

RECEIVED  
MAR 13 2002

March 10, 2002

Mike Williams and Tracy Creason, Senior Associate Planners  
County of San Bernardino, Advance Planning Division  
385 N. Arrowhead Avenue, Third Floor  
San Bernardino, CA 92415-0182

Re: Environmental Impact Report (EIR) for Moon Camp TT #16136

I am writing because of zoning changes proposed for a small community in the Big Bear Valley of San Bernardino County, Fawnskin. RCK Properties, Inc. is attempting to change the zoning of undeveloped acreage east of Canyon Drive from Rural Living to Single Residential with the intention of constructing 92 homes. This is a large development that will stretch through a riparian forest of juniper and conifer-covered hills. It is to include the building of 100 boat slips and a rerouting of a scenic highway. This action will remove the hilly landscape, lake access and hundreds of trees. The entire forest habitat that now exists will be altered forever.

This proposal brings many potentially serious problems for those who have come to this valley seeking the life style it has to offer. Members of this rural mountain community are greatly concerned about many aspects of this proposed development. I would like to propose the following questions and ask that your study carefully consider the following:

- How many trees will the development destroy? The number listed in the initial study addresses those to be removed to reroute the highway. How many additional trees will be removed to clear the land and build homes? Construction in this valley by those able to afford large homes in similar developments are often 7,000 to 8,000 + square feet. How will these huge footprints requiring the removal of animal and plant habitat affect the entire environment characterizing every resident's reason for settling in this remote and rural valley?
- How will the destruction of the habitat and lake access for the many wild animals living in the adjacent forest stress or destroy these animals? The encroachment of humans must be a serious concern of those doing this study. How will the removal of animal corridors in this development affect this entire valley?
- Substantial paving will be included in this development to serve this proposed density. How will this affect all aspects of the environment? How will paving, building construction, high water consumption living and landscaping, emissions from fossil fuel burning automobiles, and high density populations alter the climate of this community for all inhabitants?
- How will the destruction of this bald eagle habitat contribute to the survival of this precious species? Are requirements for eagle density and competition for feeding being considered?
- Are the expert biologists serving the United States Forest Service and stationed in this community being consulted? They have a first hand knowledge of this forest and how the humans who inhabit and visit it, affect its very survival.

RECEIVED  
MAR 13 2002  
HERBERT V. CLOTTIS  
SHIRLEYNE A. CLOTTIS  
PO BOX 24  
FAWNSKIN CA

March 10, 2002

COUNTY OF SAN BERNARDINO  
ADVANCED PLANNING DIVISION  
385 N. ARROWHEAD AVE  
SAN BERNARDINO CA 92415-0182

ATTENTION: TRACY CREASON, SENIOR ASSOCIATE PLANNER

EIR MOON CAMP TT#16136

DEAR SIR OR MADAM:

IN REGARDS TO THE ABOVE ENVIRONMENTAL IMPACT STUDY IN FAWNSKIN WE ARE VERY MUCH OPPOSED TO THE CURRENT PLANS BEFORE YOU FOR HIGH DENSITY DEVELOPMENT IN A FRAGILE, PRISTINE, ENVIRONMENT IN ONE OF THE FEW AREAS IN THE 'BIG BEAR LAKE REGION THAT HAS MANAGED TO RETAIN ITS UNIQUE RURAL ATMOSPHERE

I AM SURE ALL OF THE MANY ENVIRONMENTAL HAZARDS ASSOCIATED WITH A DEVELOPMENT OF THIS MAGNITUDE HAVE BEEN POINTED OUT TO YOU AND I SHALL NOT LIST THEM HERE ONLY ASK YOU TO REVIEW THEM CAREFULLY AND NOT MAKE HASTY DECISIONS ON A COMPLEX ISSUE SUCH AS THE ONE BEFORE YOU,

LETS LEAVE ONE AREA ON BIG BEAR LAKE OPEN WHERE PEOPLE CAN COME AND SEE WHAT BIG BEAR LAKE USE TO LOOK LIKE AND WHERE THEY CAN DRIVE ALONG THE LAKE AND HAVE ACCESS TO IT IF THEY SO CHOOSE. THEY COME FROM THE CITY TO GET AWAY FROM PEOPLE, CARS, K-MART'S, SUPER MARKETS, SMOG, ETC. PLEASE HELP US TO SAVE ONE AREA IN BIG BEAR WHERE THEY CAN STILL DO THAT.....

SINCERELY

*Shirleyne A. Clottis*  
*Herbert V. Clottis*

HERBERT V. CLOTTIS  
SHIRLEYNE A. CLOTTIS

.....

- Will this study consider the entire year and multiple years when addressing the impact of the increase in homes, cars, and people being proposed for this forest and this lake? Seasonal crowds are increasing as the population of the adjoining areas increase. How will the recreation of those unable to afford home ownership in this valley be affected?
- How will each of the zoning requirements affect the human inhabitants and the habitat and environment of plants and animals in this area? Will the Rural Living zoning or the Single Residential zoning be best for this tract of land and all dependent upon it for survival?

The EIR being conducted certainly addresses many of the concerns of the residents of this valley. The meeting held here by the county was well conceived and the county planners noted and seemed to give full attention to the concerns presented by the people able to attend the meeting. I have a great deal of trust in the sincerity and the professionalism demonstrated at that meeting. I do however, have major concern, no fear, that the most important question will not be addressed as the study is undertaken. This question is: Is it fair to allow monetary considerations of the few to totally destroy the habitat of the many who are here? Who protects the interests and requirements of wild animals that are not on the federal lists of endangered and threatened animals and plants? Who protects our interests? Isn't that why the original zoning was assigned this tract of land?

Please do not alter this unique community by this drastic re-zoning. To do so would be to destroy the very reason that people choose to come to this area. There are many houses and lots for sale throughout the valley that will enable full time, weekend, and holiday visitors to enjoy this mountain community. It is my greatest hope that the Land Use Services Department will be the agency that generations to come will respect and thank for its common sense approach to the use of this land.

Sincerely,

*Glenda L. Akins*

Dr. Glenda L. Akins  
P. O. Box 6122  
Big Bear Lake, CA 92315

Kim Munoz  
P. O. Box 6578  
Big Bear Lake, CA 92315



Mike Williams and Tracy Creason, Senior Associate Planners  
County of San Bernardino, Advance Planning Division  
385 N. Arrowhead Avenue, Third Floor  
San Bernardino, CA 92415-0182

32415+0182

March 10, 2002

Mike Williams and Tracy Creason, Senior Associate Planners  
County of San Bernardino, Advance Planning Division  
385 N. Arrowhead Avenue, Third Floor  
San Bernardino, CA 92415-0182

RECEIVED

MAR 19 2002

Re: Environmental Impact Report (EIR) for Moon Camp TT #16136

I am writing because of zoning changes proposed for a small community in the Big Bear Valley of San Bernardino County, Fawnskin. RCK Properties, Inc. is attempting to change the zoning of undeveloped acreage east of Canyon Drive from Rural Living to Single Residential with the intention of constructing 92 homes. This is a large development that will stretch through a riparian forest of juniper and conifer-covered hills. It is to include the building of 100 boat slips and a rerouting of a scenic highway. This action will remove the hilly landscape, lake access and hundreds of trees. The entire forest habitat that now exists will be altered forever.

This proposal brings many potentially serious problems for those who have come to this valley seeking the life style it has to offer. Members of this rural mountain community are greatly concerned about many aspects of this proposed development. I have the following questions:

- How will the water and sewer systems in Fawnskin be impacted? Won't those systems already taxed to their peak levels contribute to more habitat destruction if their capacity must be enlarged?
- How will lake water pollution affect all members of our community if this development proceeds and the runoff from increased habitat and 100 boats are added to the lake? Will you analyze and disclose the expected runoff levels and sediment loads as this EIR is developed?
- How will the increased congestion in this small community change the land usage if roads are widened to facilitate the increased traffic?
- How will the reduction of the contributions of hundreds of trees affect the air quality of our valley?
- How will the additional encroachment of humans affect the animals and plants of the entire forest?
- How will the destruction of the bald eagle habitat be mitigated by a few saved trees? How will this serve their needs when they utilize multiple trees in this area now?

Please do not allow this development to alter this unique community by the drastic re-zoning being proposed. To do so would be to destroy the very reason that people choose to come to this area.

Sincerely

Kim Munoz  
P.O. Box 6578  
Big Bear Lake, CA 92315  
*Kim Munoz*  
*resident of Fawnskin*

March 11, 2002

Tracy Creason, Senior Associate Planner  
385 North Arrowhead Avenue  
San Bernardino, CA 92415-0182

RE: Environmental Impact Report for RCK Properties, Inc. application for tentative tract map 16136 and conditional use permit on 62 acres located East of Canyon Drive, in Fawnskin, CA

Dear Ms. Creason:

We are concerned about a number of aspects of RCK Properties' proposed land development and highway relocation, and for the reasons below, we strongly oppose the proposed changes that will most certainly have a number of serious negative environmental effects.

The widening and relocation of the highway to allow the addition of 95 new homes (where current zoning allows only one) will bring with it large numbers of people and cars, adding to congestion, traffic, and increasing highway noise levels considerably in this otherwise quiet and rural area. Living near the highway we are acutely aware of traffic noise. As it is we are often awakened many times during the night by traffic noise, and understand that the proposed changes would heavily impact the traffic flow along SR38, the only access to the site.

It is also distressing to learn that the highway relocation would call for the destruction of many hundreds of trees in an area that currently has the look of a beautiful wilderness zone. These trees are large and plentiful and add immeasurably to the public's enjoyment of the highway. We've also participated in a number of bald eagle counts and know from experience that the area under consideration by the developer is well used by bald eagles for nearly six months of the year. Without the trees, and with the added commotion of homes, cars, and people, the eagles and other wildlife will lose a valuable habitat area forever.

We are further concerned about the runoff and other groundwater problems that could result from this project. These will not be cabins surrounded by old growth trees and naturally landscaped in existing pines and bushes. Rather, the size of the homes will most likely be extremely large, necessitating the removal of hundreds of trees, to be replaced by gardens and lawns whose fertilizers will contaminate ground and lake waters.

In closing we want to reiterate that we feel strongly that the proposed development will have serious and irreversible consequences. It would destroy views long enjoyed by residents and visitors. It would grossly increase traffic, noise, and congestion. It would most certainly rob wildlife and eagles of natural habitat. It would mean losing hundreds

RECEIVED  
MAR 13 2002

March 11, 2002

Tracy Creason  
County of San Bernardino, Advance Planning Division  
385 N. Arrowhead Ave, Third Floor  
San Bernardino, CA 92415-0182

Dear Tracy Creason,

Subject: EIR for Moon Camp TT #16136

We are part time residents, taxpayers, and property owners for the residence located at 956 Deer Trail Lane; and have been in joint ownership of this property for more the fifteen years.

We wish to state and make clear my strong objection to development proposal.

Our objections are as follows:

- o This project will pose a significant increase in traffic in the local area, with impacts including additional air pollution, increase in number of vehicle / traffic related injuries, increase risk to pedestrian traffic, increase in noise pollution, and increased pressure, stress, and danger to local wildlife.
- o This project will destroy over 700 trees in the project area.
- o This project will further impact and cause additional stress on the eagle habitat and other local flora and fauna.
- o This project will impact endangered plants in the area.
- o This project will have a significant and detrimental impact on the character and nature of Fawnskin and the local area.

Other matters that you and the county must consider are the additional impacts on lake view and more restricted public access to the lake, increased load on the sanitary sewer system, increased load on the water supply system, increased risk, load, and burden to the fire department, and increased risk, load, and burden to the national forest.

In closing, let us again state that our family and we strongly object to this development project. We would like to request that we are notified of all hearings and meetings with respect to this project, and that they take place on Saturdays to allow more concerned neighbors to attend. We would also like to request that a thorough and proper Environment Impact Report be prepared for the entire project.

Sincerely,

*Doris Griffin*  
*Patricia Bench*

De Von Bench and Patricia Bench

of scenic trees and eliminate any public enjoyment of the area. In addition, it will adversely affect the water quality of both ground water and lake water.

Please take these negative aesthetic, land use, noise, traffic, and water quality factors into consideration as you prepare the environmental impact report on this disastrous proposal.

Thank you so much.

Sincerely,

*Doris Griffin*

Doris Griffin  
23871 Willows Drive, #224  
Laguna Hills, CA 92653

**RECEIVED**  
MAY 14 2002

March 11, 2002

County of San Bernardino  
Advance Planning Division  
385 N. Arrowhead Ave, Third Floor  
San Bernardino, CA 92415-0182

Re: Environmental Impact Report  
For Moon Camp TT #16136

Attn: Tracy Creason  
Senior Associate Planner

Re: RCK, Applicant, Tentative Tract 16136

I object to the above project (Tentative Tract 16136) for the following reasons:

1. The number of scenic trees that are to be removed resulting in reducing the overall attraction of the area and destroying approximately one quarter of an endangered species habitat. (i.e. eagle in the affected area.) A study short of one year would not assess the impact on animal life.

2. Noise Pollution and Safety:

- a) Moving State Route 38 northward will result in traffic being closer to the existing homes above the proposed development.
- b) Increased traffic by the proposed development (900 additional autos per day). Holiday traffic is already unacceptable in the valley and increased traffic will be a danger to pedestrians and school children where the crossing of the highway is necessary. Children in Fawnskin are in school many of the holidays down the hill.
- c) From additional boats of the proposed marina, causing further pollution due to the sound traveling across the lake. Fawnskin and the North Shore have always had the reputation of being a quiet, serene, uncongested community that is lake assessable and with this new proposed project, we will lose every quality that we chose to live here.

