
Community Plan
Bear Valley
Bloomington
Crest Forest
Hilltop
Homestead Valley
Joshua Tree
Lake Arrowhead
Lucerne Valley
Lytle Creek
Morongo Valley
Muscoy
Oak Glen
Phelan/Pinon Hills
Hilltop
LOS ANGELES CO
RIVERSIDE CO
ORANGE CO
San Bernardino County
Surrounding County
City
Community
Highway/Freeway
Sources: County of San Bernardino, 2001 National Geographic TOPO!
FIGURE 1-1
VICINITY/REGIONAL CONTEXT MAP

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HT1.2.2 HISTORY

In the mid 1800s timber became recognized as a valuable natural resource within the area and roads were built to facilitate lumber production. In 1890, C. D. Danaher formed the Highland Lumber Company and a sawmill and logging operation was established near today's Live Oak Drive, just west of the Fredalba area. Excess lumbering to feed the intense demand for timber reflected a general neglect of conservation practices and environmental concerns. Local citizens and community groups quickly recognized the value of the mountains as a watershed to protect and foster growth in the valley. They petitioned the Federal Government for protection of the mountain forests and watersheds. Congress enacted the Forest Reserve Act in 1891 and the San Bernardino Forest Reserve was established in 1893.

In 1915 circulation in the mountains was improved when the "101 Mile Rim of the World" highway was constructed from Lake Arrowhead through Fredalba and Green Valley to Big Bear Lake. By 1917, the County assumed responsibility for improvement and maintenance of City Creek Road, which resulted in increased interest in the Fredalba area by travelers and potential residents. In 1920, Raymond Luring acquired 140 acres adjacent to Fredalba (now Smiley Park Country Club) and began to subdivide the land for development. However, Luring had to halt development because of a water shortage. In 1923, additional lands were acquired and development was initiated in the area that is now known as Running Springs. In 1924, Arrowbear was subdivided into lots, and a dam was built to create Arrowbear Lake. The following year, another lake was created by Ray Luring at the north end of Hunsaker Flats, and the Lake Luring Country Club was established. Around the same time, Green Valley was also subdivided and development initiated. During the Great Depression in the late 1920s, the Running Springs area experienced a decline in business and development.

Between 1946 to 1950, Snow Valley established itself as a major winter recreation attraction when it installed its first rope tows and ski lifts. Recreation opportunities also became more accessible when State Highway 30 (now 330) was constructed as two paved lanes. In 1950, the Luring Pines Mountain Club was constructed with an Olympic size swimming pool and tennis courts. After many years of inactivity, development was renewed in 1954 and stimulated much of what are today's residential land uses in the area.

The original Hilltop Communities Plan was adopted in March, 1985. The plan was intended as a short-range plan to implement those portions of the General Plan that directly affected the Hilltop communities. The 1989 General Plan update proposed that comprehensive community plans be incorporated into the General Plan and Development Code. However, full incorporation was not completed due to budget and staff constraints. The Phase I Scoping of the 2006 General Plan update recommended that the Community Plan program be reinstated to help fulfill the need for development guidance of certain unique communities within the County. The Hilltop community was selected as one of 13 areas that would have a community plan prepared in conjunction with Phase II of the San Bernardino County General Plan update.

HT1.2.3 DESCRIPTION OF THE PLAN AREA

The Hilltop Community Plan area is located approximately 100 miles east of Los Angeles and 18 miles north of San Bernardino. The community is located in heavily wooded, mountainous terrain consisting of pine forests, gently rolling meadows, steep slopes and numerous ravines with elevations ranging from 6,050 to 7,100 feet above sea level.

The natural land features present constraints to development due to geologic and soil conditions. There is a fault line that passes southeast to northwest through the western portion of the plan area, east of Fredalba.

This fault is potentially active, but very little after-shock activity is expected because of the area's bedrock composition. There are also several areas known to have geologic hazards, including seismic and landslide potentials.

There are a number of lakes within the plan area including, Green Valley Lake, Arrowbear Lake, and Deep Creek Lake. Deep Creek, also located within the plan area, is a state-designated Wild Trout Stream. The Forest Service considers Deep Creek to be eligible for National Wild and Scenic River status in recognition of its outstanding scenic, recreational, historical/cultural, fish, wildlife, and ecological values. The plan area provides an important habitat for many biotic species, including several rare species such as the Lemon Lily and the Rubber Boa. The Snow Valley Ski area provides recreational opportunities and is located at the eastern edge of the plan area adjacent to Big Bear Valley.

HT1.3 COMMUNITY CHARACTER

HT1.3.1 UNIQUE CHARACTERISTICS

The Hilltop Community Plan area is known as a charming, small-town, mountain community; attractive for its climate, scenic resources and sense of remoteness from urban life. Highways 18 and 330 converge in Running Springs, and it is often a stopping point for travelers on their way to Big Bear.

HT1.3.2 ISSUES AND CONCERNS

A series of public meetings for the preparation of the plan were held in 2003 and 2004. The issues and concerns identified in this section are based on input from those meetings. Several issues set Hilltop apart from other mountain communities, suggesting that different strategies for future growth may be appropriate. Among these are the relationship to surrounding communities and community character and commerce.

A. RELATIONSHIP TO SURROUNDING COMMUNITIES

The Hilltop plan area, particularly Running Springs and Arrowbear Lake, is a highly trafficked area leading to the Big Bear Valley. Highway 18 is the primary road traveled to the Big Bear Valley area. Hilltop does not have the same growth pressures facing other mountain communities due to the limited supply of private land available for development. However, residents are concerned with the impacts that future growth and development in surrounding areas will have on an infrastructure system they sense is already strained. The Hilltop community's primary concern is traffic, circulation, and parking, particularly the additional traffic volumes that are experienced during weekends and holidays.

B. COMMUNITY CHARACTER AND COMMERCE

Residents expressed a strong desire for a park or central gathering place to help promote a sense of community. In addition, residents expressed a desire to improve the commercial viability of the area. Their concerns regarding the businesses in their community were related to the existing location, lack of parking, and need to enhance the area's attractiveness. They do not desire an intensification of the type of commercial development allowed, but rather they aspire for a "public-friendly" commercial environment that is attractive to both visitors and residents. It is also important that the pursuit for commercial vitality does not disregard the importance of maintaining the community's natural setting, small-town atmosphere, and mountain character.

HT1.3.3 COMMUNITY PRIORITIES

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

ENVIRONMENT

A key consideration in developing this community plan has been acknowledging the potential impacts that future development will have on the area's valued natural resources. The policies and recommendations included in this plan emphasize the protection of these sensitive resources, the integration of natural vegetation and open space, and development that is scaled and designed to enhance the natural surroundings. The public has identified the following environmental issues and concerns to be reflected and addressed in the community plan:

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

COMMUNITY CHARACTER

The Hilltop plan area and surrounding mountain areas will continue to experience growth as a variety of factors continue to drive people to migrate from more urban areas to areas attractive for their rural nature. Additionally, the area will continue to attract travelers on their way to Big Bear Valley. As the mountain areas develop, it will be imperative that adequate services and infrastructure are provided, that all improvements reflect the needs of locals as well as visitors, that all development maintains a sense of connection to the natural environment and that the small-town, rural-mountain character of the community is preserved. The public has identified the following community character issues and concerns to be reflected and addressed in the community plan:

A. Acknowledge service and infrastructure capacity and limitations of the area, particularly roads and water to serve future development.
B. Promote economic development that generates sustainable revenues, whose activities benefit the local people as well as visitors, are compatible with the natural environment and surrounding uses, and support conservation
C. Protect and preserve the rural mountain character of the community by maintaining primarily low-density residential development and compatible commercial development.
D. Expand recreation opportunities, trails systems and open space areas located on both public and private lands.

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2 LAND USE

HT2.1 INTRODUCTION

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

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

The Hilltop Community Plan area is contained within the San Bernardino National Forest. The National Forest comprises 19,711 acres within the Hilltop Community Plan area, which equates to approximately 77 percent of the total land area within Hilltop that is not under the jurisdiction of the County of San Bernardino. Table 1 provides the General Plan Land Use district distribution for the Hilltop Community Plan Area. As shown in Table 1, the most prominent land use designation within the community plan area that is under county jurisdiction is Resource Conservation (RC) at 2,391 acres or 40.8 percent. The second and third most prominent land use designations within the plan area are Special Development (SD) and Single Residential (RS), which make up approximately 27.3 percent and 21.6 percent respectively of the total land area. The Hilltop Community Plan area also contains Rural Living (RL), Multiple Residential (RM), Office Commercial (CO), Neighborhood Commercial (CN), General Commercial (CG), Service Commercial (CS), Community Industrial (IC), Institutional (IN) and Floodway (FW) land use districts; however these land use districts only make up a small percentage of the total plan area. Most of the commercial land use districts are primarily concentrated in the central portion of the plan area where State Highway 18 and 330 meet. This commercial area is known as downtown Running Springs.