3. Air Pollution

Additional fireplace burnings and other emissions of the additional proposed homes. Boat emissions caused by a 100 boat marina. We already have a problem with the existing conditions of fumes during the boating season when the air is trapped in the valley, caused by heat and lack of wind.


4. Object on the basis that with people now building large houses on minimum-sized lots in Big Bear, any downzoning would be inconsistent with the mountain character



Natalie L. Marks  
P.O. Box 229  
Fawnskin, CA 92333-0229



*County of San Bernardino  
Advance Planning Division  
385 N. Arrowhead Ave 3rd Floor  
San Bernardino, CA 92415-0182*

92415-0182 

Edwin F. Lowry, Director  
5796 Corporate Avenue  
Cypress, California 90630

Gray Davis  
Governor

Winston H. Hickox  
Agency Secretary  
California Environmental  
Protection Agency

March 11, 2002

Ms. Tracy Creason  
Land Use Services Division  
County of San Bernardino  
385 North Arrowhead Avenue  
San Bernardino, California 92415

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE  
MOON CAMP PROJECT (SCH #2002021105)

Dear Ms. Creason:

The Department of Toxic Substances Control (DTSC) has received your Notice of Preparation (NOP) of a draft Environmental Impact Report (EIR) for the above-mentioned Project.

Based on the review of the document, DTSC's comments are as follows:

- 1) The draft EIR needs to provide the site history and past operations of the site. Otherwise, it will be difficult for DTSC to provide adequate comments.
- 2) The draft EIR needs to identify and determine whether current or historic uses at the Project site have resulted in any release of hazardous wastes/substances at the Project area.
- 3) The draft EIR needs to identify any known or potentially contaminated site within the proposed Project area. For all identified sites, the draft EIR needs to evaluate whether conditions at the site pose a threat to human health or the environment.
- 4) The draft EIR should identify the mechanism to initiate any required investigation and/or remediation for any site that may require remediation, and the government agency to provide appropriate regulatory oversight.
- 5) If the property had vegetation or agricultural use, onsite soils could contain


*The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our Web-site at [www.dtsc.ca.gov](http://www.dtsc.ca.gov).*

♻️ Printed on Recycled Paper

of Fawnskin.

5. Object on the basis that currently there is insufficient water in Fawnskin to support 92 additional residences.
6. Object on the basis that State Route 38 in that area could not adequately support the increased traffic flow in that area.
7. Object on the basis that a 92-home subdivision will cause serious light pollution in the Fawnskin area
8. Object on the basis that there has been no EIR with respect to entire project. City standards are not applicable. We are not an urban area. Mitigation should be directed to Fawnskin only.

Thank you,

  
Gerald and Natalie Marks  
39739 Flicker Road  
Fawnskin, CA 92333-0922


pesticide residues. The site may have contributed to soil, and groundwater contamination. Proper investigation and remedial actions should be conducted at the site prior to its new development.

- 6) If any of the adjacent properties are contaminated with hazardous chemicals, and if the proposed project is within 2,000 feet from a contaminated site, then the proposed development may fall under the "Border Zone of a Contaminated Property." Appropriate precautions should be taken prior to construction if the proposed project is on a "Border Zone Property."
  - 7) The project construction may require soil excavation and soil filling in certain areas. Appropriate sampling is required prior to disposal of the excavated soil. If the soil is contaminated, properly dispose of it rather than placing it in another location. Land Disposal Restrictions (LDRs) may be applicable to these soils. Also, if the project is planning to import soil to backfill the areas excavated, proper sampling should be conducted to make sure that the imported soil is free of contamination.
  - 8) If the project requires demolition, renovation and addition of building structures, investigate the presence of lead paints and asbestos containing materials (ACMs) in the currently existing buildings at the site. If the presence of lead or ACMs are suspected, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with the California environmental regulations.
  - 9) If during construction the project, soil and/or groundwater contamination are suspected, construction in the area should cease and appropriate Health and Safety procedures should be implemented. If it is determined that contaminated soil and/or groundwater exist, the draft EIR should identify how any required investigation and/or remediation will be conducted, and the government agency to provide appropriate regulatory oversight.
- DTSC provides guidance for the Preliminary Endangerment Assessment (PEA) preparation and cleanup oversight through the Voluntary Cleanup Program (VCP). Also, DTSC is administering the \$85 million Cleanup Loans and Environmental Assistance to Neighborhoods (CLEAN) program, which provides low-interest loans to investigate and clean up hazardous materials at properties where redevelopment is likely to have a beneficial impact to a community. The CLEAN program consists of two main components: low interest loans of up to \$100,000 to conduct PEAs of underutilized properties; and loans of up to 2.5 million for the cleanup or removal of

hazardous materials also at underutilized urban properties. These loans are available to developers, businesses, schools, and local governments.

For additional information on the VCP or CLEAN program, please visit DTSC's web site at [www.disc.ca.gov](http://www.disc.ca.gov). If you would like to meet/discuss this matter further, please contact Mr. Johnson P. Abraham, Project Manager at (714) 484-5476.

Sincerely,



Haissam Y. Salloum, P.E.  
Unit Chief  
Southern California Cleanup Operations Branch  
Cypress Office

Enclosure

cc: Governor's Office of Planning and Research  
State Clearinghouse  
P.O. Box 3044  
Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief  
Planning and Environmental Analysis Section  
CEQA Tracking Center  
Department of Toxic Substances Control  
P.O. Box 806  
Sacramento, California 95812-0806

3-18-02

REC'D

County of San Bernardino  
Advanced Planning Dept.  
385 N. Arrowhead Ave. (Third Floor)  
San Bernardino, CA 92415-0192

attent: Tracey Creason, Senior Associate Planner

Re: Environmental Impact Report (EIR) for Moon Camp II # 16136

I'm writing to express my very deep concern regarding the Moon Camp & Elusive River development in Foundation.

I have lived here for seven (7) years now & have enjoyed Big Bear Valley as very much for all the wonderful outdoor activities it has to offer & as I have lived in LA area most of my life with the smog - I feel I now live in paradise - clean air, beautiful trees & a mountain atmosphere & small town as well. What more could I want.

It had my home on the North Shore for over 6 1/2 years & frequent Foundation almost daily.

The charm of this little community and the people I have met over the year is <sup>truly</sup> delightful.

I'm very concerned of large growth & what it will do to the area & our lake - increased traffic, congestion additional emissions Pine Pass, Stone Lake, etc.

Let alone our many drought years we have with very limited resources.

I'm totally against removal of our 730 trees just to build the highway & hear about our wildlife? - So precious to so many people, including myself.

If this is to be development - I suggest it to be on a smaller scale & keep our little town of Foundation unique & nature-oriented as it always has.

Most sincerely,  
Teresa Jane Craig  
mailing address:  
20, Box 293  
Big Bear Lake, CA 92315  
actual address:  
1112 Mt Whitney  
Big Bear City  
(North Shore)



SUPREME WELDING & METAL PRODUCTS  
197 PECKHAM ROAD  
AZUSA, CALIFORNIA 91702

COUNTY OF SAN BERNARDINO  
ADVANCED PLANNING DIVISION  
385 N. ARROWHEAD AVE. THIRD FLOOR  
SAN BERNARDINO, CA 92415-0192  
ATTN: Tracey Creason, Senior Associate Planner

92415+0192



RECEIVED  
MAR 13 2002

COMMENTS ON: SAN BERNARDINO COUNTY LAND USE SERVICES  
DEPARTMENT/PLANNING DIVISION PROJECT NOTICE,  
PARTS A & B,  
FILE/IDX: GPA/TT/M331-8N/01/APN:0304-091-12\*

From: A.M. Chaffee, P.O. Box 14, Fawnskin, California, 92333

This plan will endanger the delicate environment of the entire Big Bear Valley, not just the Fawnskin area.

The development will be a traffic hazard from Stanfield Cutoff to the dam, and will cause air, water, and ground pollution.

The estimated number of trees slated to be removed is sickening.

Smoke from household fireplaces and stoves will hang like a dirty cloud over Fawnskin, the North Shore, and the east valley during the winter months, further poisoning the air.

The eagles will lose their habitat, as will countless other wildlife that we love, and that make the area what it is--beautiful and rural!

And what about the people who came and stayed in Fawnskin to enjoy the quiet and beauty of a small community, one which is now threatened by pollution, traffic, noise, and destruction caused by a cracker-box development.

The only persons or companies that will benefit from this mess are the realtors and their backers.

Another small item--what about the "water shortage"? How does that fit into the plan--new wells into the same aquifer? That will really do it!

*A.M. Chaffee*

92333/0182



Ann Marie Chaffee  
39688 Flicker Rd  
PO Box 14  
Fawnskin CA 92333-0014



TRACY CREASON,  
Senior Associate Planner  
385 No. Arrowhead Ave.  
SAN BERNARDINO, CA  
92415-0182

DAVID AND SUSAN CROCKETT  
P.O. BOX 236  
FAWNSKIN, CA 92333-0236

March 12, 2001

County of San Bernardino  
Advance Planning Division  
385 N. Arrowhead Ave  
San Bernardino, CA 92415-0182

Attention: Tracy Creason  
Senior Associate Planner

Re: Environmental Impact Report (EIR) for Moon Camp TT#16136

Dear Ms. Creason,

We have many concerns relative to the impact of the proposed development and the cumulative effect of development of other large parcels on the North Shore of Big Bear Lake, specifically the Fawnskin area.

We will narrow the scope of our letter to Quality of life issues which to us also include Environmental issues.

Like so many, we were attracted to this area because it is more pristine, less developed and more rural. We are deeply concerned that the same standards of city, urban or suburban will be applied to this forested mountain area where the comparisons are in no way similar.

The removal of 700 plus trees for the new highway alone does not take into account the number of trees that will be removed for building or that may die due to construction impacting the earth. Some of these trees are very old. Older in fact than they may look. Because this area gets very little moisture, the ecosystem is more fragile than you might be aware. Therefore it takes along time for things to grow to any great height. Some of the trees under consideration for removal are probably more than 200 years old. These older trees with "snags" are favorite eagle perches. They can not be replaced by mitigating tree replacement. The entire nature of the area will change by the removal of this number of trees.

Also no longer will it be a "scenic highway" because the road will be moved away from

the scenery, the lake and obscured by houses. Public access to this extremely lovely area will be block by the proposed gated community.

Concerning traffic studies: During major holidays, the traffic on North Shore Drive is quite congested. It is extremely difficult to make left hand turns from Standfield cut off to North Shore. Traffic through Fawnskin is heavy enough that it is hard and unsafe when trying to cross the street in town. Also, coming down from the mountain and trying to turn left onto North Shore from Canyon or Garden or any of those streets is difficult as it is. It will only become more congested. How will this be mitigated? Since the new highway will be up to county standards - which we guess means straighter and wider which translates to faster traffic speeds- what happens when it narrows down to the old highway? Will a stop sign be needed at Canyon so that accidents do not occur from higher speed vehicles and slow speed vehicles pulling out and left onto North Shore?

The additional traffic and trucks (from construction) plus additional emissions from fireplaces will add to the inversion layer. Since we live on Piney Ridge, a knoll above the lake, we see this layer of smog occasionally as it now. This pollution/air quality issue is of grave concern to us.

The lake is currently undergoing or soon will be studies concerning the quality of water the various elements, pollutants etc (we are not chemists) as required by new laws. Since this information is not currently known, to our understanding, isn't it premature to make decisions about the lake and how the proposed development and others will affect the lake? How will run off absolutely be kept from affecting the lake? This is not possible. Look at Lake Tahoe in Northern California which has serious run off issues. Big Bear is smaller but the issues are the same.

Part of the joy of living in this area and up on a scenic knoll, is being able to see the stars, clearly. Something that is not possible in an urban or suburban setting. We are concerned that the addition of 92 homes and their attendant glare will change the clarity and obscure the stars. It will be unrecoverable.

One last concern: To us it seems unbelievable that the zoning can be changed from one or two houses to ninety-two (92). In the city, in an urban or suburban setting, maybe so, but here? It makes no sense to us.

Once this fragile ecosystem is gone and the proposed development and others added, the area of Fawnskin will not resemble the pristine, forested, mountainous area that it currently is.

Thank you for your consideration.

Sincerely,

*David & Susan Crockett*  
The Crocketts

March 13, 2002

To: County of San Bernardino  
Advance Planning Division  
385 N. Arrowhead Ave.  
San Bernardino, CA 92415-0182

From: Dean & Mary Jane Strenger  
1022 Grey Back Trail  
Fawnskin, CA 92333

Mailing address:  
12811 Hickory Branch Road  
Santa Ana, CA 92707-3426

Re: EIR for Moon Camp TT #16136

Attention: Tracy Creason, Senior Associate Planner

You will receive many letters that highlight the environmental problems with the development of the Moon Camp properties. The problems are real and should cause any county official some real concerns. To devaluate property of those who have followed the law and also the intent of the law in order to provide great profits for those who disregard the rights of others is simply wrong. But, it is not the greatest wrong.

As you drive East out of Fawnskin, there is a peacefulness when you view the beautiful lake and the subtle colors caused by the reflections of the mountains of the south shore. This is what was intended when the original parameters were set for the development of the North Shore. If officials of the County of San Bernardino approve plans that would take away for all time the opportunity for future generations to feel the power of Big Bear Lake from this perspective, a crime against nature will have been committed. Please do not let this happen.

It is critical that the lake shoreline be protected for future generations. The development of Moon Camp as proposed would violate the trust placed in you as county officials responsible for providing the safeguards for the maintenance of the public trust.

I trust that you will not let this happen.

*Dean R. Strenger*  
Dean R. Strenger

*Mary Jane Strenger*  
Mary Jane Strenger

RECEIVED  
MAR 13 2002

County of San Bernardino  
Advanced Planning Division  
385 N. Arrowhead Ave. Third Floor  
San Bernardino, ca 92415-0182

Attn: Tracy Creason, Senior Associate Planner

Project: Environmental Impact Report (EIR) for Moon Camp TT #16136  
Donald & Jeannie Wheeler Jr.  
39625 Flicker Rd.  
Fawnskin, ca 92333

RECEIVED

MAR 19 2002

I am writing in concern about the development of Moon Camp in Fawnskin. Here are a few on my concerns over the issue:

The preservation of our trees is very important to our wildlife. Removing any more trees would greatly jeopardize the Bald Eagle, which is already on the endangered species list. There is also the blue herons, ospreys, hawks and waterfowl that are in danger. The deer and coyote also access lakeshore through property.

There is also the safety issue of straightening SR38. When you have a longer stretch of roadway people tend to go a little faster. This increases the danger to pedestrians and school bus crossings in the downtown Fawnskin area where crossing is necessary. The roads around this area are not made for speed. You put straight stretches of roads at high speeds and slow turns together you get high speed accidents.

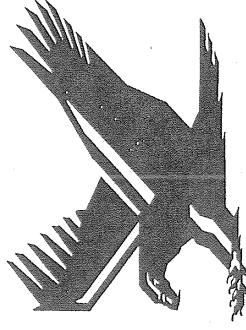
Currently the traffic flow is manageable. When you add many more cars to the roadway as this plan almost requires with the amount of housing being considered would only cause confusion to the roadway. The confusion of traffic cannot relief itself, because there is no other alternative roadway to use in Fawnskin.

My last concern is that I really enjoy taking in the scenery around the lake area, whether it's walking or driving. The north shore has a serene ambience, frequently characterized as quiet, natural, uncongested and lake-accessible. With this project at hand you not only take away the beautiful view of the lake for many of the residences and visitors to the area but at the same time the project would be destroying the plants and wild life that live here. Proposed development would change the mountain character of the north shore from "country" living to "city" setting. We would also lose public access to the lakeshore, as development would be a private, gated community.

I am asking you to please take these issues to heart. Fawnskin, Big Bear Lake is a beautiful place to live. Please don't take that away from me and my family. Thank you.

Sincerely,  
*Donald L. Wheeler Jr.*

Donald L. Wheeler Jr.  
Jeannie M. Wheeler  
Fawnskin





## NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364  
SACRAMENTO, CA 95814  
(916) 653-4082  
(916) 657-5390 - Fax

RECEIVED

MAR 19 2002

Gary M. Raskin  
1725 Hillside Drive  
Glendale, CA 91208  
818/291-9714

Local Address:  
1284 Ridge Road  
Fawnskin, CA 92333

Tracy Creason  
Senior Associate Planner  
County of San Bernardino  
Advance Planning Division  
385 No. Arrowhead Ave.  
Third Floor  
SanBernardino, Ca 92415-0182

Re: Environmental Impact Report (EIR) for Moon Camp TT #16136

I am a part time residence of Fawnskin, CA and I am greatly concerned about the proposed development of the area known as Moon Camp.

Although I would like nothing better than to see the land remain untouched, I understand that the property owners have the right to develop the land as they see fit. However, this should be in accordance with the regulations and uses permitted and controlled by existing zoning.

I purchased my home in Fawnskin subject to the existing rules and zoning requirements and made this decision on the premise that such rules and controls would remain in effect and thus my family and I could enjoy the existing environment for many years to come. If any variances or rezoning is allowed on the Moon Camp property, I would perceive this to be an affront to all existing property owners and the general public. If approved, I too would expect that you could rezone my area and move a road so that I could have lake front property too!

In addition to the unfairness that would result from the ability of the developers to get variances and rezoning changes, I am concerned that such a large development would have an adverse impact on the local utilities, water resources and most importantly, the natural habitat and wild life.

Sincerely,

Gary M. Raskin

March 13, 2002

Tracy Creason  
San Bernardino County Land Use Services Department  
385 N. Arrowhead Ave., 3<sup>rd</sup> Floor  
San Bernardino, CA 92415-0182

RE: SCH# 2002021105 - Moon Camp

Dear Ms. Creason:

The Native American Heritage Commission has reviewed the above mentioned NOP. To adequately assess and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

- ✓ Contact the appropriate Information Center for a record search. The record search will determine:
  - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
  - If any known cultural resources have already been recorded on or adjacent to the APE.
  - If the probability is low, moderate, or high that cultural resources are located in the APE.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
  - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
  - A Sacred Lands File Check.
  - A list of appropriate Native American Contacts for consultation concerning the project site and to assist in the mitigation measures.
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
  - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
  - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
  - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5 (e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,

Rob Wood  
Environmental Specialist III  
(916) 653-4040

CC: State Clearinghouse

RECEIVED  
MAR 19 2002

RECEIVED

MAR 19 2002

LAND USE SERVICES DEPT.  
ADVANCE PLANNING DIVISION

March 14, 2002

County of San Bernardino  
Advance Planning Division  
385 N. Arrowhead Avenue  
Third Floor  
San Bernardino, CA 92415-0182

Reference: Environmental Impact Report (EIR) for Moon Camp TT #16136

The proposed development of Moon Camp is a not a good thing. Disruption of the many established natural ecosystems that area should not be allowed. A simple look at the south shore activities on any weekend should be enough of an indicator of the impact people and 'progress' have made on the area for any rational individual to conclude that zoning changes and construction of any magnitude would leave irreparable damage to an already fragile area like the town of Fawnskin on the north shore of Big Bear Lake.


Moon Camp would not only impact the forest, wildlife and lake but the many eagles that migrate annually to that very area. Further, the pollution from people (lights, sewage, traffic, smog, congestion and noise) would certainly have a negative effect on the environment.

Additionally, it is a fact that existing hotels and rental properties and tourist industries (shops, stores, restaurants etc.) local to the area far exceed the demand. There is no need for more building. Enough damage has already heaped on the local environment; lets not add any further burden to the already fragile area.

Please use not only the laws and ordinances that are specific to your investigation, use your eyes, ears and mind to evaluate the situation that already exists on the south side of Big Bear Lake and ask yourself if you really want this to happen to yet another area of the valley, an area your children and their children may someday want to visit and enjoy.

Pages 2 & 3 attached to this letter further detail our specific concerns.

Respectfully,



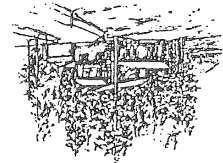
Dan and Jana Fowlks  
P.O. Box 64  
Fawnskin, California 92333

Issues List Concerning Developing Moon Camp

- Air Quality  
There will be increased auto emissions due to increased number of cars and slower speeds caused by increased traffic congestion, increased emissions from fireplaces and wood burning stoves, as well as boat engines, ATV's, leaf blowers, and recreational vehicles, and cumulative air pollution from this and all projects around the valley, including during construction phase.
- Water Quality  
There will be additional runoff to the lake which is already saturated with fertilizer, etc. from runoff in existing landscaping and development areas elsewhere.
- Water availability (especially in drought times, which are a natural part of our climate cycle) There is currently a shortage of water and we are in drought conditions. In the late 80's and early 90's people were without water on major holidays in the summer and pressure was reduced on streets at higher elevations. A fire would have caused disaster. There is no more water in the valley now and 92 homes will certainly intensify the situation.
- Energy Factors  
Local electricity providers claim no more power lines can be added nor can solar power be used and that the valley is already short of the electricity it needs. Continuous building elsewhere in the valley, as well as this project, will continue to exacerbate the problem plus increase the chances of blackouts, etc.
- Sewer Capacity  
The manholes in the streets repaved during 2000 and 2001 have not been raised and if there are any problems, these manholes will have to be located and jackhammered out before anything can be done. Are the pipes in Fawnskin of sufficient capacity to handle additional homes? Cumulative sewer effects with all the developments proposed and in progress must be addressed. There are already sewer odors in some homes due to being overloaded and nothing has been done with these.
- Tree Removal  
The development expects the removal of 730 trees (25% of existing trees), which only addresses those to be removed to reroute the highway. How many additional trees will be removed to build homes? Plus how many will die due to stress of construction. The large, old growth trees removed will not grow back in our lifetime, so planting lots of replacement trees is not sufficient mitigation.
- Eagle Habitat  
Eagles use many of the trees throughout the entire Moon Camp area, not just a few trees along the shoreline. The whole Moon Camp area is eagle habitat. Eagle perch trees take hundreds of years to grow, saving a few existing trees will not provide habitat into the future.
- Wildlife Habitat  
This area is also habitat for blue herons, ospreys, hawks and waterfowl. Wildlife (deer, coyote) access lakeshore through property.
- Plant Habitat - This will destroy endangered/threatened habitat areas (pebble plains, wetlands) known only in Big Bear, as well as endangered/threatened flora in the area.
- Light Pollution/Glare - Additional lighting from 92 homes would greatly diminish the intensity of the nighttime sky.
- Medical Services - We have limited medical facilities, including ambulance service, inadequate for increased population.

- Fire Protection – The Fawnskin Fire Department is very small, inadequate for planned development.
- Time frame for Biological Assessment (are survey windows adequate/appropriate) – Due to seasonal changes in animal migration and living patterns, anything short of a one-year study will not fully assess the impact on animal life.
- Traffic Study – Traffic would increase dramatically with addition of Moon Camp. Cluster Pines, Brookside Road and the new Zoo. Holiday traffic is currently unacceptable in the valley. Weekend and vacation use/rental impact on traffic and parking should be addressed; multiple cars per house/unit. What are the cumulative effects of increased traffic in the town of Fawnskin, as well as Stanfield Cut Off and the south shore communities?
- Public Safety – Additional traffic increases danger to pedestrians and school bus stop/crossings in the downtown Fawnskin area where crossing the highway is necessary.
- Public access - Public access to the lakeshore would no longer exist, as development would be a private, gated community.
- Designated Scenic Highway – The scenic value of the highway would be removed since views from the highway would be obstructed by multiple home construction.
- School System - How will this impact the limited classroom capacity?
- Seismic Activity - A fault runs through Windy Point. Is there an issue with regard to earthquakes and the "seismic effect", as well as for the emergency personnel and equipment available in such an instance?
- Property Values - What impact will "high density" housing development have on property values near the property, as well as throughout Fawnskin?
- Noise - Localized effects (construction and long term) and cumulative effects (sound travels across lake)
- Lake Usage – Increase watercraft on lake due to 100-slip private marina. Additional watercraft also causes further lake pollution.
- Quality of Life –Fawnskin and the north shore have a serene ambiance, frequently characterized as quiet, natural, uncongested and lake-accessible. Proposed development would change the mountain character of the north shore from "country" living to "city" setting.
- City standards non applicable here
- "City" development standards should not be applied to Fawnskin. Impact comparisons should not be made with an urban area.
- Impact to South Shore and North Shore Communities – Loss of revenue to lodge owners and marina boat rentals. Impact of additional traffic, noise, etc. on the already overburdened South Shore communities.
- County Services – What impact on fire, sheriff, and sewer services?
- Environmental Terms & Conditions – County has a very bad record for not enforcing mitigation terms and conditions presently. Would there be any change?
- Developer's Track Record – The developer has a bad track record regarding adhering to mitigation terms and protecting areas developed. How would that be mitigated.
- Alternative Usage – Explore the potential to expand the National Forest lands as an alternative to proposed rezoning.
- Cumulative Effects – Increasing the population increases all the effects (the multiplier factor). The cumulative effect of developments at Moon Camp, Cluster Pines, Brookside Road, Deer Trail and the new zoo with the existing environment must be assessed collectively with regard to all issues. City development standards should not be applied. Mitigation should be site-specific to Fawnskin, not based on a model.

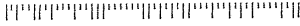
Mrs. Tracy Creason, Senior Associate Planner  
 San Bernardino County Land Use Services Dept.  
 Advance Planning Division  
 385 N. Arrowhead Avenue, First Floor  
 San Bernardino, CA 92415-0182



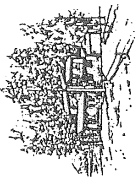
Fawnskin  
 Inn  
 Bed & Breakfast

P.O. Box 378  
 Fawnskin, CA 92333  
 www.fawnskininn.com

92415+0182



*The*  
**INN**  
at  
**FAWNSKIN**  
**BED & BREAKFAST**



RECEIVED  
MAR 19 2002

a pristine, quiet experience. The above issues must be addressed in the EIR. We would also like to add that any General Plan Amendment for lakefront property should include a continuation of the popular Alpine Pedal Path.

Very truly yours,

*Nancy Hazewinkel & William C. Hazewinkel*

William & Nancy Hazewinkel

March 14, 2002

Ms. Tracy Creason, Senior Associate Planner  
San Bernardino County Land Use Services Dept.  
Advance Planning Division  
385 N. Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0182

Re: "Notice of Preparation of Environmental Impact Report for RCK Properties, Inc. Proposed Project, Tentative Tract No. 16136", Fawnskin  
FILE/INDEX number: GPA/TT/M331-8N/01/APN: 0304-091-12

Dear Ms. Creason:

We would like the following issues to be addressed in the Draft EIR for the above referenced project:

- 1) Increases in the noise levels for existing properties north of highway should be analyzed. Realigning North Shore Drive (Highway 38) to provide the ability for more lakefront residences makes no sense when now anyone traveling the highway has good lake views for a mile or so.
- 2) A thorough analyses of all wildlife should be included in the Draft EIR. This should include the endangered bald eagles that winter on the property, as well as waterfowl and other birds, and several endangered plants.
- 3) The stress load on our sewage system should be analyzed.
- 4) Short and long-term increases in traffic congestion and accidents along North Shore Drive should be fully analyzed in the Draft EIR. We feel that traffic would increase to unacceptable levels along North Shore Drive if this project is completed.
- 5) The EIR should include an analysis of both direct emissions and secondary air pollutants of the proposed project, and their effect on the air quality of Fawnskin, and the entire Big Bear Valley.