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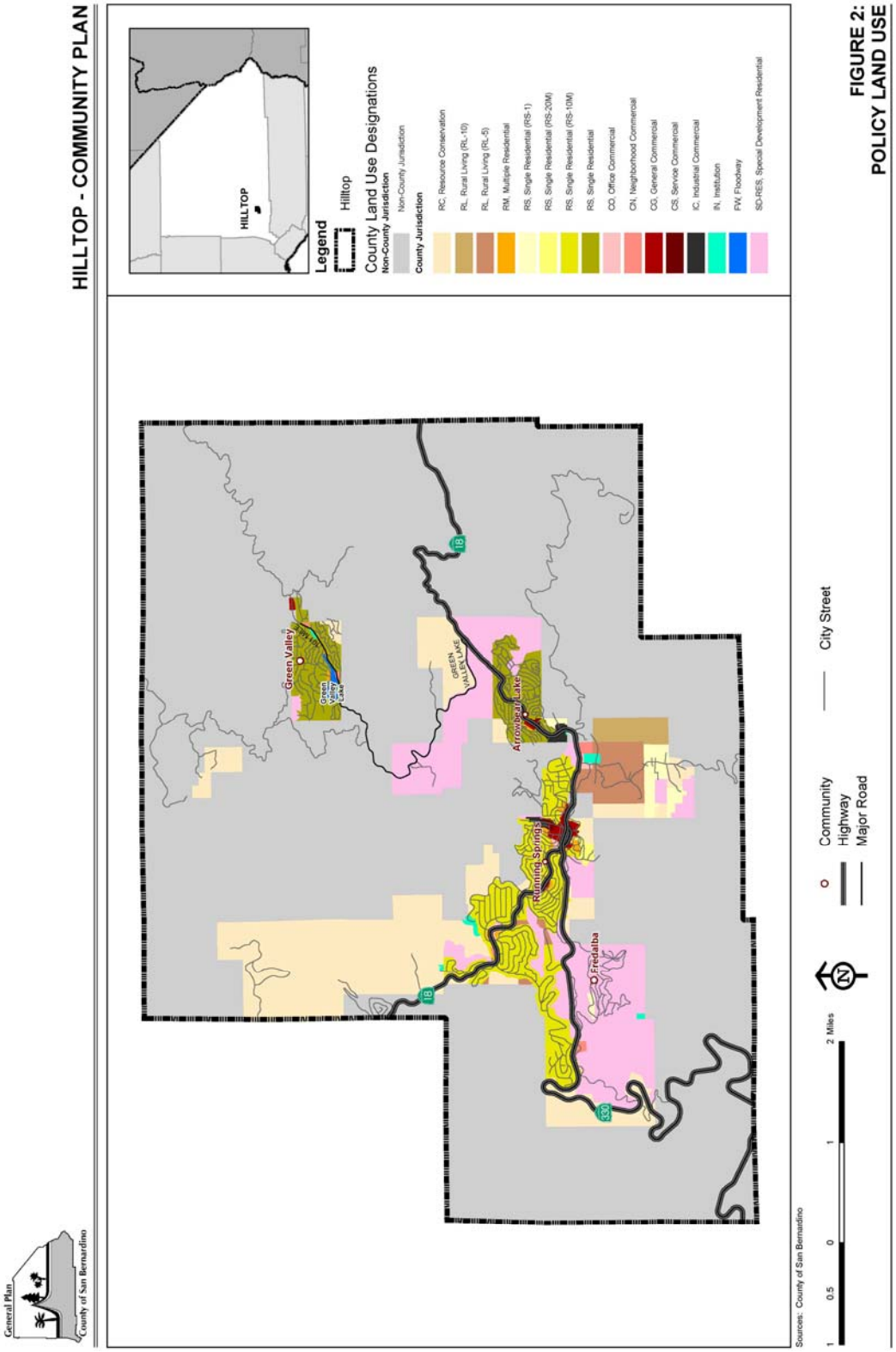

FIGURE 2:
POLICY LAND USE

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Table 1: Distribution of General Plan Land Use Districts

Land Use	Area (Acres) [1]	(%) Of Total Land Area
Resource Conservation (RC)	2,391	41%
Rural Living- 5 (RL-5)	240	4%
Rural Living- 10 (RL-10)	123	2%
Single Residential 10,000 (RS-10M)	853	15%
Single Residential 20,000 (RS-20M)	26	<1%
Single Residential 1(RS-1)	122	2%
Special Development -Residental (SD-RES)	1,595	27%
Office Commercial (CO)	24	<1%
Neighborhood Commercial (CN)	26	<1%
General Commercial (CG)	66	1%
Service Commercial (CS)	7	<1%
Community Industrial (IC)	30	<1%
Institutional (IN)	29	<1%
Floodway (FW)	18	<1%
Total Land Area Within Community Plan Boundary	**5,846**	**100%**
Source: URS Corporation		

A. Community Character (Land Use Issues/Concerns)

During public meetings held by the County, residents expressed concern regarding growth and the impacts of that growth on the character of the community. The mountain character of the Hilltop community is defined in part by the prominence of single-family residential development on large lots, the placement of homes, varied setbacks and elevations, diverse architecture, natural vegetation, natural topography and open spaces around the homes. The character of the community is further defined by the natural environment, and by the limited commercial and industrial uses.

Input gathered from residents of the Hilltop community suggests that the primary land use concerns are that the mountain character of the area, and the predominance of low-density residential land uses, are preserved. However, residents articulated that there is a need to create a definable community "core" that provides a more pedestrian-friendly setting with more opportunity for community interaction. Additionally, residents want to ensure that the rate of development does not exceed the capacity of infrastructure and services to serve development.

Table 2 provides the Land Use Policy Map Maximum Potential Build-out for the Hilltop Community Plan area. This build-out scenario provides the maximum build-out potential of the community plan area based on the Land Use Policy Map. Table 2 does not account for constraints to the maximum build-out potential. However, all development within the Hilltop Community Plan area, in particular residential development, is limited by provisions of the Fire Safety Overlay. The maximum build-out potential is constrained substantially by the slope-density standards and fuel modification requirements of the Fire Safety Overlay.

[1] Non-jurisdictional lands within the Hilltop Community Plan area were extracted from the areas included within the table.

Table 2: Land Use Policy Map Maximum Potential Build-Out

	Land Use Policy Map Maximum Potential Build-Out		
Land Use Designation	**Area (Acres)**	**Density (D.U. Per Acre)**	**Maximum Policy Map Build-Out (D.U. 's)**
RESOURCE CONSERVATION	2,391	0.025	60
RL-10	123	0.1	12
RL-5	240	0.2	48
RS-1	122	1	122
RS-20M	26	2	51
RS-10M	853	4	3,413
RS	261	4	1,043
RM	35	16	567
SD - RES	1,595	3	4,786
Total Residential	**5,646**	**-**	**10,102**
		FAR[1]	**SQUARE FEET[2]**
Office Commercial (CO)	24	0.5:1	522,720
Neighborhood Commercial (CN)	26	0.25:1	283,140
General Commercial (CG)	66	0.5:1	1,437,480
Service Commercial (CS)	7	0.4:1	121,968
Community Industrial (IC)	30	0.4:1	522,720
Institutional (IN)	29	0.5:1	631,620
Floodway	18	N/A	N/A
Total Non-Residential	**200**	**-**	**3,519,648**

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

(1) Floor Area Ratio (FAR) is a measure of development intensity. FAR is defined as the gross floor area of a building permitted on a site divided by the total area of the lot. For instance, a one-story building that covers an entire lot has an FAR of 1. Similarly, a one-story building that covers 1/2 of a lot has an FAR of 0.5.

(2) The total square feet for the non-residential land use designations was calculated by multiplying the area (acres) by the FAR and then converting the total acres to square feet. 43,560 square feet = 1 acre

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

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

The General Plan projection is based on the assumption that the Hilltop Community Plan area will continue to grow. This would provide a population of 7,765 people by the year 2030. The Maximum Land Use Policy Map Build-out assumes a maximum population of 26,720 based on the Land Use Policy Map. The number of households is projected to reach 2,960 by the year 2030. The Maximum Land Use Policy Map Build-Out assumes a maximum of 10,277 households based on the Land Use Policy Map. These numbers imply that the plan area will only reach 29 percent of its potential population and household capacity by the year 2030.

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

	1990	2000	Projection 2030	Average Annual Growth Rate: 1990-2000	Projected Average Annual Growth Rate: 2000-2030	Maximum Policy Map Build-Out	Ratio of 2030 Projection to 1989 General Plan Buildout Capacity
Population	4,807	6,026	**9,683**	2.3%	1.6%	27,376	0.35
Households	1,843	2,223	**3,363**	1.9%	1.4%	10,102	0.33
	1991	**2002**		**1991-2002**	**2002-2030**		
Employment	576	569	**921**	-0.1%	1.7%	6,008	0.15

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

HT2.2 GOALS AND POLICIES

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

Policies

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

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

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

B. That the change is compatible with surrounding uses, and will provide for a logical transition in the plan area's development. One way to accomplish this is to incorporate planned development concepts in the design of projects proposed in the area.