In summary, we are against changing the current zoning or realigning the highway just so developers can increase their "bottom line" at the expense of the current owners in Fawnskin, and those who vacation here on the North Shore, specifically because it provides

Tracy Creason, Senior Associate Planner  
San Bernardino County Land Use Services Department  
Advance Planning Division  
385 North Arrowhead Avenue, 3<sup>rd</sup> Floor  
San Bernardino CA. 92415-0182

March 14, 2002

To: Tracy Creason, Senior Associate Planner

RE: NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT FOR  
RCK PROPERTIES, INC. APPLICATION FOR TENTATIVE TRACT MAP 16136, A  
GENERAL PLAN AMENDMENT/OFFICIAL LAND USE DISTRICT CHANGE, AND A  
CONDITIONAL USE PERMIT ON APPROXIMATELY 62 ACRES LOCATED IN THE  
UNINCORPORATED COMMUNITY OF FAWNISKIN

FILE/INDEX: GPA/TM/331-8N/01/APN:0304-091-12\*

PURPOSE: The purpose of this letter is to provide environmental information and questions  
(listed below) that we feel should be addressed, analyzed in detail, quantified wherever  
possible and disclosed in a detailed format in the Environmental Impact Report regarding  
Tract Map 16136 (proposed Project).

OPPOSE: Oppose to almost doubling the City of Fawnskin's current population from  
380/400 people to a Project build out population of 748/768 (estimate 92 houses at 4.0  
persons per household equals an additional 368 people, assuming no additional subdivisions).  
Such a huge, concentrated and significant increase infringes upon the concept of the "greatest  
good for greatest number" which includes the needs of the environment, wildlife that it  
supports, protection of waterways and a social/cultural way of life in this area.

#### ENVIRONMENTAL INFORMATION AND QUESTIONS:

##### *Land Use*

What is the logic or rationale to propose a land use change from Rural Living (RL-40), i.e. a  
40 acre lot to Residential with a 7,200 Sq. ft. lot size? This is the size of lots in urban areas.  
This would constitute incompatible land use and will significantly alter the character of the  
surrounding area. What is the proposed use for the "major variance" to allow 2 lots to exceed  
the length and width ratio?  
How is the proposed Project consistent with local/regional land use/growth projections?

##### *Biological Resources*

Trees will be destroyed by the proposed Project, how will this affect the eagle habitat or  
affect feeding areas of the eagles or other wildlife near the Big Bear Lake (Lake)?

To what extent will endangered flora or fauna be jeopardized or destroyed and what effect  
will this have on the eagle habitat?

How much of the eagle winter habitat in the immediate and surrounding area will be affected  
by noise and light?

##### *Air Quality*

How much additional chimney smoke will be created and added to the existing inversion  
layer, thereby creating additional pollution in the Fawnskin area?

##### *Noise/Light*

What will be the increase in light pollution (brightness) in the area with the addition of 92  
houses and associated utilities and the increased noise (measured in decibel levels)? What  
will be the increase of additional traffic noise due to cars/trucks/buses in the Fawnskin area?  
Also what will be the increase of additional boat noise and light due to marina activities?

##### *Transportation/Traffic*

By realigning North Shore Drive, what will be the increased number of trips per day between  
Canyon Road and the City of Fawnskin (center) and between Canyon Road and North Shore  
Elementary School? What effect will these increased trips have on a very curvy (10 mph in  
some cases) road between Canyon Rd. and the center? When heading west on North Shore  
Drive, at Captain John's Marina (Dana Point recreational area), a complete stop is needed in  
the middle of a blind curve to turn left into Captain John's Marina. This is an extremely  
dangerous approach to Captain John's.

Traffic from the proposed Project will be in addition to any increased traffic created from the  
proposed zoo to be situated also on North Shore Drive near the Discovery Center.

Increased traffic noise will have a negative effect on the City of Fawnskin's quiet  
community, environment, and culture.

##### *Aesthetics -- Recreation*

The public now has viewing access from the existing open property. How many acres of  
public viewing (existing natural condition) will be eliminated as a person looks toward the  
Lake after the proposed Project is completed? Also, how much shoreline, will be eliminate  
for potential public access and use for recreational purposes? Recreational use adjacent  
(north) of existing North Shore Drive will also be lost. This constitutes potentially  
significant impacts to aesthetics and irreplaceable loss to use this area as a recreational  
resource.

Why would this area not be held or used as a controlled public resource to preserve the  
natural habitat and rural landscaping and aesthetics?

The proposed Project will have a significant negative impact on the environment and the  
character of this unique community.

To what extent will the amount and size of homes at build-out, change the landscape and the  
mountain character of Fawnskin?

##### *Hydrology/Water Quality*

Answers to all hydrology/water quality questions, will aid in analysis of the potential effect  
the proposed Project could have on future groundwater supplies.

RECEIVED  
MAR 19 2002



If this basin has not been adjudicated, is there a water management plan for Big Bear Valley considering a short term plan (1-5 yr.) and long term plan (5-20), including Fawnskin? What organization is responsible for administering such a plan? What are the water supply and demands based on increased population growth for the next 20 years? Does the water management plan consider almost doubling Fawnskin's population due to this proposed Project? If not why? Or is there a Master Land Use Plan that considered almost doubling population due to this proposed Project?

What are the current water policy issues and procedures regarding: population growth, endangered species consideration, developing new water supplies, regional water supply shortages (cities surrounding the Lake) and water use efficiencies (water conservation and recycled water use)?

In acre-feet (AF), what is the operational physical capacity of the groundwater basin, maximum capacity of the basin and, current capacity? What is the all time low capacity? What is the safe-yield of the groundwater basin?

How many groundwater wells usually supply Fawnskin? How many total groundwater wells are available in the groundwater basin? What is the depth of the bowls? Have any public wells ever gone dry, if yes when. Have any private wells gone dry, if yes when? Has the water quality been affected as water levels drop and to what extent? What additional impact to existing wells would result if the proposed Project were implemented? What protections are offered if local wells run dry due to additional water being provided by the proposed Project?

How would this proposed Project impact water supplies during a future 3-4 year drought or one of lesser duration. How will groundwater levels be lowered with the addition of the proposed Project and what will be the effect on wells in the Fawnskin area?

Is there a gap between groundwater basins that would allow groundwater to flow from one or to the other groundwater basin? If so at what groundwater elevation would such a flow begin? How would proposed Project affect groundwater levels and flow patterns?

Are there groundwater models currently being used to support or aid in analysis of groundwater water inflows and outflows in the area? If not why?

How will water demands meet daily, weekly, monthly, or annual peak deliveries with the proposed Project completion? What effect will this have on local water supplies during peak time usage? How will the proposed Project affect operations of peak supplies?

What is the mass balance of the groundwater basin and the watershed which would include analysis of data for historical inflows and outflows, groundwater yields, operations of the basin, safe yields etc? What are current groundwater levels in the groundwater basin and surrounding basins, and to what extent would the proposed Project (at build out) have on groundwater levels?

What are the short term and long term water demands for the City of Fawnskin including the proposed Project at full build out?

#### *Lake Impacts*

On a short term basis (0-5 years) or long term (5-20 years) planning process, how will the proposed Project affect or impact Lake water resources management, resources (density of boats etc. on Lake), water quality, erosion and (runoff into the Lake), total maximum daily load capacity and, aesthetics.

Are there any springs that feed the Lake and if there are how many acre-feet or gallons per minute feed into the lake due to these springs? How would these flows be affected by the proposed Project if additional water usage lowered groundwater levels? Would springs be affected?

If proposed Project is approved, based on population/water demand projections, will it be necessary to treat Lake water to be used as a source of municipal and domestic supply in the Big Bear Valley? This would also be a concern as population increases.

#### *Utilities/Service System*

What is the capacity of the current sewage system and how much will the sewage flows increase during hourly, daily, monthly or annual peak hours with the proposed Project?

Does the existing water treatment plant have the capacity to treat additional sewage? How much additional sewage will be produced by build out of this proposed Project? What happens in the case of an outage with possible flow to the Lake?

What additional public services and utilities would be necessary to support almost doubling the population of Fawnskin and what increases in costs such as: taxes, user fees, loans, grants etc., would be needed to provide these services.

#### *Other Concerns*

The EIR needs to include an alternative that is consistent with the existing plan and zoning designations.

Does the proposed Program need approval from the California Department of Fish and Game, U. S Fish and Wild Live Service, Regional Water Control Board, U.S. Army Corps of Engineers? We request that the county obtain written concurrence from these agencies on the extent of impacts and appropriate investigations prior to proposed Project approval.

We are requesting a copy of the EIR and notification of all subsequent actions on this proposed Project to be mailed to:

John/June Ivascyn  
17114 Stare Street  
Northridge, CA. 91325

Sincerely

John P. Ivascyn      June Ivascyn

cc: Friends of Fawnskin

RECEIVED  
MAR 20 2002

March 14, 2002

Ms. Tracy Creason, Senior Associate Planner  
San Bernardino County Land Use Services Dept.  
Advance Planning Division  
385 N. Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0182

Re: "Notice of Preparation of Environmental Impact Report for RCK Properties, Inc.  
Proposed Project, Tentative Tract No. 16136", Fawnskin  
FILE/INDEX number: GPA/TT/M331-8N/01/APN: 0304-091-12

Dear Ms. Creason:

We would like the following issues to be addressed in the Draft EIR for the above referenced project:

- 1) Increases in the noise levels for existing properties north of highway should be analyzed. Realigning North Shore Drive (Highway 38) to provide the ability for more lakefront residences makes no sense when now anyone traveling the highway has good lake views for a mile or so.
- 2) A thorough analyses of all wildlife should be included in the Draft EIR. This should include the endangered bald eagles that winter on the property, as well as waterfowl and other birds, and several endangered plants.
- 3) The stress load on our sewage system should be analyzed.
- 4) Short and long-term increases in traffic congestion and accidents along North Shore Drive should be fully analyzed in the Draft EIR. We feel that traffic would increase to unacceptable levels along North Shore Drive if this project is completed.
- 5) The EIR should include an analysis of both direct emissions and secondary air pollutants of the proposed project, and their effect on the air quality of Fawnskin, and the entire Big Bear Valley.

In summary, we are against changing the current zoning or realigning the highway just so developers can increase their "bottom line" at the expense of the current owners in Fawnskin, and those who vacation here on the North Shore, specifically because it provides a pristine, quiet experience. The above issues must be addressed in the EIR. We would also like to add that any General Plan Amendment for lakefront property should include a continuation of the popular Alpine Pedal Path.

Very truly yours,

*Carla + Roger Wilton*

Carla & Roger Wilton  
6949-A Doherty Place  
Alta Loma, CA 91701

P.S. We are frequent vacationers in Fawnskin and love the place the way it is. It's so peaceful.

RECEIVED  
MAR 19 2002

March 14, 2002

County of San Bernardino  
Advance Planning Division  
385 N. Arrowhead Ave., 3<sup>rd</sup> floor  
San Bernardino, CA 92415-0182  
Attention: Tracy Creason, Sr. Associate Planner

RE: EIR for Moon Camp TT #16136

Dear Ms. Creason,

This letter is to express concern about the proposed Moon Camp development in Fawnskin, Big Bear Lake. I oppose the changing of the zoning and fear the impact it will have on our community. Because of the incredible density they seek I fear it will increase highway traffic, necessitate changing the scenic road, hurt the drinking water situation, and overcrowd the lake. I think it will have a negative effect on our resort community.

It is a dense, city-like project that has no place in the scenic spot they propose. The zoning laws are in place to protect from such development and the owners knew the zoning laws when they purchased it. While I do support a property owners right to choose, within reason, what to do with their property, I do not support those who purchase property and then seek to drastically change the existing zoning laws.

Please help us preserve this little bit of paradise by allowing them to develop only what the zoning laws allow - that is one home for 40 acres and no street bypass or huge marina.

Thank you for your consideration,

*Joyanne Salzer*

Joyanne Salzer  
Full time resident  
P.O. Box 15  
Big Bear Lake, CA 92315

POLLIQUE CANYON ASSOCIATION  
Twenty-two cabin Owners  
P.O. Box 47  
Fawnskin, Calif. 92333

Page II

RECEIVED  
MAY 1 9 2002

March 14, 2002

County of San Bernardino  
PUBLIC SERVICES GROUP  
Land Use Services Dept./PEMS  
385 North Arrowhead Avenue, 3<sup>rd</sup> Floor  
San Bernardino, Calif. 92415-0182

To: Tracy Creason - Senior Associate Planner

Response to Tentative Tract Proposal #16136

Objectives:

- Futher exploitation by a developer of the beauty of the Big Bear Valley, especially on Lake Front Property. **THIS WILL BE THE FIRST ONE ON THE NORTH SHORE.**
- Extreme noise and light pollution with the quantity of homes proposed for the Fawnskin area.
- Potential lowering of the Water Table in the Fawnskin area which would put extreme hardship on the current property owners with additional new deeper wells having to be drilled and those owners having too bear that expense. This comes in a year of extreme drought where the water tables are already at their lowest level in many years.
- The Fire Fighting capability in the area would be severely reduced with the lowering of the Water Table.
- Public use of the lakeshore severely reduced with the quantity and scope of new homes proposed.

- Elimination of annual events that now use the area, i.e. Hobie Cat Sailing Clubs, etc.
- Severe disturbance to established fish feeding grounds located in the area of proposed 110 slip Marina as part of the project.
- Density of the lot size out of character with everything else in the area taking away from natural esthetics that were established over 100 years ago.
- Air Quality/pollution of surrounding area would have a serious impact with Winter-Time Smoke from 90 plus homes.
- Water and sewage facilities in the area are currently at capacity and could not withstand the load of this many residences. You would be sacrificing fire fighting and existing capacity of the sewer system.
- Elimination of 750 trees in the area would severely change the traditional landscape of the are and destroy it's original natural beauty. Endangered Flora and Fauna would completely be disregarded in the project area.
- Increase in Traffic Noise and Pollution in the Fawnskin area would severely take away from the natural and established serenity that the area offers.
- ALL** of the North Shore needs to remain a haven away from the urban encroachment that has spoiled most of South Shore Big Bear.
- An important and recognized Eagle Habitat will be destroyed and will be inconsistent with the State and Federal Laws that now protect them.
- Additional Auto/Truck trips per day on North Shore Drive would increase by over 900/Day, severely choking this scenic artery around the Lake.

REQUEST

- Existing Zoning to remain the same with the area maintained as a controlled public use area and to preserve the existing natural habitat of the area.

Sincerely, POLLIQUE CANYON ASSOCIATION

RECEIVED  
MAR 14 2002

March 14, 2002

Ms. Tracy Creason, Senior Associate Planner  
San Bernardino County Land Use Services Dept.  
Advanced Planning Division  
385 N. Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0182

Re: "Notice of Preparation of Environmental Impact Report for RCK Properties, Inc.  
Proposed Project, Tentative Tract No. 16136", Fawnskin  
FILE/INDEX number: GPA/TT/M331-8N/01/APN: 0304-091-12

Dear Ms. Creason:

We would like the following issues to be addressed in the Draft EIR for the above referenced project:

- 1) Increases in the noise levels for existing properties north of highway should be analyzed. Realigning North Shore Drive (Highway 38) to provide the ability for more lakefront residences makes no sense when now anyone traveling the highway has good lake views for a mile or so.
- 2) A thorough analyses of all wildlife should be included in the Draft EIR. This should include the endangered bald eagles that winter on the property, as well as waterfowl and other birds, and several endangered plants.
- 3) The stress load on our sewage system should be analyzed.
- 4) Short and long-term increases in traffic congestion and accidents along North Shore Drive should be fully analyzed in the Draft EIR. We feel that traffic would increase to unacceptable levels along North Shore Drive if this project is completed.
- 5) The EIR should include an analysis of both direct emissions and secondary air pollutants of the proposed project, and their effect on the air quality of Fawnskin, and the entire Big Bear Valley.

In summary, we are against changing the current zoning or realigning the highway just so developers can increase their "bottom line" at the expense of the current owners in Fawnskin, and those who vacation here on the North Shore, specifically because it provides a pristine, quiet experience. The above issues must be addressed in the EIR. We would also like to add that any General Plan Amendment for lakefront property should include a continuation of the popular Alpine Pedal Path.

Very truly yours,



Carla Wilson  
328 Passo Tesoro  
Walnut, CA 91789

P.S. I am often going to Fawnskin because it is so quiet and peaceful.

March 15, 2002

County of San Bernardino,  
Advanced Planning Division  
385 N. Arrowhead Ave, Third Floor  
San Bernardino, CA 92415-0182

ATTN: Tracy Creason, Senior Associate Planner  
Re: Moon Camp EIR, TT #16136

Dear Ms. Creason:

The following are some concerns I would like to see addressed in the EIR for the above project:

1. The overall project appears is being promoted with a certain density. However, the project does contain large lots, which could be later be further subdivided. This same developer promoted Eagle Point Estates with a public access corridor to the lake. Later that corridor was gated off. What would ensure that those large lots would not be subdivided in the future?
2. The developer estimates that approximated 730 trees would have to be removed in order to relocate SR38. What will be the effect on the environment with that removal plus whatever trees would be removed for building?
3. As many as eight different tress have been documented as eagle perches. If portions of the North Shore are currently closed to public entry during the eagle season, should Moon Camp be the exception?
4. If mitigation measures are proposed, where would they be, and who would monitor and enforce them? Would they adequately offset the harm done to the Moon Camp area?
5. Would there be adequate consideration given to wildlife corridors?
6. Would measures be taken to either reduce or eliminate altogether light pollution?

RECEIVED  
MAR 19 2002

Barry and Glenna Morton  
PO Box 82, Fawnskin, CA 92333  
(909) 866-3978

March 15, 2002

Tracy Creason, Senior Associate Planner  
County of San Bernardino, Advance Planning Div.  
382 North Arrowhead Avenue - Third Floor  
San Bernardino, CA 92415-0182

RECEIVED

MAR 19 2002

RE: Environmental Impact Report (EIR) for Mood Camp TT #16136, in Fawnskin, CA

Dear Ms. Creason:

We're extremely concerned about the proposed RCK development in Fawnskin, which seeks to relocate SR38 East of Canyon Drive, and rezone the property to allow 92 homes to be developed, where current zoning allows one.

The negative environmental impact of such a development would be considerable and irreversible. Questions of increased congestion, traffic, noise, potential runoff and groundwater problems, water quality concerns, and lost animal habitat, face off with the equally important considerations of the public enjoyment of this area and loss of scenic vistas to all visitors.

Since the proposed development would depreciate the quiet quality of life on this area of the North Shore of Big Bear Lake, we strongly oppose this request and hope you will thoughtfully weigh the negative environmental impact of the items outlined below.


**TRAFFIC, CONGESTION, NOISE:** The Initial Study Environmental Checklist Form that we reviewed at the Big Bear Library presented a number of areas of impact and concern. It includes a section on current and projected traffic counts compiled by Kunzman Associates, who detail significant increases in traffic as a result of RCK's development. Kunzman projects that the traffic along North Shore Drive would increase by 40% by 2006, during peak months, if the project were approved, compared with a more modest 15% if the project is not built. Speed, noise, and safety issues are all a concern regarding this increased traffic on the quiet North Shore. These issues would adversely impact the quality of life and peaceful habitation of every current resident and visitor to this area.

**LOSS OF TREES and SCENERY:** Equally concerning is that the development will remove hundreds of beautiful trees from the area, only to replace them with a gated community of private homes. These trees offer shade and animal habitat and contribute immensely to the scenic vistas now available for everyone who uses the highway. Once homes are built they would block lake views from the road and alter the look of the highway forever. As it is, the North Shore is one of the few relatively uninterrupted stretches of lake views in the entire Big Bear area.

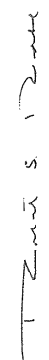
**EAGLE HABITAT LOST FOREVER:** Additionally, these trees are located in one of Big Bear's foremost bald eagle habitat areas -- a location that would be permanently marred by the proposed dense development. We have watched as an eagle enjoyed his lunch on that piece of shoreline at the bend in the road. If RCK's 92 unit housing development were to be approved, that eagle "picnic area" would become a private, gated boat dock for dozens of noisy personal watercraft, and the eagle would most certainly stay away permanently.

A concerted effort could probably develop a more inappropriate use for this small remaining patch of beautiful forest, but we can't imagine what it might be.

Sincerely,

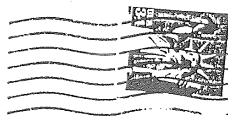
  
Barry Morton  
cc: Sandy Steeb, Friends of Fawnskin

7. What effect would the proposed "stacking" of houses along the lake shore have not only upon the scenic view from the highway, but also from the lakeside?
8. The land between the high-water line and the actual lake level is considered to be public property. Where and how would the public gain access to that public area? Who would ensure that such public access, if given, would remain open and not gated off as was done at Eagle Point Estates?
9. Could the increased traffic from the project, along with the increased traffic from other proposed projects in Fawnskin be adequately handled by the road system?
10. Will the EIR consider the air pollution caused by both the increased traffic and the fireplaces from the proposed project as well as from other proposed projects in Fawnskin?
11. How much of the lake area would be withdrawn from public use by the proposed 100-slip marina proposed for the project?
12. Is there sufficient water and sewer capacity to support the proposed project as well as the other proposed projects in Fawnskin?
13. What steps would be taken to maintain the current wildlife habitat?
14. What steps would be taken so as not to do irreparable harm to the current plant habitat?

  
Robert S. Drake  
P.O. Box 164  
Fawnskin, CA 92333  
(909) 866-2262

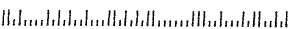


Deborah Walters  
P.O. Box 86  
Fawnskin, CA 92333



County of San Bernardino  
Advance Planning Division  
3rd floor  
San Bernardino, CA. 92415 - 0182

ATTN: Tracey Creason (SR Assoc. Planner)  
RE: MOONCAMP TT #16136



RECEIVED

MAR 19 2002

Peter and Diane Boss  
P. O. Box 330  
39390 Rim of the World Dr.  
Fawnskin, California 92333  
March 15, 2002

County of San Bernardino  
Advance Planning Division  
385 N. Arrowhead Ave. Third Floor  
San Bernardino, Ca. 92415-0182

Attention Tracy Creason Senior Associate Planner.

Concerning Project Environmental Impact Report (EIR)  
for Moon Camp TT#16136

The purpose of this letter is to make sure the county fully analyzes  
the Environmental Impact Report concerning Moon Camp.

Moon Camp proposed 92 homes  
Cluster Pines 132 Condos

- The issue is this will more than double the existing Fawnskin population.  
How can this little town keep it's ambience, charm and peace and quiet?
- How much light pollution and glare will this number of new homes generate?  
The more lights the nighttime sky then diminishes.
- How crowded and how long will it take to get around the valley with this  
huge traffic increase? Holiday traffic is currently unacceptable. The  
impact on traffic and parking should be addressed.
- Lake usage as to how much pollution will be added to the lake with  
increased boating & 100-slip private marina? What run off materials will be  
entering the lake water from this many additional homes?
- Sewer Capacity- How much additional sewage capacity is too much?  
Fawnskin pipes and cumulative sewer effects must be address.
- Quality of Life-Fawnskin has a serene ambience and peaceful quality.  
Would this flood of housing and additional occupants change that  
wonderful way of life? Please don't allow it to go from country to city.

There are precious few towns like Fawnskin left. Please protect it  
from overload in every environmental avenue. We treasure our home  
please don't let it be ruined.

Sincerely,

Peter and Diane Boss

RECEIVED

MAR 20 2002

March 15, 2002

To: EIR, Advance Planning Division  
MOONCAMP TT # 16136

From: Day & Delia Walters

Re: Mooncamp / Cluster Pines

Attn: Tracy Cresson Sr. Assoc. Planner

This letter is to help bring to your attention the needs and concerns of the residents of Fawnstein, CA.

RCK Properties is trying to have our rural community rezoned for more homes, our concern

is for the quality of life for all people and animals of the town and community. We have Eagles that live on this land proposed for rezoning, we have limited Water reserves for our town, trees are needed for the environment they want to cut down how many?

700 plus trees! RCK wants to change the road going into the small town (380 pop.)

traffic problems will arise.

The label can't support 2

more marinas and the traffic and use that would bring.

Please help our community save and preserve the

quality that the Big Bear Valley community has been fighting

for. Land for the Eagles, trees,

clean fresh well water, quiet,

slower traffic less homes per

capita than RCK wants.

Thankyou

Delia Walters

**TOM DODSON & ASSOCIATES**  
2150 N. ARROWHEAD AVENUE  
SAN BERNARDINO, CA 92405  
TEL (909) 882-3612 • FAX (909) 882-7015  
E-MAIL [tda@stonramp.com](mailto:tda@stonramp.com)



March 15, 2002

Ms. Tracy Creason  
San Bernardino County  
Land Use Services Department, Planning division  
385 North Arrowhead Avenue  
San Bernardino, CA 92415-0182

Dear Tracy:

Tom Dodson & Associates (TDA) serves as the environmental consultant for the San Bernardino County Local Agency Formation Commission (LAFCO or Commission) which will function as a Responsible Agency for future service contracts associated with development of the area that will be encompassed by Tentative Tract Map 16136, located on the eastern edge of the community of Fawnskin in Big Bear Valley. This is a major project for a community the size of Fawnskin that will require extensive development of a good data base and an evaluation of major changes in one of the last remaining undeveloped areas within the Fawnskin area. I believe that these comments on the Notice of Preparation will assist the County in completing an adequate environmental document. On behalf of the Commission I have reviewed the County's Notice of Preparation (NOP) for the proposed project and have developed some general comments for consideration by the County in preparing the environmental impact report (EIR) for the proposed residential project.

Since LAFCO will serve as a Responsible Agency as defined by the California Environmental Quality Act (CEQA) because of potential future out of service area contracts, it is important that the EIR prepared for this proposed project contain an adequate discussion of all potential environmental impacts so that it can be considered and accepted by the Commission when it considers service contract issues in the future. In this particular case the future capability to serve the area with adequate services and utilities and the impacts from delivery of utilities and services to the project site need to be fully analyzed in the County's proposed EIR. Of particular importance is the evaluation of cumulative impacts on the various public service and utility service systems, particularly given the current constraints for water and electricity resources in Big Bear Valley. Comments on the remaining environmental issues discussed in the NOP follow in the order that they are discussed in an Initial Study Environmental Checklist Form provided in the State CEQA Guidelines.