C. That the change shall not degrade the level of services provided in the area, and that there is adequate infrastructure to serve the additional development that could occur

as a result of the change. Densities should not be increased unless there are existing or assured services and infrastructure, including but not limited to water, wastewater, circulation, police, and fire, to accommodate the increased densities.

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

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

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

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

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

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

Policies

HT/LU 2.1 Concentrate future commercial development within existing commercial nodes (specifically downtown Running Springs, Arrowbear Lake, Green Valley Lake), centralized areas or neighborhood centers that are designed with the mountain character in mind to avoid strip commercial development along roads.

HT/LU 2.2 In coordination with the community, develop site design standards for commercial development within the plan area to ensure that architectural detailing and signage are compatible with the mountain character of the community, to ensure that sites are designed to be more pedestrian-friendly, and to provide adequate parking and buffers between commercial and adjacent residential uses.

HT/LU 2.3 Industrial land uses/zones shall be located in areas where industrial uses will best serve the needs of the community, and will have a minimum adverse effect upon surrounding property with minimal disturbance to the mountain environment and the total community.

HT/LU 2.4 Limit future industrial and service commercial development to that which is necessary to meet the service, employment, and support needs of the Hilltop community and limited tourism, and does not adversely impact the mountain environment.

HT/LU 2.5 Encourage joint funding and use of public open space facilities, such as parks and ball fields, between the Rim of the World Unified School District and the Rim of the World Recreation and Park District.

Goal HT/LU 3.	**Enhance development within the existing downtown commercial area of Running Springs.**

HT/LU 3.1 Support revitalization of the existing downtown commercial area.

HT/LU 3.2 Pursue cooperative funding sources, such as County CDBG funding, Chamber of Commerce, and Board of Realtors, to establish a public rest stop in downtown Running Springs. Research the feasibility of obtaining the parcel located across from the Unocal 76 Gas Station for this purpose.

HT/LU 3.3 Encourage the provision of additional public parking for use by patrons of the downtown area of Running Springs through public and/or private funding sources, and examine opportunities for shared parking by businesses.

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3 CIRCULATION AND INFRASTRUCTURE

HT3.1 INTRODUCTION

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

HT3.2 CIRCULATION - INTRODUCTION

A. Roadway System

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

The existing street system in Hilltop is characterized by a combination of state highways and local roadways (see Figure 3-1, Circulation). SR-18 and SR-330 bear the burden of nearly all local trips as well as the visitor traffic that comes from the valley region.

Hilltop Boulevard/Rim of the World Highway (SR-18) is a two-lane mountain major highway that provides access to the mountain region from both the valley region to the south and the desert region to the north. It provides local access between the Lake Arrowhead and the Big Bear Lake communities.

City Creek Road (SR-330) is designated by the County as a mountain major highway. It originates at the southward turn in the SR-30 alignment and is currently a divided four-lane freeway until just north of Highland Avenue. From Highland Avenue, this facility continues north and east as a two-lane rural highway until it terminates at a junction with SR-18 in the community of Running Springs. This roadway provides an alternative access route to the Lake Arrowhead and Big Bear Lake areas from the Inland Empire.

Green Valley Lake Road/101 Mile Drive is a two-lane mountain secondary highway that begins as an intersection at Hilltop Boulevard (SR-18), just northeast of the community of Arrowbear Lake, and extends approximately two miles northwest through San Bernardino National Forest. This roadway eventually turns northeast and continues another two and one-half miles to the community of Green Valley Lake. Within this community, this facility is renamed as 101 Mile Road.

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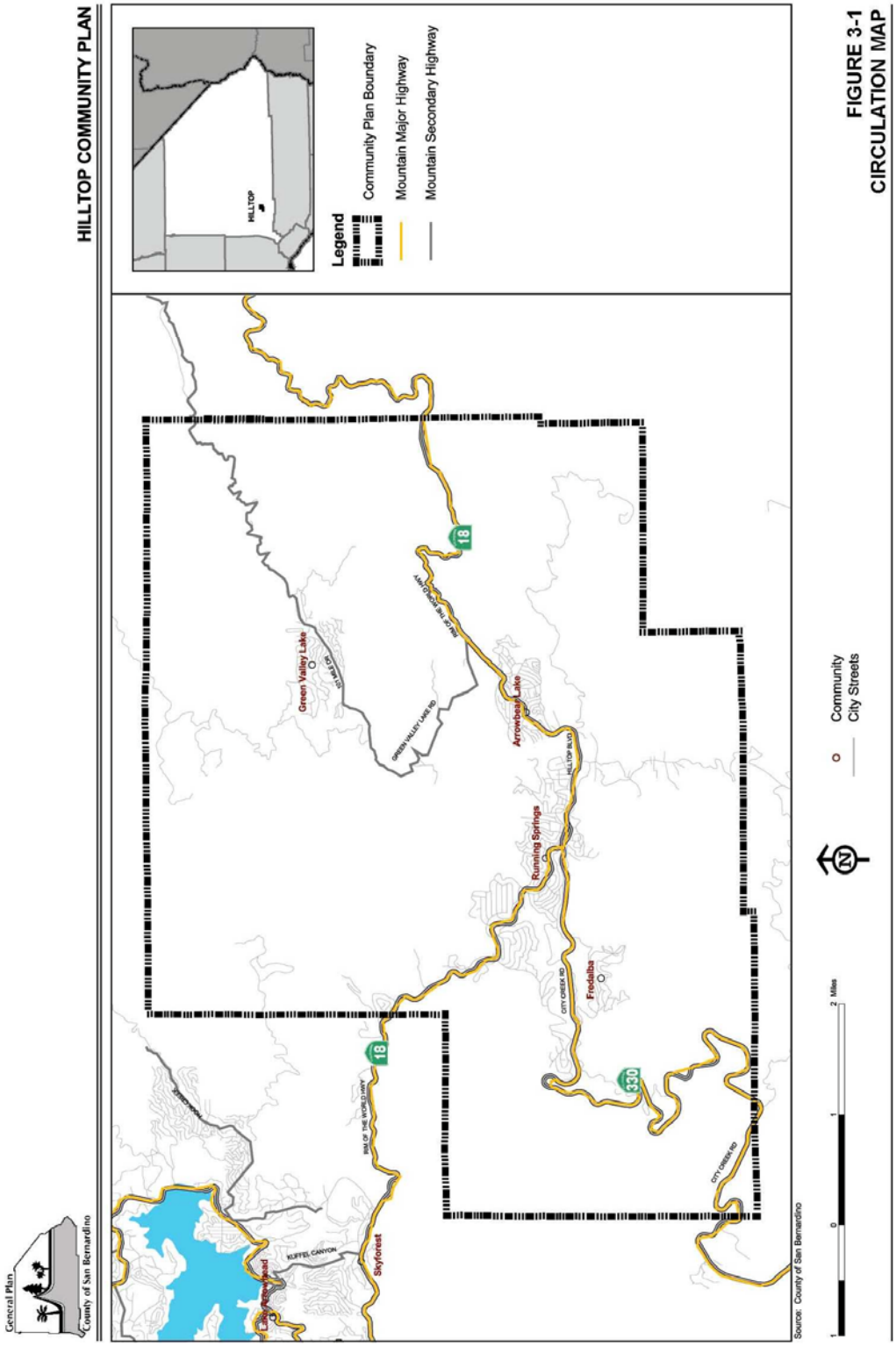

FIGURE 3-1
CIRCULATION MAP

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The entire mountain region relies primarily on SR-18 and SR-330 for access to the mountain from the valley region. These two highways not only accommodate traffic from the local population, but also from visitors who travel to the mountains on weekends and during busy holiday periods. Identifying and implementing future improvements will be a challenge that will have to address: a) a lack of local control over state-highway improvements, b) improvements that may be in conflict with the community's desire to maintain the area's scenic and natural resources and rural mountain character, and c) environmental constraints that will limit the feasibility of certain improvements to the road system.

The operating condition of the roadway system within the plan area was examined in terms of congestion and delay. Table 4 provides the existing and future 2030 roadway operating conditions for major County roads and highways within the Hilltop Community Plan area. The operating conditions include: Average Daily Trips (ADT) data, Volume to Capacity (V/C) ratios and Level of Service (LOS) data. The Average Daily Trips (ADT) data was provided by the County Public Works Department. Most of the vehicle trips data was collected in 2003 and 2004. The Volume to Capacity (V/C) ratio was calculated using the traffic counts (or ADT) and is a standard tool for describing the typical operating conditions of a roadway. The Level of Service data is based on the V/C ratio and helps to categorize and describe the degree of congestion on the roadways.

Table 4: Existing and Future Roadway Operating Conditions

		Existing 2004 Operating Condition			Future 2030 Operating Conditions		
Facility	**Begin-End**	**ADT**	**V/C**	**LOS**	**ADT**	**V/C**	**LOS**
Arterials							
Green Valley Lake Rd/101 Mile Drive	SR-18 - Lakeside Drive	1,000	0.083	A	1,049	0.087	A
	Lakeside Drive - Ridge Way	400	0.033	A	449	0.037	A
State Highways							
Rim of the World Hwy (SR-18)	SR-189 - SR-330	7,400	0.643	C	9,350	0.813	D
	SR-330 – Blue Jay Rd	7,100	0.592	C	9,100	0.791	D
City Creek Road (SR-330)	SR-30 – SR-18	11,000	0.948	E	14,800	1.287	F
Source: Myer, Mohaddes Associates.							

According to Table 4, most roadways within the plan area operated at acceptable Levels of Service in 2004. Green Valley Lake Road/101 Mile Drive operated at a Level of Service "A," which is described as a free flow traffic condition where drivers can maintain their desired speeds with little or no delay and are unaffected by other vehicles. Rim of the World Highway (SR-18) operated at a Level of Service "C," which is described as congested but stable traffic conditions where drivers begin to notice less freedom in selecting their speeds and a decline in freedom to maneuver. City Creek Road (SR-330) operated at an unacceptable Level of Service. This roadway operated at a Level of Service "E," which is described as congested and possible unstable traffic conditions where drivers' ability to maneuver is severely restricted and travel speeds are low and uniform.

Future 2030 conditions for the Hilltop Community Plan area indicate that Green Valley Lake Road will continue to operate at an acceptable Level of Service. Traffic conditions are expected to worsen on both State Highways 18 and 330.

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

B. Congestion Management Program Facilities

Within San Bernardino County, the San Bernardino Associated Governments (SANBAG) is designated as the Congestion Management Agency (CMA). SANBAG monitors regional transportation facilities and catalogs their daily operating Levels of Service in an effort to identify existing travel patterns and better plan for future transportation improvements in response to shifting travel patterns. There are two roadways designated as Congestion Management Program (CMP) facilities within the plan area: Hilltop Boulevard (SR-18) and SR-330. As determined in the 2001 update, the operation Levels of Services for these facilities are shown in Table 5. The Levels of Service (LOS) for the CMP facilities reflect a peak period measurement.

Table 5: CMP Facility Levels of Service

Facility	No. of Lanes	Peak Hour Volume	LOS (AM/PM)
SR-18			
Jct. Rte 189-Blue Jay Rd	2	1,160	E
SR-330			
Jct. Rte 30 – Jct. Rte 18	2-4	1,300	E

C. Pedestrian circulation, traffic and parking

Many of the roads in the Hilltop area are too narrow or lack enough visibility to safely accommodate non-motorized traffic. During the winter, this problem is compounded by snow. Snow piled along the roadways or in parking lots reduces traffic capacity, available parking, and non-motorized traffic circulation. Residents and visitors often park on the roads, which hinders snow removal and further congests traffic. While the narrow, winding roads cause traffic problems, they also help maintain the rural mountain character of the community. One of the challenges will be to balance the circulation needs of the community with the residents' desire to protect the mountain character.

The Running Springs downtown area in particular lacks appropriate pedestrian improvements and parking opportunities. Parking areas are limited and are not adequately controlled. This problem is compounded by vehicles being parked on the streets because of inadequate parking facilities. There are no pedestrian pathways to connect businesses within the downtown area. Creating a pedestrian environment requires provisions for walking and bicycle pathways, as well as an inviting streetscape. Creating a pedestrian oriented downtown would provide a focal point for a future system of bike lanes and pedestrian pathways that could extend into the surrounding residential neighborhoods and recreational areas. Rather than introducing curbs, gutters, and sidewalks, the design concept should emphasize use of pervious materials and emulate a rural, historic look.

The commercial areas within Arrowbear Lake and Green Valley Lake also have similar needs for pedestrian improvements and parking opportunities. Although the commercial areas are not as large

as downtown Running Springs, there is a similar need for adequately controlled parking areas, improved pedestrian and bicycle facilities and improvements to create more attractive streetscapes.

Access to schools is also a concern within the plan area. Hoffman Elementary is the only public school within the plan area, and is accessed by SR-18. The school district is planning a new intermediate school adjacent to Hoffman Elementary. Impacts, such as congestion resulting from school traffic, and pedestrian safety, are primary concerns.

D. Scenic Routes

The Hilltop Community Plan area has outstanding mountain scenery. The forest landscape highlights the natural resources within the plan area. Scenic highways play an important role in the preservation and protection of environmental assets. A County Scenic Route designation recognizes the value of protecting scenic resources for future generations, and places restrictions on adjacent development including specific sign standards regarding sign placement and dimensions, utility placement, architectural design, grading, landscaping characteristics, and vegetation removal. SR-18, SR-330 and Green Valley Lake Road/101 Mile Drive are all designated as County Scenic Routes and are subject to the provisions of the Open Space Overlay. SR-18 and SR-330 are also eligible for designation as scenic routes by the State, but have not been officially designated. The advantages of official designation are a positive image for the communities involved, preservation and protection of environmental assets, and potential increase in tourism.

HT3.3 CIRCULATION – GOALS AND POLICIES

CIRCULATION

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

Policies

HT/CI 1.1 Ensure that all new development proposals do not degrade Levels of Service (LOS) on Major Arterials below LOS "C" during non-peak hours or below LOS "D" during peak-hours.

HT/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.

HT/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.

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

HT/CI 1.5 Work with local and State agencies to ensure that transportation system improvements are made to SR-330 and SR-18 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.

HT/CI 1.6 Minimize the traffic load on SR-18, SR-330, and Green Valley Lake Road by requiring projects to minimize direct access to the main circulation roads, and encourage shared driveways for industrial and commercial uses on adjacent properties to promote use of the main circulation roads as throughways.

HT/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.

HT/CI 1.8 Preserve the status of SR-18, SR-330, and Green Valley Lake Road as County Scenic Routes, and ensure protection of their scenic values through the following methods:

A. Require compliance with the provisions of the Open Space Overlay.
B. Support hillside preservation regulations that will include standards for hillside development to regulate densities, address allowable cut and fill heights, soil and slope stability, grading and blending of contours, structural relationships, building foundations, and the like.

HT/CI 1.9 Seek State support and assistance for the designation of SR-18 and SR-330 as official State Scenic Routes.

HT/CI 1.4 Protect rights-of-way for mountain highways shown on the circulation portion of the County General Plan and require dedications as entitlements are given. SR-18 and SR-330 are designated as 80 foot wide mountain major highways and Green Valley Road is designated as a 60 foot wide mountain secondary highway.

HT/CI 1.10 Require a minimum 26 foot paved way for public roads and 24 foot paved way for private roads, and require dedications where applicable as conditions of approval on all discretionary actions.

HT/CI 1.11 All private roads shall be required to be maintained by a property owner's association that has the ability to keep the roadways passable through maintenance, snow removal, and enforcement of no parking within minimum access roadways.

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

Policies

HT/CI 2.1 Establish and coordinate a system of pedestrian and bikeway trails connecting residential areas to recreational facilities, the National Forest, and downtown Running Springs. Promote

safe and attractive crossings at logical points on major roads, and pursue opportunities to separate pedestrian and bicycle traffic from vehicular traffic particularly along SR-18 and SR-330.

HT/CI 2.2 Provide pedestrian improvements in commercial activity centers to enhance safety, to provide a high quality visitor experience, to enhance the mountain character of the area and reduce the need for vehicular travel.

HT/CI 2.3 Encourage the addition of bicycle routes whenever existing highways are widened or significant lengths of highways are improved.

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

Policies

HT/CI 3.1 Pursue opportunities for public parking areas within the downtown commercial district that are compatible with, and complimentary to, the surrounding land uses and are sensitive to the environment and mountain character.

HT/CI 3.2 To avoid on-street parking, require two off-street parking spaces on the same site with the main building for each residential dwelling unit. Driveways shall be designed to minimize grade so that year round access is assured, and on-street parking is avoided. For new residential subdivisions and multi-family developments, there must be direct access to a County or State-maintained paved road, and driveways shall not exceed 14 percent grade.

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

Policies

HT/CI 4.1 The Public Works Department, in coordination with the community, shall 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.

HT/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.

HT3.4 INFRASTRUCTURE - INTRODUCTION

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

A. Local Water Service

During meetings held by the County of San Bernardino, residents of Hilltop expressed concern about the availability of adequate water supplies to support projected population growth, and that water conservation methods should be enacted.

There are three local water suppliers for the Hilltop community. Arrowbear Park County Water District, Green Valley Mutual Water Company, and Running Springs Water District supply their specific areas as shown in Figure 3-2, Water Districts. A total of 4,967 service connections are served by these agencies. The water districts are public purveyors with a total of 3,837 connections. The water company is a private water purveyor with stakeholders and 1,130 connections.