Project description: The broad outlines of future land uses and potential development are identified. It is suggested that a development scenario be created with the goal of enabling quantitative evaluation of impacts during development as well as forecasting the buildout impacts of the residential tract on the project site.

- 1. Aesthetics:** This site has particularly important scenic views to the south, towards Mt. San Geronimo. For the aesthetic analysis it is suggested that the City consider providing a visual simulation of those areas where areas within the project area are highly visible and exposed to a large number of viewers from the highway.
- 2. Agriculture Resources:** Concur with the discussion in the NOP. This area contains no significant agricultural resources based on personal observation of the project area.
- 3. Air Quality:** The South Coast Quality Management District is operating under the 1997 Air Quality Management Plan update. I concur with the proposed evaluation of this issue in the EIR.
- 4. Biological Resources:** The project area is located in a significant biological resource area. Recent interactions with the U. S. Fish and Wildlife Service and Department of Fish and Game and the County Museum biologist indicate that any field surveys conducted for listed or sensitive species or sensitive habitat will need to observe special protocols (such as spring surveys). It is recommended that these protocols be determined through consultation with the above parties and the survey protocols be made available to the experts in the field for verification prior to their implementation. It will also be important to identify an appropriate land use interfaces and buffers between areas proposed for development and any critical habitat contained within the planning area.
- 5. Cultural Resources:** A detailed evaluation of these resources as part of the EIR would appear to be appropriate.
- 6. Geology and Soils:** The project area is seismically active and steep slopes occur on the project site that will require special handling during grading to minimize erosion and sedimentation and potential for slope failure. Related geotechnical issues, ground failure liquefaction or other hazards should be fully explored for that portion of the site near the lake shore.
- 7. Hazards:** The proposed project appears to have a potential to expose development to significant accidental releases of hazardous substances being transported along the highway through the project area. This issue will require careful evaluation given the proposed residential uses in proximity to the project site.



8. Hydrology and Water Quality: Hydrology and water quality issues are of concern for the project area, particularly how to manage storm runoff to minimize erosion and sedimentation potential. The project is located in the upper portion of the Santa Ana River Basin, and given new non-point source management requirements, such as the recent Regional Board storm runoff permit requirements, the analysis of water quality impacts, during both construction and occupancy, should be included with appropriate best management practices. Evaluation of the remaining water resource issues in the EIR appears appropriate as defined in the Initial Study.
9. Land Use And Planning: The analysis identified in the Initial Study appears appropriate.
10. Mineral Resources: Concur that this issue is not of concern at this site.
11. Noise: Existing sources of noise are related to traffic generated noise that is likely to be increased as a result of project development. The effect of the transportation corridors and related noise should be included as a topic within the EIR. The goal would be to define the actual limits of significant noise constraints within the project area where sensitive residential uses should not be constructed without adequate noise buffering. I concur with the remainder of the findings in the noise section of the NOP.
12. Population and Housing: Concur with the findings in the NOP. Anticipated growth inducement from the project's General Plan Amendment needs to be addressed at this stage of review because the project represents an extension of more intense urban development in the Fawnskin area.
13. Public Services: Concur with the findings in the NOP.
14. Recreation: Concur with the findings in the NOP.
15. Utilities and Service Systems: Particularly from a LAFCO perspective, the required water and wastewater system infrastructure required to provide adequate service to this area requires a thorough evaluation, on a project specific and cumulative impact basis.
16. Transportation/Circulation: Concur with the recommended issues for evaluation identified in the NOP. In particular potential conflicts on the highway due to direct access to the highway from the residential areas needs to be examined.

I anticipate all of the mandatory sections to be addressed in the EIR. The EIR needs to carefully define reasonable alternatives for the project. No discussion of alternatives is

provided in the NOP. Growth inducement and cumulative impacts are also very important issues that must be evaluated in the for this project. In conjunction with the LAFCO Staff, I am available to discuss these comments and provide input into the EIR process, including reviewing the Screencheck EIR if desired. I look forward to reviewing the Draft EIR when it is made available for public review and comment. Thank you in advance for your consideration of these comments.

Sincerely,



Tom Dodson

cc: Kathleen Rollings-McDonald

RECEIVED  
MAR 20 2001

Sandy Steers  
P.O. Box 423  
Fawnskin, CA 92333  
(909) 878-3091

15 March 2002

County of San Bernardino  
Advanced Planning Division  
385 N. Arrowhead Ave., Third Floor  
San Bernardino, CA 92415-0182  
Attn: Tracy Creason, Senior Associate Planner

Re: Environmental Impact Report (EIR) for Moon Camp TT #16136

Dear Ms. Creason,

I am writing to go on record as opposing any rezoning of the Moon Camp property and thus oppose the proposed development in Moon Camp. In this regard, I have a number of concerns and questions.

My first concern is water availability in the Fawnskin and the Big Bear Valley. We have been told to conserve water by a number of local and County agencies and in the past when there were droughts similar to the one we are now experiencing, there were occasions when water usage was restricted, there was a moratorium on building and water pressure in Fawnskin was so low that water was not available. How will these conditions be affected by the addition of these new homes? And especially how will they be affected when a number of other developments are being built at the same time and in the same general area? I would like to know the effects on our water supply both during construction and after the homes are occupied. What percentage of the homes do you expect to be occupied full-time and what percentage on weekends and on especially busy holidays? How does this percentage compare with current Fawnskin occupancy and how will the additions affect the water supply?

Our water, I realize comes from underground aquifers and the DWP and owners have stated that there are two new wells on the property, so water supply will not be an issue. But those aquifers for those two wells must connect with the aquifers that currently supply Fawnskin and other areas in the valley. How, in fact, do the underground water supplies, or aquifers, connect to each other throughout the Valley? Will taking water from the two wells on the Moon Camp property in any way affect the amount of water available or the water level in any of the other underground water sources in Fawnskin or the rest of the Valley? If these underground water sources do connect, how does the developer propose to guarantee that none of our other water sources will be affected or depleted by the addition of the homes proposed in this development?

Page 2

Our local electricity providers have already expressed concern about the amount of electricity available to the valley, even with the number of homes that are currently here. Considering that the Forest Service has already ruled out the possibility of larger lines being installed to bring electricity up to Big Bear, how will additional electricity be provided to supply these homes to be added to Moon Camp? Bear Valley Electric already states (in applying for new lines with the Forest Service, and in an interview I conducted) that there is not sufficient electricity available to the Valley during peak times, without additional development. How will this new development affect the electricity availability? And how will the electricity availability be affected by this development in addition to the surrounding developments that are being discussed and the developments already approved and in process all around the Valley? Will the small power station Bear Valley Electric plans to build be sufficient for all the needs around the Valley and those being added with new developments without ever having the possibility of brown outs or black outs during peak usage times?

This area is now pristine forest and lakefront with a large number of native trees, supporting a native habitat for many species of plants and wildlife. The current proposal says at least 730 trees will be cut down in order to move the highway. How many trees will be cut down by the time the development is completely built out with all the proposed roads, driveways, homes, marina, etc.? What percentage of the number of trees now on the property does this equate to? These are old growth trees. How does the developer expect to mitigate for the destruction of old growth trees, in the aesthetics, in the destruction of the view from above the property and from the lake and from the Big Bear side of the lake? Planting new trees is not an acceptable mitigation since the people living in the Valley today are the ones that will be affected by the cutting of these trees and the new trees will not reach significant size for 30 to 50 years, and mitigation is supposed to reduce the affect to insignificant. How will the loss of the aesthetics from this change be mitigated for the current residents of Fawnskin and the Valley?

How will the cutting of this many trees affect on the eagle habitat and on the other wildlife that utilizes this area? And how will this affect be mitigated to insignificant, especially for the current wildlife population? As new immature eagles arrive each year during the winter months, it seems that they spend the majority of their time in unpopulated areas rather than in developed areas that used to be eagle habitat, such as Eagle Point. How will this development and the cutting of these trees affect the use of this area as eagle habitat, not only for eagles that have already arrived and utilized these trees, but for the eagles that will be arriving for the first time over the next 50 years until new trees have grown? We have also been looking forward to eagles potentially using Big Bear Valley as a nesting area, as they once did, and the biologists say this is a possibility, given the right conditions. How will the changes in this particular eagle habitat affect the possibility of eagles using this Moon Camp area as a nesting area and how will these changes affect the potentiality of eagles nesting in Big Bear Valley at all?

As for the other wildlife, which types of wildlife and how many now utilize this Moon Camp area as a home and as a corridor to or from the forest or the lake? How will the cutting of

the trees and the development of homes affect this usage and how will it affect this wildlife, now and in future years? Will it reduce the number of wildlife that this area will support, and if so, by how much and for which types of wildlife? This area is also a very specialized plant habitat, especially for pebble plains and wetlands habitats. How will the cutting of these trees and this development affect these specific habitats and by what percentage will it reduce the amount of each of these specialized habitats that are available throughout Big Bear Valley? It has been stated that there are also threatened and endangered plants growing in this Moon Camp area. How many and what types of plants are there currently and how will the development affect these plants and how by what percentage will the numbers of these plants be reduced around the Valley if these plants are destroyed?

What affect will the cutting of these old growth trees and the development of this property have on the air quality in this area and in the Valley? How will the loss of these old growth trees affect the amount of oxygen that is created in this area? How many wood burning stoves, gas propelled lawn equipment, recreational vehicles, automobiles and automobile trips will be added to this area and what affect will this have on the air quality in Fawnskin and in the Valley? How will the additional watercraft from this development affect the air quality? I have asthma and came to this area for the clean air. How will any loss in air quality created by any of the above mentioned items affect people in the area with asthma or other respiratory conditions?


Fawnskin is a rural area, not an urban area like other places in the County. How will the affects of this development be measured differently for a rural area than for an urban area? And how are the mitigations for rural areas handled differently than for urban areas?

With the road changes and the addition of homes in this area, I am concerned with the amount of light pollution that will be added. What is the lighting proposal for the roads in the development and for the homes? How will the addition of light pollution be mitigated so that the affects of additional homes creates an insignificant difference to the wonderful dark skies that we now enjoy?

So far, the County has not had an outstanding record in enforcing mitigation terms once they have been approved. How will the mitigation terms for this development be enforced differently by the County than they have in the past to guarantee that all the mitigation terms are adhered to?

Thank you for taking my concerns into account.

Most sincerely,



Sandy Steers

Ms. Tracy Creason  
Senior Associate Planner  
Advance Planning Division  
Land Use Services Department  
County of San Bernardino  
385 North Arrowhead Avenue  
San Bernardino, CA 92415-0182

RECEIVED

MAR 20 2002

LAND USE SERVICES DEPT.  
ADVANCE PLANNING DIVISION

March 15, 2002

Ms. Tracy Creason  
Senior Associate Planner  
Advance Planning Division  
Land Use Services Department  
County of San Bernardino  
385 North Arrowhead Avenue  
San Bernardino, CA 92415-0182

Dear Ms. Creason:

We are responding to the "Notice of Preparation of Environmental Impact Report for RCK Properties, Inc., Application for Tentative Tract Map 16136".

Questions we would like answered by the Environmental Impact Report (EIR) analysis?

- What will be the increase in water sewer requirements and who will pay for them?
- How much longer it will take to drive to Big Bear Lake with the increase in traffic?
- What will be the decibel/noise increase due to the traffic and highway realignment to the residents near by?
- What will be the expected runoff levels and sediment loads be?
- What will be the increase in smog and fireplace smoke and its impact on the valley?
- What will be the increase in light pollution?
- What will be the impact to the eagles, wildlife and endangered flora and fauna?
- What will be, if any, the height restrictions required as to protect existing homeowner views and lake access.
- What will be the cumulative environmental effects of proposed developments at Moon Camp, Cluster Pines/Marina Point, Brookside Road, Deer Trail and the new zoo? Mitigation should be site-specific to Fawnskin, not based on a model.

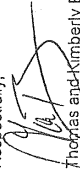
We respectively object to the proposed development and zoning change due to:

1. Eagle habitat will be jeopardized or destroyed.  
Note: For the last seven winter/years we have lived on Flicker Road. We have seen several bald eagles annually use trees within the proposed development as hunting and resting places.
2. Endangered flora and fauna will be jeopardized or destroyed.
3. 92 plus homes, 100 private docks and the realignment of North Shore Drive/Hwy 38 will increase traffic, noise, light and air pollution well beyond acceptable levels not to mention this development is totally inconsistent with mountain character of Fawnskin and why we purchased our home on Flicker Road.
4. The number of trees to be cut down (700 - 1,000).
5. Lack of water and sewer capacity to support a development of this size.  
Note: Big Bear Valley including Fawnskin suffers from a shortage of water. We are repeatedly encouraged to conserve water and warned of the consequences by the County and City water agencies.

Ms. Tracy Creason  
Page 2  
March 15, 2002

6. The U.S. Forest Service has been attempting to (and or facilitate the) purchase the land within the proposed development for several years and has entered into good faith negotiations with the owners. We are not against the owners right to develop their land within the existing General Plan (RL-40), however due to the above mentioned objections we strongly believe the property should remain undeveloped and managed by the U.S. Forest Service allowing for managed limited day use by the public.

Respectfully,

  
Thomas and Kimberly Brickley  
P.O. Box 88/39745 Flicker Road  
Fawnskin, CA 92333  
909-866-2839

cc: Dennis Hansberger, San Bernardino County District Supervisor  
Theresa Kwappenberg, San Bernardino County Planning Commissioner

San Antonio, California  
March 16, 2002

County of San Bernardino  
Advisory Planning Commission  
385 North Broadway Box 1000  
San Bernardino, California  
Attention:

RECEIVED

MAR 19 2002

The records of San Bernardino for subject <sup>and 15</sup> ~~subject~~  
we know that changes will be made.