Detailed information regarding future demand, the long-term availability of water, and future projects was not available for the water purveyors within the plan area. However, current infrastructure capacity, based on the estimated available connections reported by each of the water purveyors, is currently at approximately 66 percent of the total available connections for the plan area.[2] This leaves 34 percent available for connections within the plan area.

Each of the purveyors also purchase some of their water from Crestline–Lake Arrowhead Water Agency (CLAWA). CLAWA is a wholesale water purveyor that distributes water from the State Water project and pumps the water from Lake Silverwood through a single pipeline to the Hilltop area. CLAWA's service area includes approximately 50,000 acres from Cedar Pines Park to Green Valley Lake. CLAWA is permitted a maximum of 5,800 acre-feet per year from the State Water Project. Reports show that CLAWA used approximately 3,000 acre-feet, or 52 percent of their total water capacity, during what is considered peak year usage during the fires in 2003. General supply and policy information for water providers within the plan area is provided in Table 6.

[2] Estimated number of connections for all water purveyors was provided by Running Springs Water District

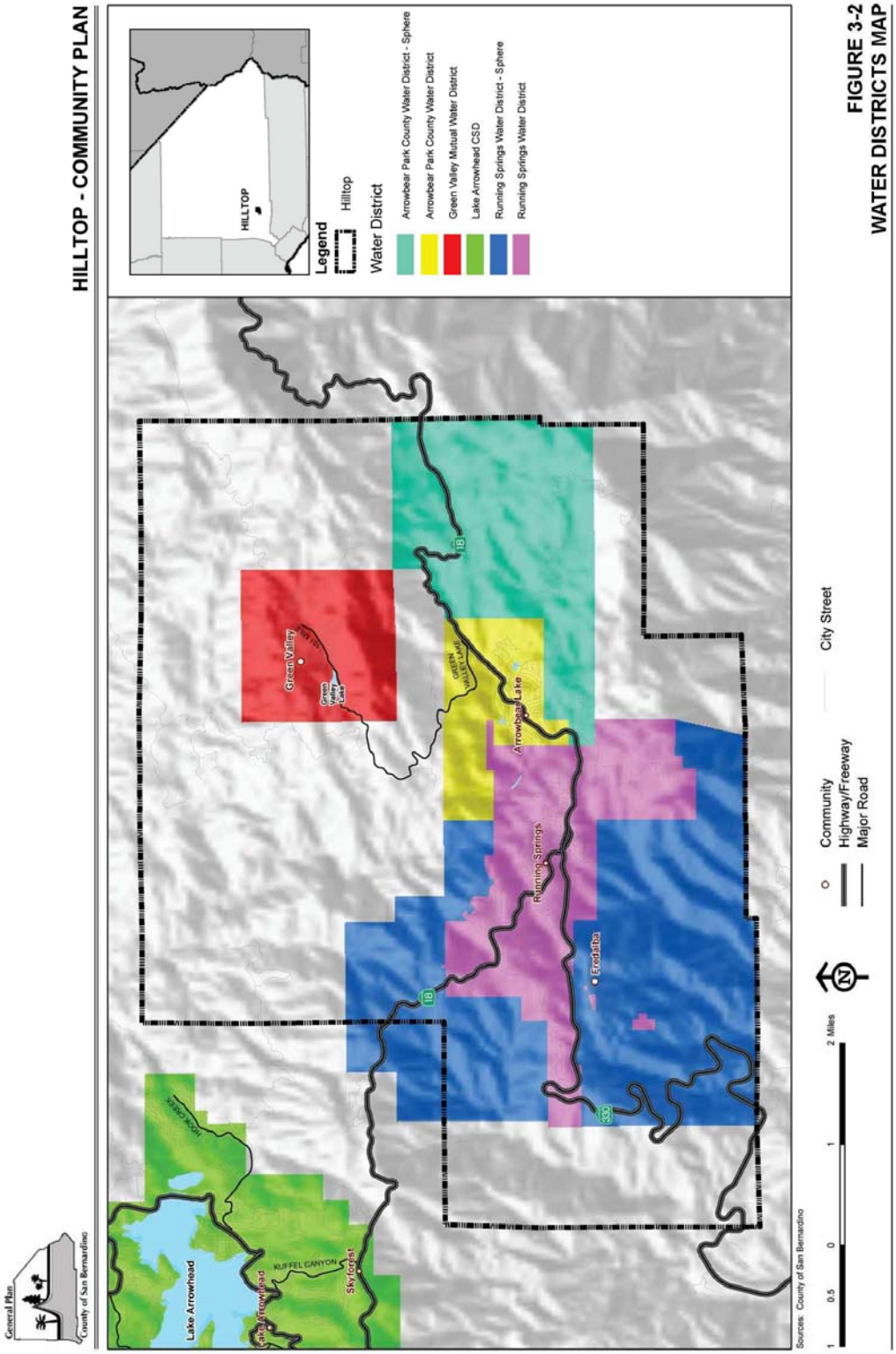

FIGURE 3-2
WATER DISTRICTS MAP

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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 *
Crestline – lake Arrowhead Water District (CLAWA)	135	10,000(1)	3,000 A.F.	No	Lake Silverwood	5,800 A.F./year
Arrowbear Park Co.	955	582	190 A.F.	No	CLAWA	0
Green Valley Mutual Water Co.	1,130	700-3,000	80 A.F.	No	CLAWA	3.0 A.F.
Running Springs Water District	2,882	4475	696 A.F.	Yes	CLAWA	495 A.F.

* annual estimate

(1) Approximately 10,000 permanent and 20,000 part-time (weekends, holidays) population; CLAWA includes all wholesale water usage in this total

There are other water sources in the plan area,; however, these are only for private use. The two largest include Snow Valley Ski Area and Smiley Park Country Club. Snow Valley Ski Area has several wells on site used for domestic water sources and snowmaking.There has been discussion regarding the installation of a new, treated, effluent line from the sewage treatment plan that would provide a reliable supply of water for snowmaking. Smiley Park Country Club has three water sources and all water is used privately.

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 depending on the amount of snowmelt and rainfall.

B. Regional Water Supply

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

C. Wastewater

Most of the larger neighborhoods within the Hilltop Community Plan area are serviced by a sewer agency, however the neighborhoods of Fredalba, Smiley Park and Crab Flats are not. There are also other remaining exempt sites that have been developed with septic tanks and leachfield systems. There are three agencies that provide sewer service to the Hilltop area: Running Springs Water District, Arrowbear Water District, and County Service Area (CSA) 79 (see Figure 3-3, Wastewater System). CSA 79 wastewater is collected in a network of sewer laterals, and then transported to sewer mains to two pump lift stations. The waste is then transported through force mains to the Running Springs Wastewater Treatment Plant. This plant receives waste from Running Springs Water District, Arrowbear Water District, and CSA 79. Based on information from Running Springs Water District, the plant has a total capacity of 1.0 million gallons per day and is currently at 52.5 percent of this design capacity. Based on rough information concerning the number of available connections, approximately 71 percent of the available sewer connections have been used, with 29 percent remaining.[3] Table 7 provides existing and future flow information for the Wastewater Districts.

[3] Connection estimates provided by Running Springs Water District

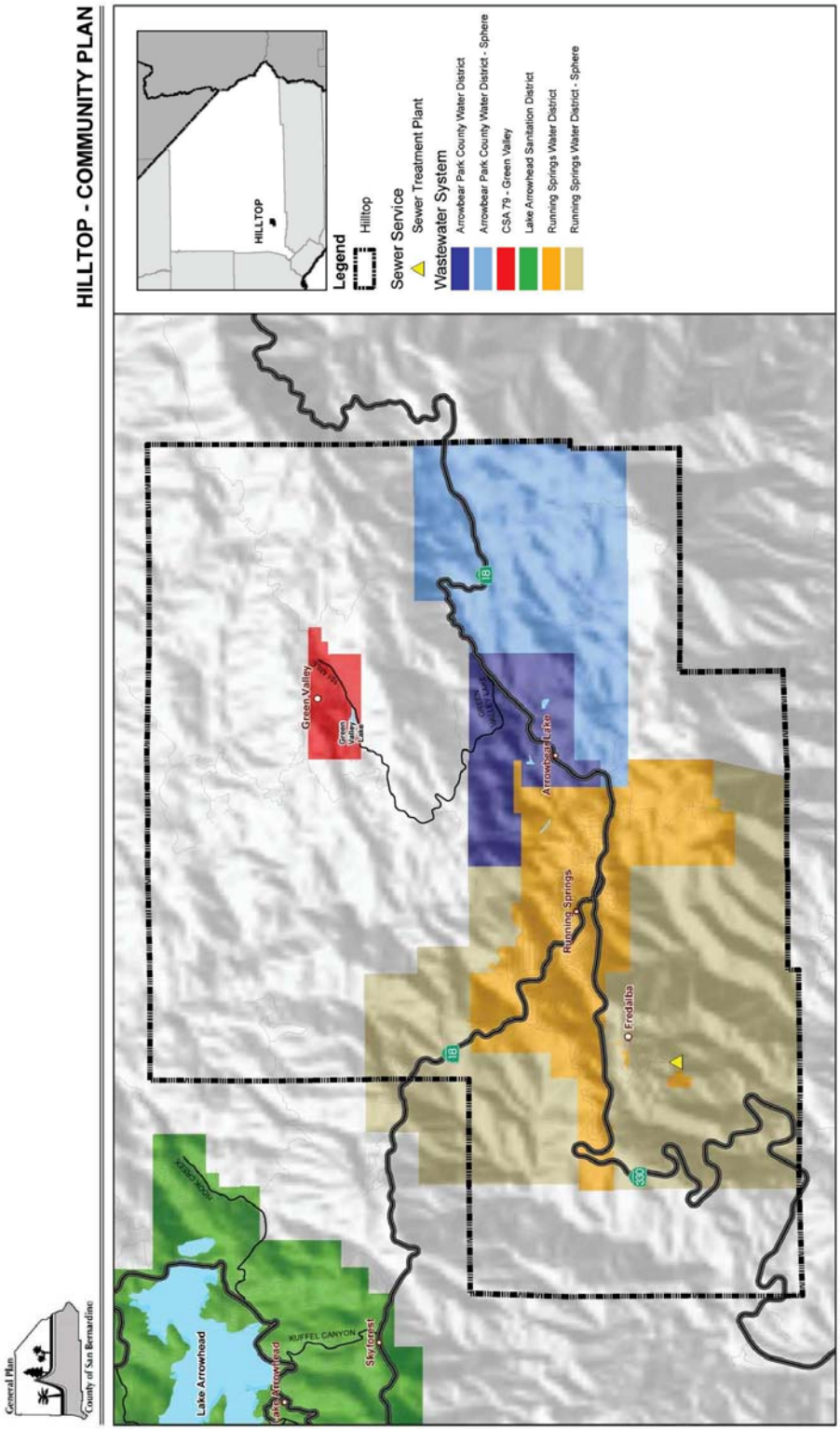

FIGURE 3-3
WASTEWATER SYSTEM MAP

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Table 7: Wastewater Agencies/Districts

Wastewater Treatment Provider	Population Served in area	Existing Flow (mgd)	Existing Design Flow (mgd)(3)	Future Design Flow (mgd)	Permitted Design Flow (mgd)
Green Valley County Service Area 79 (CSA 79)	Approx. 1,860.(1)Residents 1,284 Connections		.43(2)	.43	.43
Running Springs Water District	5,000 Residents	.525	.600	1.0	1.0
Arrowbear Park County Water District(3)	600 Residents 957 Connections	.082	.281	.281	.281

Notes:
(1) According to CSA 79 approximately 75% of the households are occupied year –round.
(2) This is the design maximum flow for Running Springs WWTP
(3) There is an existing design flow capacity of .75 (mgd) to be shared by all three districts.

HT3.5 INFRASTRUCTURE - GOALS AND POLICIES

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

Policies

HT/CI 5.1 Through the development review process, permit new development only when adequate water supply exists or can be assured.

HT/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.

HT/CI 5.3 Support efforts to continue to improve cooperation and communication among water providers and the County in addressing water related issues.

HT/CI 5.4 Support conjunctive use (operating water resources under a common management) of the area's water supplies.

HT/CI 5.5 Any projects which propose the commercial extraction and exportation of native groundwater shall be required to prepare a thorough hydrogeological investigation as analyzed in an Environmental Impact Report. The County will not support the extraction and exportation of native groundwater for commercial purposes in any situation that results in significant impacts to the environment.

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

Policies

HT/CI 6.1 Support conservation and efficient water use in an effort to minimize the need for new water sources.

HT/CI 6.2 In coordination with local water providers, provide education for voluntary water conservation. Plan and implement educational programs and events promoting water conservation.

HT/CI 6.3 Promote the use of native low water use vegetation (especially drought tolerant plants) in landscaping and discourage inappropriate use of vegetation unsuited to the mountain climate.

HT/CI 6.4 Minimize the use of turf grass.

HT/CI 6.5 Promote use of water efficient irrigation practices for all landscaped areas.

HT/CI 6.6 Regulate the extent and amount of impervious surfaces coverage.

Goal HT/CI 7. Maintain and enhance the quality of lakes, streams and underground water supplies.

Policies

HT/CI 7.1 Require the timely hookup to sewers for any development within a Sanitation District and currently adjacent to existing lines, through notification by the district and referrals, when development is proposed.

HT/CI 7.2 Minimize the runoff of surface water and establish controls for soil erosion and sedimentation through the following policies:

A. Through the development review process, require replanting of ground cover in denuded areas with revegetation, either indigenous to the area or compatible with the climate and soil characteristics of the local community.
B. When development occurs, provide for the retention of natural drainage channels and capacity of the site where feasible.
C. When feasible, require developers, through the development review process, to maintain existing percolation and surface water runoff rate by discouraging the paving of large surface areas.

4 HOUSING

[See the Housing Element of the General Plan]

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5 CONSERVATION

HT5.1 INTRODUCTION

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

A. Natural Resources

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

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

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

B. Deep Creek

Deep Creek is a state designated Wild Trout stream. The Forest Service considers Deep Creek to be eligible for National Wild & Scenic River status in recognition of its outstanding scenic, recreational, historical/cultural, fish, wildlife, and ecological values. Most of the stream is located within the National Forest, however, a portion of the stream does run through private lands near the Arrowbear area. Residents expressed concerns with protection of Deep Creek as an important natural resource.

HT5.2 GOALS AND POLICIES

Goal HT/CO 1.	**Preserve the unique environmental features of Hilltop including native wildlife, vegetation, and scenic vistas.**

Policies

HT/CO 1.1 Encourage protection of natural features and scenic vistas by using the Special Development (SD) District or Zone to implement Planned Unit and Planned Residential Development concepts.

HT/CO 1.2 Continue to identify and protect unique habitats supporting rare and endangered species by applying the Biotic Resources Overlay.

HT/CO 1.3 Work with Federal, State and local agencies to develop dedicated wildlife corridors.

HT/CO 1.4 Consider design, construction and maintenance techniques in the County Flood Control District system, where technically and economically feasible, which allow the growth of habitat and the use of the flood control system by wildlife.

HT/CO 1.5 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. Dispersion Corridor Open Space Area
B. Deep Creek Open Space Area

HT/CO 1.6 Support continued conservation efforts to ensure protection of Deep Creek.

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

Policies

HT/CO 2.1 Work collaboratively with the California Department of Forestry and Fire Warden (CDF), the Natural Resources Conservation District and the U.S. Forest Service to implement a long-term Forest Health Restoration and Maintenance Program that will restore fire resiliency, increase safety, and provide community and forest sustainability.

HT/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.

HT/CO 2.3 Require the re-vegetation of any graded surface with suitable native drought and fire resistant planting to minimize erosion.

HT/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.

HT/CO 2.5 Require an approved landscape plan as part of the location and development plan review and approval process for all proposed residential tracts, commercial and industrial projects.

6 OPEN SPACE

HT6.1 INTRODUCTION

The natural setting, which includes open space, recreational areas, and natural resources, is the contributing factor to the mountain character of the Hilltop 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 Hilltop 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 Hilltop community is completely surrounded by the San Bernardino National Forest. Approximately 77 percent of the land within the Hilltop Community Plan boundary is National Forest. The Hilltop Community Plan area contains the Snow Valley Ski area, a number of campgrounds, organization camps, and hiking trails, 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 (USFS) for open space preservation

Even with the 19,711 acres of national forest lands within the Hilltop Community Plan area, residents have expressed a need 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 within their communities. Additionally, residents have expressed the desire for a central park that would serve the entire community.

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

B. Trails

The Hilltop Community Plan area contains various 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 U.S. Forest Service (USFS), through its offices in San Bernardino and Sky Forest, is responsible for maintaining these facilities.

There are no formal County trails recognized within the Hilltop 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 the downtown commercial area. 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.