We have pictures and our notes at the present time,  
on subjects. The notes show from our point of  
a brick. I of the development is approved. As  
requested, we probably won't have any notes on  
subjects.

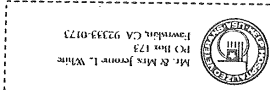
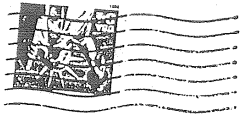
We have more notes from our present time,  
and nothing has been done to improve the  
present time. We have had several drawings  
spills into the lake.

When the trees about 1000 plus are removed for the  
highway and the construction of the highway,  
we will have flooding from the runoff being  
shut many acres. How many other trees will  
die during all of the construction?  
What will happen to the people, people will  
leave, leave, etc. They will be in the prison  
system. They stay into our yard, as we are  
due to the forest and enjoy watching them.  
With the removal of the mine, pollution and  
emission of acid traffic will increase, what  
will happen to all the animals and fish?

Attached is a two page list of the signature  
agents to the San Bernardino, California and to  
the present living here now.

92415+0182

San Bernardino  
County of San Bernardino  
385 North Broadway, Box 1000  
San Bernardino, California  
92415-0182



1 1

*There is also a letter from our Congressman, Jerry Lewis. We should see legislation and the Department of Justice should act to stop the development and make it part of our National Forest*

*From study  
Mr & Mrs Jerome J. White*

*re to:  
Congressman Jerry Lewis  
Mike Williams  
Superior Lumber Industries*

**Air Quality**

There will be increased auto emissions due to increased number of cars and slower speeds caused by increased traffic congestion, increased emissions from fireplaces and wood burning stoves, as well as boat engines, ATVs, leaf blowers, and recreational vehicles, and cumulative air pollution from this and all projects around the valley, including during construction phase.

- **Water Quality**  
There will be additional runoff to the lake which is already saturated with fertilizer, etc. from runoff in existing landscaping and development areas elsewhere.
- **Water Availability** (especially in drought times, which are a natural part of our climate cycle)  
There is currently a shortage of water and we are in drought conditions. In the late 80's and early 90's people were without water on major holidays in the summer and pressure was reduced on streets at higher elevations. A fire would have caused disaster. There is no more water in the valley now and 92 homes will certainly intensify the situation.
- **Energy Factors**  
Local electricity providers claim no more power lines can be added nor can solar power be used and that the valley is already short of the electricity it needs. Continuous building elsewhere in the valley, as well as this project, will continue to exacerbate the problem plus increase the chances of blackouts, etc.
- **Sewer Capacity**  
The manholes in the streets repaved during 2000 and 2001 have not been raised and if there are any problems, these manholes will have to be located and jackhammered out before anything can be done. Are the pipes in Fawnskin of sufficient capacity to handle additional homes? Cumulative sewer effects with all the developments proposed and in progress must be addressed. There are already sewer odors in some homes due to being overloaded and nothing has been done with these.
- **Tree Removal**  
The development expects the removal of 730 trees (25% of existing trees), which only addresses those to be removed to reroute the highway. How many additional trees will be removed to build homes? Plus how many will die due to stress of construction. The large, old growth trees removed will not grow back in our lifetime, so planting lots of replacement trees is not sufficient mitigation.
- **Eagle Habitat**  
Eagles use many of the trees throughout the entire Moon Camp area, not just a few trees along the shoreline. The whole Moon Camp area is eagle habitat. Eagle perch trees take hundreds of years to grow, saving a few existing trees will not provide habitat into the future.
- **Wildlife Habitat**  
This area is also habitat for blue herons, ospreys, hawks and waterfowl. Wildlife (deer, coyote) access lakeshore through property.
- **Plant Habitat** – This will destroy endangered/threatened habitat areas (pebble plains, wetlands) known only in Big Bear, as well as endangered/threatened flora in the area.
- **Light Pollution/Glare** – Additional lighting from 92 homes would greatly diminish the intensity of the nighttime sky.
- **Medical Services** – We have limited medical facilities, including ambulance service, inadequate for increased population.

Michael R. Dawson  
P.O. Box 1008  
Big Bear Lake Ca. 92315



County of San Bernardino  
Advanced Planning Division  
385 N. Arrowhead Ave, Third floor  
San Bernardino, Ca.

92415-0182

ATTN: Tracy Cramer S.A.P. 92415-0182

- Fire Protection – The Fawnskin Fire Department is very small, inadequate for planned development.
- Time frame for Biological Assessment (are survey windows adequate/appropriate) – Due to seasonal changes in animal migration and living patterns, anything short of a one-year study will not fully assess the impact on animal life.
- Traffic Study – Traffic would increase dramatically with addition of Moon Camp, Cluster Pines, Brookside Road and the new Zoo. Holiday traffic is currently unacceptable in the valley. Weekend and vacation use/rental impact on traffic and parking should be addressed; multiple cars per house/unit. What are the cumulative effects of increased traffic in the town of Fawnskin, as well as Stanfield Cut Off and the south shore communities?
- Public Safety – Additional traffic increases danger to pedestrians and school bus stop/crossings in the downtown Fawnskin area where crossing the highway is necessary.
- Public access - Public access to the lakeshore would no longer exist, as development would be a private, gated community.
- Designated Scenic Highway – The scenic value of the highway would be removed since views from the highway would be obstructed by multiple home construction.
- School System : How will this impact the limited classroom capacity?
- Seismic Activity - A fault runs through Windy Point. Is there an issue with regard to earthquakes and the "seismic effect", as well as for the emergency personnel and equipment available in such an instance?
- Property Values - What impact will "high density" housing development have on property values near the property, as well as throughout Fawnskin?
- Noise - Localized effects (construction and long term) and cumulative effects (sound travels across lake)
- Lake Usage – Increase watercraft on lake due to 100-slip private marina. Additional watercraft also causes further lake pollution.
- Quality of Life – Fawnskin and the north shore have a serene ambiance, frequently characterized as quiet, natural, uncongested and lake-accessible. Proposed development would change the mountain character of the north shore from "country" living to "city" setting.
- City standards non applicable here
- "City" development standards should not be applied to Fawnskin. Impact comparisons should not be made with an urban area.
- Impact to South Shore and North Shore Communities – Loss of revenue to lodge owners and marina boat rentals. Impact of additional traffic, noise, etc. on the already overburdened South Shore communities.
- County Services – What impact on fire, sheriff, and sewer services?
- Environmental Terms & Conditions – County has a very bad record for not enforcing mitigation terms and conditions presently. Would there be any change?
- Developer's Track Record – The developer has a bad track record regarding adhering to mitigation terms and protecting areas developed. How would that be mitigated.
- Alternative Usage – Explore the potential to expand the National Forest lands as an alternative to proposed rezoning.
- Cumulative Effects – Increasing the population increases all the effects (the multiplier factor). The cumulative effect of developments at Moon Camp, Cluster Pines, Brookside Road, Deer Trail and the new zoo with the existing environment must be assessed collectively with regard to all issues. City development standards should not be applied. Mitigation should be site-specific to Fawnskin, not based on a model.

RECEIVED  
MAR 20 2002

March 16, 2002

County of San Bernardino  
Advanced Planning Division  
385 N. Arrowhead Ave., Third Floor  
San Bernardino, CA 92415-0182  
Attn: Tracy Creason, Senior Associate Planner

To the County:

Regarding Environmental Impact Report (EIR) for Moon Camp TT#16136

As a family owner and employee of a marina and fishing area on the North Shore of Big Bear Lake, I am concerned about how this development at Moon Camp will affect my business. How many more watercraft are expected to be on the lake because of the addition of this marina tied with the Moon Camp development? And how will the addition of these watercraft affect the quality of the lake water and the fishing from the perspective of additional noise, additional water pollution and addition people in the area?

Also, many of my customers rent boats to drive along the peaceful views of the North Shore. How is it anticipated that the view will change from the lake by the addition of this development and how will the change in this view affect desirability of renting boats on the North Shore to cruise along this area?

Will building these homes add additional pollution to the lake water either during construction or after the development is complete, in terms of erosion, pollution from lawn chemicals and household products, etc.? If so, how will the pollution affect lake usage and the quality (for eating) of the fish in the lake?

Thank you for your time.

Yours truly,

*Mike Dawson*

Mike Dawson

*Manager King's Landing Inc.  
P.O. Box 1008  
Big Bear Lake Ca 92315*

March 16, 2002

County of San Bernardino  
Advanced Planning Division  
385 N. Arrowhead Ave., Third Floor  
San Bernardino, CA. 92415-0182

ATTN: Tracy Creason, Senior Associate Planner  
RE: Moon Camp EIR, TT #16136

Dear Ms. Creason,

I'm submitting this letter in reference to the Moon Camp EIR. I'm a resident and owner of a home on Flicker Road for 27 years. I'm very concerned that a rezoning from one home on 40 acres to 92 homes on 64 acres would be considered by the county. This would greatly damage Big Bear Lake.

My concerns include the following:

1. Consider the number of trees and sensitive and endangered plants that will be removed by the rerouting of State Route 38 in the project, as well as on housing sites. It would take years for the current trees to grow back if trees were removed and/or no requirements are made to replant.
2. Consider the number of eagle perch trees along a corridor that is restricted to the public during eagle habitat season. Fake eagle perch trees have not worked or have been removed after projects are signed off.
3. Consider that our shoreline is public and that public access will be greatly eliminated if dredging in front of lake front homes change the current slope. The public can no walk along the shore if docks and fencing are allowed. (Walk the Eagle Point public access for example)
4. Consider where the public will park to hike and fish along the shoreline if this becomes a gated community along the water.
5. Consider the density of 132 condominiums on 12.5 acres at Marina Point Development adjacent to Moon Camp. (Has a cumulative EIR been done on each of these sites?)

RECEIVED

MAK 19 2002



6. Consider the current wildlife corridor from the National Forest being diminished or abolished to the lake through Cluster Pines and Moon Camp. How will the wildlife reach the lake? Currently all the neighbors up the hill, including us, have never fenced off our properties to make this a problem. Animals are free to travel across our property and to the lake.

7. Consider the loss of one of the last scenic drives along the lakeshore of Big Bear. This would be greatly affected if the highway is realigned.

8. Consider the homeowners who have lived in Fawnskin for years and paid taxes on property they purchased knowing the 64-acre site was zoned for one home.

9. Consider the safety of adding 100 more slips to the 75 slips to be added at Cluster Pines. This will create a density on the already crowded lake and its use to the public and property owners who wish to use the lake as well.

10. Consider the 132 condos at Cluster Pines and the 92 homes adjacent adding traffic to a two-lane mountain road on either side of the development.

11. Consider the density of this project and the adjoining condos as not in keeping with the community plan as it currently is in our town of Fawnskin.

12. Consider the added number of students in our currently overcrowded school system and their safety in getting to and from school off a congested highway.

13. Consider the exhaust emissions with boats in more than 100 new boat slips and how the water and wildlife on shore and in the water will be effected

I thank you for taking these concerns of mine into consideration.

*Marylin Drake*  
Mary L. Drake

P.O. Box 164  
Fawnskin, CA. 92333  
(909) 866-2262

P O Box 368  
Fawnskin CA. 92333  
March 16, 2002

RECEIVED  
MAR 19 2002

San Bernardino County  
Advanced Planning Division  
385 North Arrowhead Avenue, Third Floor  
San Bernardino CA 92415-0182  
Attn: Tracy Creason, Senior Associate Planner

Dear Ms Creason:

We are writing regarding EIR TT # 16136 for Moon Camp from applicant RCK Properties, Inc.

We see the proposed change and the planned development creating significant problems in the Fawnskin and surrounding areas and having significant ramifications on our valley. We moved to Fawnskin (rather than Big Bear Lake) because of its low density appearance and atmosphere; this project will destroy the rural feeling that makes Fawnskin unique in the valley. We further object to the plan for the following specific reasons:

- 1) There is currently a water shortage in Fawnskin as well as the entire valley, and no additional water is available from down the hill to support the additional residences
- 2) Any down zoning would affect eagle and other wild animal habitat;
- 3) The number of trees that would have to be removed for roads, easements, and building sites (estimate 730 large old growth) is not tolerable and will destroy the natural atmosphere that people come to this area to enjoy.
- 4) The lakefront lots would destroy the lake view from the existing highway; public access to the lake would be denied because of gating
- 5) Moving the highway would increase traffic noise levels to existing residences above the proposed area, as well as destroy the pleasant ambience of the curving mountain roads passing by a gorgeous lake view;
- 6) 92 new homes in a subdivision would cause serious light pollution in the Fawnskin area;
- 7) State Route 38 in that area could not adequately support the increased traffic flow;
- 8) Building large houses on minimum-sized lots, as would be allowed by any downsizing, has already been done in Big Bear Lake and would be inconsistent with the mountain rural character of Fawnskin;
- 8) Air pollution would be increased from wood burning stoves and automobile traffic;
- 10) We already have barely adequate medical, ambulance, and fire protection in the valley;
- 11) Increased water craft usage on the lake would cause further water pollution.

For these reasons, we are opposed to this development. Thank you.