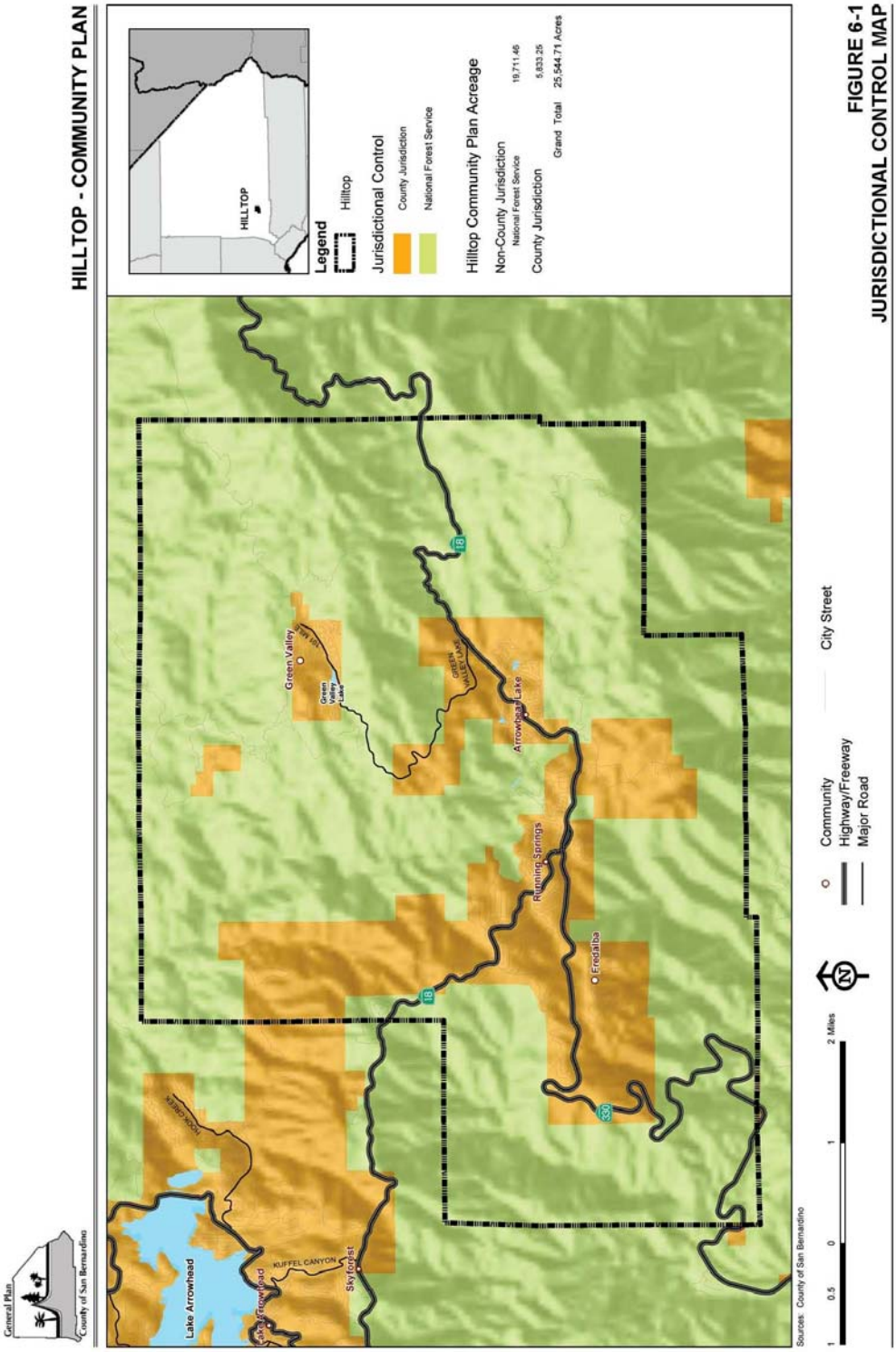

FIGURE 6-1
JURISDICTIONAL CONTROL MAP

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HT6.2 GOALS AND POLICIES

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

Policies

HT/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.

HT/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.

HT/OS 1.3 Work with the U.S. Forest Service (USFS) to designate more areas for recreational activities, such as snow play areas, Recreational Vehicle (RV) parks, and campgrounds, etc.

HT/OS 1.4 Work with USFS to designate trails for Off-Highway-Vehicle use, and establish programs for Off-Highway-Vehicle use education.

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

Policies

HT/OS 2.1 In coordination with the community, establish priorities and identify opportunities for park development and establish a park and recreation plan for the Hilltop community.

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

HT/OS 2.3 Research the opportunity to acquire land within the downtown Running Springs area to dedicate as a central community park.

HT/OS 2.4 Allow the Recreational Vehicle park and snow play area known as "Canyon Park," located near the southwest corner of State Highway 18 and School House Road, to continue to operate and request expansions as needed, subject to applicable provisions of the Development Code.

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

Policies

HT/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.

HT/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.

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

HT/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.

HT/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.

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

Policies

HT/OS 4.1 Use open space corridors to link natural areas.

7 NOISE

[See the Noise Element of the General Plan]

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8 SAFETY

HT8.1 INTRODUCTION

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

A. Fire Services

Fire protection services are mainly provided by four fire districts within the Hilltop community (see Figure 8-1, Fire Districts). These districts are County Service Area 79 (Green Valley Lake) (GVY), Running Springs Water District (RSP), Arrowbear Park County Water District (ABL) and Community Service Area 38 (CSA). 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 Hilltop community include the California Department of Forestry and Fire Protection (CDF), the U.S. Forest Service and the Mountain Area Safety Taskforce (MAST).

Table 8 lists the fire stations and details regarding the services that each of the station provides (see Figure 8-2, Fire Stations).

Table 8: Fire Stations

Fire Stations	Fire District /Agency	Area Served	Equipment	Personnel (number and title)	EMT Response Capabilities	Availability of ambulance services	Nearest Medical Facilities
Green Valley Lake Station #129	County Service Area 79 (Green Valley Lake)	Green Valley Lake	Snowcat, Water Tender (WT), Pumper, RQ Squad	14 Paid Call Firefighters (PCF)	14 Paid Call Firefighters (PCF)	Running Springs Fire	Mountain Community Hospital (MTCH)
Running Springs Station #50	Running Springs Water District	Running Springs, Lakeview Point, Heaps Peak, Hwy 330	Engine 50, SQS1R, Medic Ambulance (MA) 50, Medic Ambulance (MA) 51A	1 capt/pm, 1 firefighter/pm, 1 Paid Call Firefighter (PCF)/EMT	All Paid Call Firefighter (PCF) staff (24)	one hard cover, 1 Paid Call Firefighter (PCF)	Mountain Community Hospital (MTCH)
Running Springs Station #51	Running Springs Water District	Running Springs, Lakeview Point, Heaps Peak, Hwy 330	Medic Ambulance (MA) 51, TS1, Engine 51, Snow Cat (SC) 51	1 BC/pm	All Paid Call Firefighter (PCF) staff (24)	PCF coverage	Mountain Community Hospital (MTCH)
Arrowbear Lake Station #271	Arrowbear Park County Water District	Arrowbear Lake, CSA 38 to Lake View Point on Hwy 18, Green Valley Lake	Engine 271 Type I, Engine 271A Type II, Brush (BR) 271 Type III, Squad 271 4x4, Snow Cat (SC) 271, c2700 central command vehicle	1 Chief, 2 capt, 2 engineers, 10 firefighters (all volunteers)	Basic Life Support (BLS) non transport agency	Running Springs Fire	Mountain Community Hospital (MTCH) or St. Bernadine's in San Bernardino

Fire Stations	Fire District /Agency	Area Served	Equipment	Personnel (number and title)	EMT Response Capabilities	Availability of ambulance services	Nearest Medical Facilities
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			Mountain Community Hospital (MTCH) or St. Bernadine's in San Bernardino
USFS Station 38, City Creek	U.S. Forest Service	U.S. Forest Service lands	Type III engine, Type IV patrol and utility vehicles	Engine=5 person, 7 days, summer only. Prevention Unit 38= 1 person, year round			Mountain Community Hospital (MTCH) or St. Bernadine's in San Bernardino
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			Mountain Community Hospital (MTCH) or St. Bernadine's in San Bernardino

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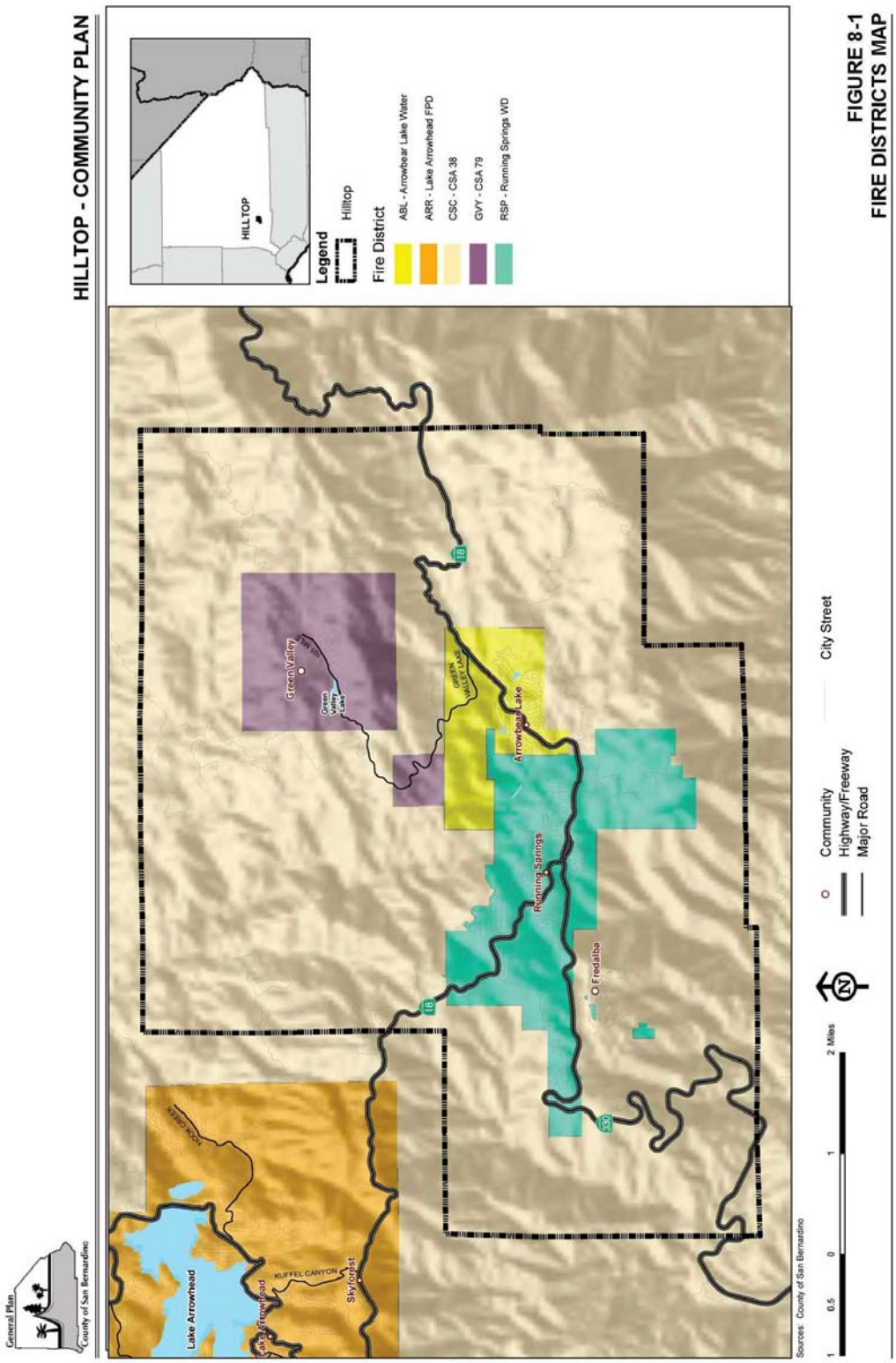

FIGURE 8-1
FIRE DISTRICTS MAP

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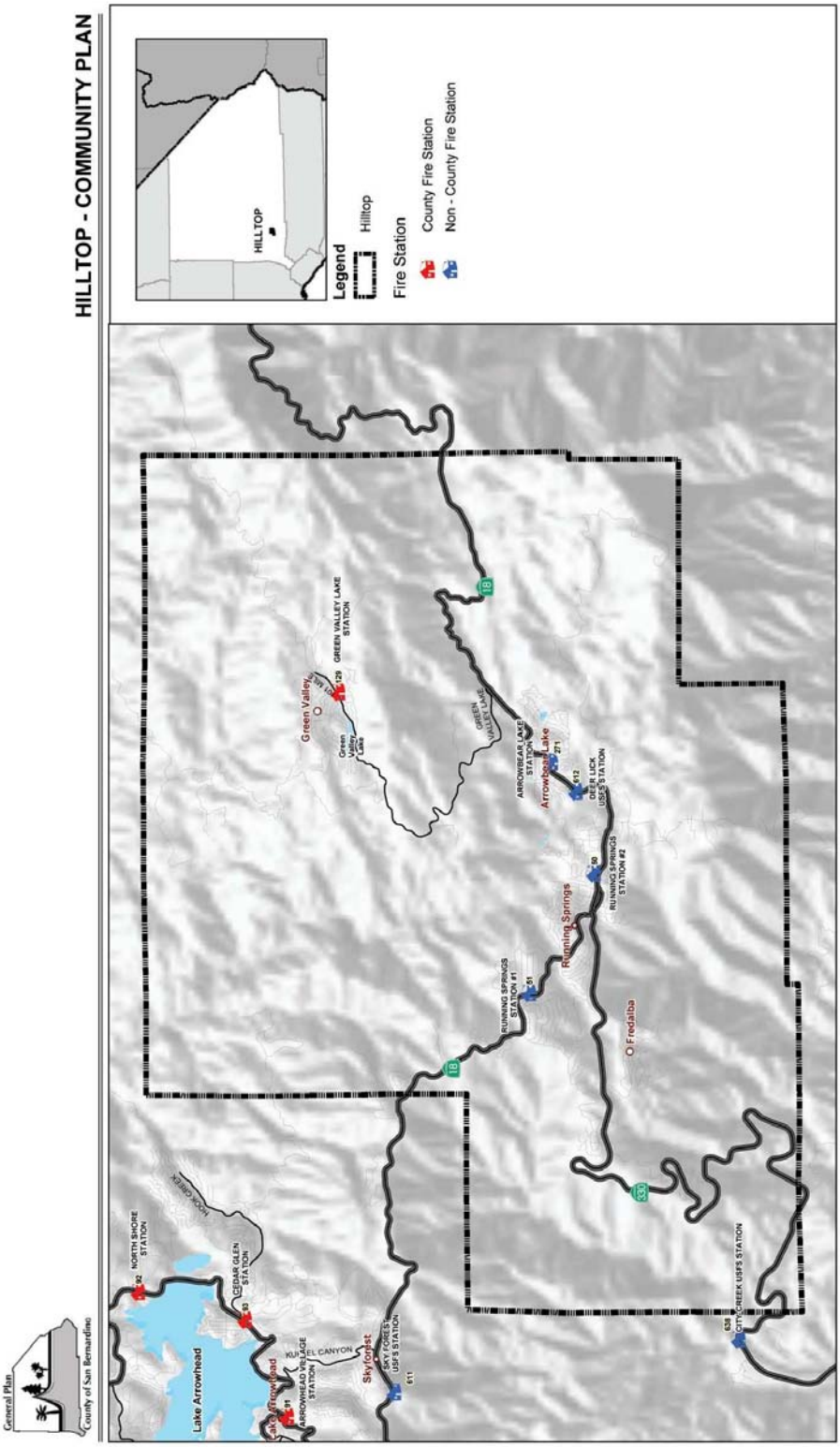

FIGURE 8-2
FIRE STATIONS MAP

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B. Evacuation Routes

Residents' primary concerns regarding safety in their community revolve around fire protection and the need for improved evacuation routes. SR-330, SR-18, Green Valley Lake Road, and Live Oak Drive are designated as evacuation routes. Specific evacuation routes will be designated during an emergency in order to respond to the specific needs of the situation and circumstances surrounding the disaster, and will be handled in accordance with the evacuation procedures contained within the County's Emergency Management Plan.

HT8.2 GOALS AND POLICIES

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

Policies

HT/S 1.1 Ensure that all new development complies with applicable provisions of the Fire Safety Overlay.

HT/S 1.2 Work with the appropriate local Fire Protection agencies to ensure that there is continued evaluation and consideration of the fire protection and fire service needs of the community commensurate with population growth.

HT/S 1.3 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 HT/S 2. Ensure that emergency evacuation routes will adequately evacuate all residents and visitors in the event of a natural disaster.

Policies

HT/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.

HT/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.

HT/S 2.3 Work with the Rim of the World School District to designate Hoffman Elementary School as an evacuation center/community safe area.

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

Policies

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

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

9 ECONOMIC DEVELOPMENT

HT9.1 INTRODUCTION

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

The local economy is driven by recreation and tourism. The Snow Valley Ski area, within the Hilltop Community Plan area, offers opportunities for skiing and snow boarding. The local lakes provide opportunities for fishing, and the National Forest provides additional opportunities for outdoor recreation such as hiking and camping. Downtown Running Springs is the primary commercial area within the community plan area and provides a mixture of retail establishments, restaurants, offices and service uses.

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

HT9.2 GOALS AND POLICIES

Goal HT/ED 1. Promote economic development that is compatible with the mountain character of the Hilltop community.

Policies

HT/ED 1.1 Encourage development and business activities that capitalize on the amenities and recreational activities contained within the National Forest, including skiing, biking, fishing, hiking and camping.

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

HT/ED 1.3 Support specific planning for downtown Running Springs with an emphasis on improving parking and circulation, enhancing the pedestrian experience and improving the design of buildings and sites to be compatible with the mountain character.

HT/ED 1.4 Work with County Economic and Community Development to pursue appropriate grant funding to assist in economic development activities.

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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 Hilltop 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 Hilltop 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.