Very truly yours,

*A. Claudia Eads, MD*  
A. Claudia Eads, MD

*Donald L. Eads, MD*  
Donald L. Eads, MD

CC: Dennis Hansberger

RECEIVED

MAR 21 2002

1

2

March 16, 2002

County of San Bernardino  
Advance Planning Division  
385 N. Arrowhead Ave.  
Third Floor  
San Bernardino, Ca. 9245-0182

Attn.: Tracy Creason, Senior Associate Planner  
Re: Environmental Impact Report (EIR) for Moon Camp TT #16136

From: John J. Wall, 1600 N. Orange Grove Ave., L.A., Ca., 90046

Dear Ms. Creason:

My wife and I have owned the property at 39939 North Shore Drive in Fawnskin for just about four-and-a-half years now. We plan to make it our full-time residence when the time is right. A major reason we purchased the property was the bucolic nature of Fawnskin. I fear that the fundamental nature of the town is now threatened by the potentially disastrous high density developments currently being contemplated. I would urge you to closely examine the following issues:

**Tree Removal:** Though the developer claims that 730 trees will be removed, history tells us that the final number is always significantly higher. I would like to see specific studies reflecting the actual number of trees that will be removed, destroyed or permanently damaged, reflecting not just the impact of the proposed re-routing of Scenic Highway 38, but of all proposed building and ancillary damage due to heavy equipment and construction. The disruption to the area residents from traffic, air pollution, noise pollution and water pollution may well be incalculable, but I would like to see specific and documented study as to the potential levels of each.

**Eagle Habitat:** Our home borders the cove where the gas connection line is now. We look out over the lake towards the dam as well as towards Moon Camp. Our house has been at this location since 1926. I can state, as an eye witness, and can also offer the testimony of a number of other eye witnesses, that eagles have regularly and annually perched in the trees directly in the area where the developer proposes to re-route the state highway. As recently as February 12, my cousin and I saw two full grown eagles in the morning, a large immature around lunch time and three large immatures in the trees late in the afternoon. In addition, I have kept a log of eagle sightings from my house every year we've been there. They match the time of year and the tree location annually. As we know, eagles are creatures of habit, and destroying their perches could have a massive impact on their precarious well-being. It's short-sighted and wrong. I would encourage you to do a lengthy, in-depth study on the impact of this dangerously dense development in an area the eagles call home.

However, the eagle is only part of the story. I know the specific part of the lakeshore that this development will violate rather well. The number of great blue heron that use the coves as feeding areas has increased each year we've been in Fawnskin. Hawks and ospreys are regularly seen perched in the tops of trees looking for fish or ground game. American White Pelicans swim by a few times a year. The pebble plains and the wetlands are unique to our area. Again, I feel strongly that in-depth quantitative as well as qualitative analysis be done as to how much havoc will be wreaked by the destruction of these natural resources.

**Economic impact:** Other than putting money in the hands of a few individual developers and real estate agents, the overall economic impact on the entire area could be extremely negative in the long run. For example: if the eagle habitat is eroded past saving, the lake becomes polluted beyond use by the addition of hundreds of new boats, and the water supply drops so low that people begin to experience more than just occasional water outages; how will the tourist industry, upon which so many depend for their living, continue to exist? Who will come to a beautiful mountain valley with no wildlife, no recreational boating, and no rural settings? I believe an economic impact report is an essential part of this study, and I would strongly suggest that a "worst case scenario" component as to how many tourist dollars could potentially be lost be included.

I suggest this because it is my understanding that the developers involved in Moon Camp have a very poor track record regarding promises to mitigate and protect, which means a worst-case scenario may well become the reality. Since the county has a poor track record enforcing such protections, what would be your suggestion for insuring that the rules would be abided by? I would like to see what the civil and criminal liability would be should the developers behave in the irresponsible manner indicated by their past acts. I would further suggest that both civil and criminal penalties be put in place if they do not yet exist. I would like to know what the results of your research are on the question of the liability of the developers should they fail to live up to their promises.

As I stated earlier, our house was built in 1926. In the seventy-six years since, the Moon Camp area has been a monument to what Fawnskin was and is: a bit of rural beauty, population 380. The addition of ninety-two densely packed homes in a gated community would destroy a setting that reflects some of the best of the natural beauty the valley has to offer. Why not use this opportunity to burnish this treasure rather than destroy it? With the Discovery Center, the upcoming relocation of the Zoo, the construction of the Alpine Path, much has been done to take advantage of the lovely atmosphere of Fawnskin to benefit everyone in the valley. Just take a look at how many cars line North Shore Drive to see the fireworks on the 4<sup>th</sup> of July. Why not protect it? I would urge you to study the feasibility of expanding the National Forest lands and extending the Alpine Path so that all visitors to the valley could enjoy this natural wonder. Furthermore, I feel specific figures and models should be created to measure the upside of non-development, and how much in additional revenue an increase of visitors would generate.

Please remember, Fawnskin is a unique environment. Models normally applied to city-style development really don't fit. To be fair, you must create a model specific to Fawnskin. And that model must reflect not just the proposed Moon Camp development, but the further impact of Cluster Pines, Brookside Road and Deer Trail, all of which, in my opinion, raise the potential for negative impact exponentially. Again, I would like to see specific figures and estimates for all of these.

Finally, and thank you for your patience, if the developers wish to use the land as it is currently zoned, one house per forty acres, I would have no objection whatsoever.

Sincerely,



John J. Wall

5

1

March 16, 2002

**ATTN: TRACY CREASON  
SR. ASSOCIATE PLANNER  
ADV. PLANNING DIV.**

County of San Bernardino  
Advance Planning Division  
385 N. Arrowhead Ave.  
Third Floor  
San Bernardino, Ca. 9245-0182

Attn.: Tracy Creason, Senior Associate Planner  
Re: Environmental Impact Report (EIR) for Moon Camp TT #16136

From: John J. Wall, 1600 N. Orange Grove Ave., L.A., Ca., 90046

**COUNTY OF SAN BERNARDINO**

**THIRD FLOOR**

**FAX #909-387-3223**

**FROM:**

**John J. Wall  
39939 No. Shore Drive  
Fawnskin**

**Re: Moon Camp EIR**

Dear Ms. Creason:

My wife and I have owned the property at 39939 North Shore Drive in Fawnskin for just about four-and-a-half years now. We plan to make it our full-time residence when the time is right. A major reason we purchased the property was the bucolic nature of Fawnskin. I fear that the fundamental nature of the town is now threatened by the potentially disastrous high density developments currently being contemplated. I would urge you to closely examine the following issues:

**Tree Removal:** Though the developer claims that 730 trees will be removed, history tells us that the final number is always significantly higher. I would like to see specific studies reflecting the actual number of trees that will be removed, destroyed or permanently damaged, reflecting not just the impact of the proposed re-routing of Scenic Highway 38, but of all proposed building and ancillary damage due to heavy equipment and construction. The disruption to the area residents from traffic, air pollution, noise pollution and water pollution may well be incalculable, but I would like to see specific and documented study as to the potential levels of each.

*NOTE: A LETTER IS IN THE MAIL. I JUST  
WANTED TO MAKE SURE I DIDN'T MISS  
THE DEADLINE.  
THANKS.*



Eagle Habitat: Our home borders the cove where the gas connection line is now. We look out over the lake towards the dam as well as towards Moon Camp. Our house has been at this location since 1926. I can state, as an eye witness, and can also offer the testimony of a number of other eye witnesses, that eagles have regularly and annually perched in the trees directly in the area where the developer proposes to re-route the state highway. As recently as February 12, my cousin and I saw two full grown eagles in the morning, a large immature around lunch time and three large immatures in the trees late in the afternoon. In addition, I have kept a log of eagle sightings from my house every year we've been there. They match the time of year and the tree location annually. As we know, eagles are creatures of habit, and destroying their perches could have a massive impact on their precarious well-being. It's short-sighted and wrong. I would encourage you to do a lengthy, in-depth study on the impact of this dangerously dense development in an area the eagles call home.

However, the eagle is only part of the story. I know the specific part of the lakeshore that this development will violate rather well. The number of great blue heron that use the coves as feeding areas has increased each year we've been in Fawnskin. Hawks and ospreys are regularly seen perched in the tops of trees looking for fish or ground game. American White Pelicans swim by a few times a year. The pebble plains and the wetlands are unique to our area. Again, I feel strongly that in-depth quantitative as well as qualitative analysis be done as to how much havoc will be wreaked by the destruction of these natural resources.

Economic impact: Other than putting money in the hands of a few individual developers and real estate agents, the overall economic impact on the entire area could be extremely negative in the long run. For example: if the eagle habitat is eroded past saving, the lake becomes polluted beyond use by the addition of hundreds of new boats, and the water supply drops so low that people begin to experience more than just occasional water outages; how will the tourist industry, upon which so many depend for their living, continue to exist? Who will come to a beautiful mountain valley with no wildlife, no recreational boating, and no rural settings? I believe an economic impact report is an essential part of this study, and I would strongly suggest that a "worst case scenario" component as to how many tourist dollars could potentially be lost be included.

I suggest this because it is my understanding that the developers involved in Moon Camp have a very poor track record regarding promises to mitigate and protect, which means a worst-case scenario may well become the reality. Since the county has a poor track record enforcing such protections, what would be your suggestion for insuring that the rules would be abided by? I would like to see what the civil and criminal liability would be should the developers behave in the irresponsible manner indicated by their past acts. I would further suggest that both civil and criminal penalties be put in place if they do not yet exist. I would like to know what the results of your research are on the question of the liability of the developers should they fail to live up to their promises.

As I stated earlier, our house was built in 1926. In the seventy-six years since, the Moon Camp area has been a monument to what Fawnskin was and is: a bit of rural beauty, population 380. The addition of ninety-two densely packed homes in a gated community would destroy a setting that reflects some of the best of the natural beauty the valley has to offer. Why not use this opportunity to burnish this treasure rather than destroy it? With the Discovery Center, the upcoming relocation of the Zoo, the construction of the Alpine Path, much has been done to take advantage of the lovely atmosphere of Fawnskin to benefit everyone in the valley. Just take a look at how many cars line North Shore Drive to see the fireworks on the 4<sup>th</sup> of July. Why not protect it? I would urge you to study the feasibility of expanding the National Forest lands and extending the Alpine Path so that all visitors to the valley could enjoy this natural wonder. Furthermore, I feel specific figures and models should be created to measure the upside of non-development, and how much in additional revenue an increase of visitors would generate.

Please remember, Fawnskin is a unique environment. Models normally applied to city-style development really don't fit. To be fair, you must create a model specific to Fawnskin. And that model must reflect not just the proposed Moon Camp development, but the further impact of Cluster Flies, Brookside Road and Deer Trail, all of which, in my opinion, raise the potential for negative impact exponentially. Again, I would like to see specific figures and estimates for all of these.

**RECEIVED**  
 MAR 20 2002

March 17, 2002

County of San Bernardino  
 Advanced Planning Division  
 385 N. Arrowhead Ave.  
 Third Floor  
 San Bernardino, CA 92415-0182

RE: Issues Concerning Developing Moon Camp near Fawnskin  
 And Cluster Pines (Marina Point Development)

Dear Whom It May Concern:

I'm a local resident of Fawnskin, live here year-round and a property/homeowner here. I'm writing you because I'm concerned about the two proposed developments in my area. Both of these developments will obstruct the public lake access, which means I will have to walk or drive farther in order to go shore fishing and this does not sit well with me. It also means the view of the lake from the highway will be blocked forever with a bunch of houses in the way of the view. Building more houses and buildings in the area will have a devastating impact.

1. More houses/buildings means more vehicles. This means more accidents and more accidents means that the current road will be re-located to accommodate more vehicles. Not to mention more auto emissions, increased emissions from fireplaces, RV's, and more boats during and after construction of these developments.
2. Energy/utility factors- I've spoken to the local electric company, and they state that no more electric lines can be added as we are already short of the electric needed as it is. If these proposed developments are allowed then it will only create more of a problem without any solution. And I refuse to pay any more taxes or such for such a thing for a new electric plant here. This will just increase the chance of brown outs and black outs.

Will our water be safe? There will be additional run-off into the lake which is already polluted with runoff from the existing development areas here. Will the wells in the area be safe? Or will the homeowners who have existing wells have to drill farther down? We are already in a drought cycle and there is currently a shortage of water. I don't want to go without water on the holidays like we had to in the early 1990's, not to mention we sometimes have a drop in water pressure as it is. A fire in drought conditions now would cause a disaster for us and the proposed developments.

Sewer- I doubt that the sewer pipes here in Fawnskin are of sufficient capacity to handle anymore additional homes. During the holiday weekends there are already sewer odors because the Sewer pipes can not handle the holiday "overload" and sometimes the sewer pipes sludge backs up into my home pipes.

3. Trees/wildlife habitat- We are in an Eagle wintering area, not to mention the blue herons, ospreys, ducks, and hawks along with the Robins, blue jays, squirrels, raccoons, wild turkeys, mountain lions, and coyotes that inhabit this area as well. These birds and animals use many of the trees throughout the entire Moon Camp area. Not just a select few. Just saving a few existing trees won't cut the mustard to provide habitat into the future. These animals use the existing property to access the lakeshore. Taking out about 25% of the existing trees will destroy at least 25% of this habitat. This 25% only takes into consideration of trees cut down to re-route the highway. How many more trees will be taken out to build 92 additional homes and 132 condos? You'll just end up destroying the endangered/threatened wildlife habitat areas and plants native to this area.
4. Light pollution/Glare- Additional lighting from 92 more homes and 132 condos would greatly diminish the intensity of the nighttime sky and make it harder to view the stars and planets and meteor showers. It would be like viewing the nighttime sky with someone shining a light where you wanted to see.
5. Medical Services- We have limited medical facilities including ambulance service and it would be way inadequate for an increased population here.

Finally, and thank you for your patience, if the developers wish to use the land as it is currently zoned, one house per forty acres, I would have no objection whatsoever.

Sincerely,



John J. Wall