



Photo 1 - Site topography and vegetation.

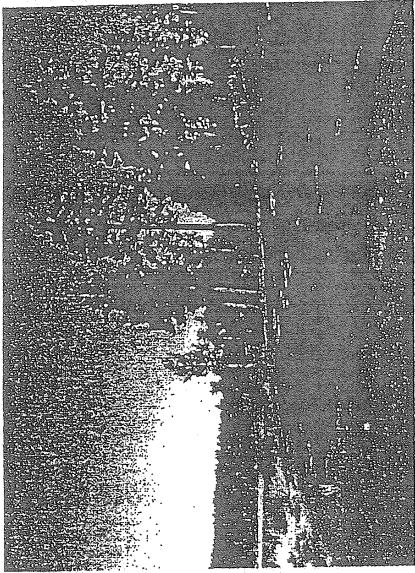


Photo 2 - Site topography and vegetation.

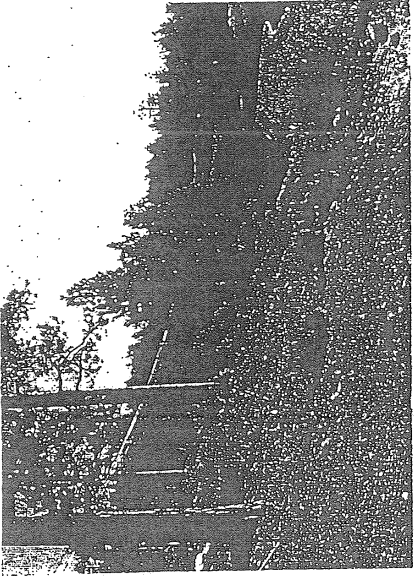


Photo 3 - Site Topography at the lake shore.

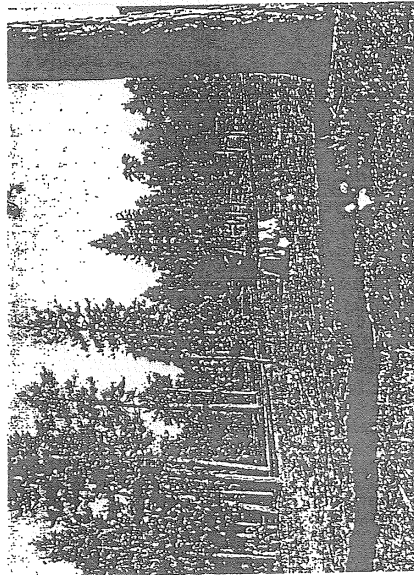


Photo 4 - Pebble plain western portion of site.



Photo 5 - Drainage course within pebble plain at westerly portion of site.

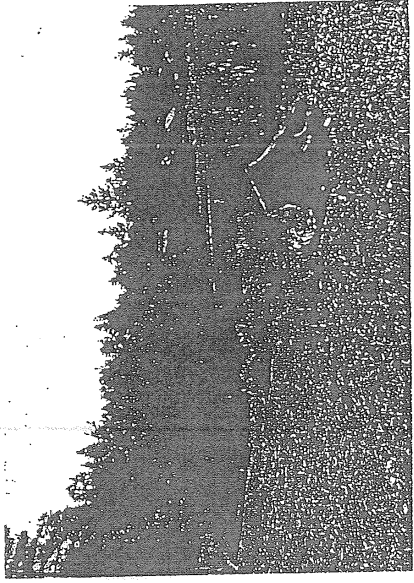


Photo 6 - South of Highway 38 looking east toward nearest residence.

Site Photos

Tentative Tract 16136, "Moon Camp"
Fawnskin, County of San Bernardino

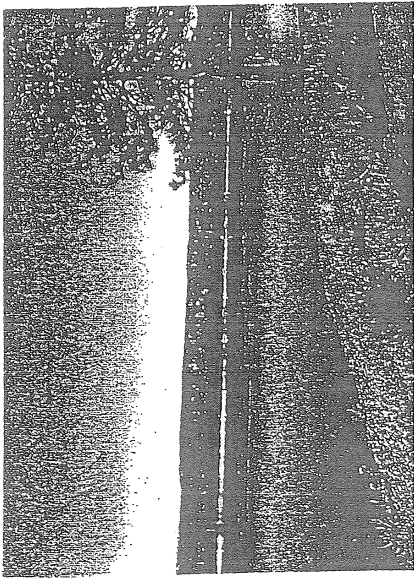


Photo 7 - Looking southerly across the lake to the city of Big Bear Lake.

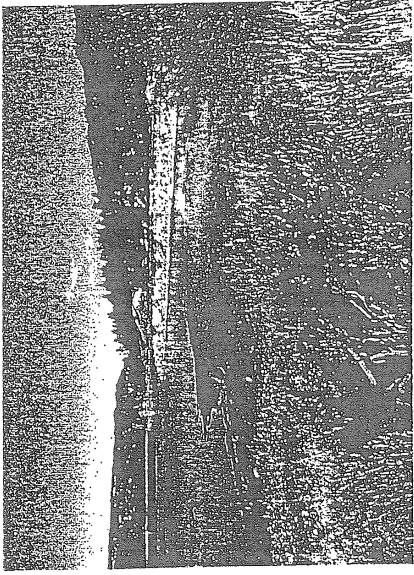


Photo 8 - Southwest corner looking westerly near proposed boat dock.

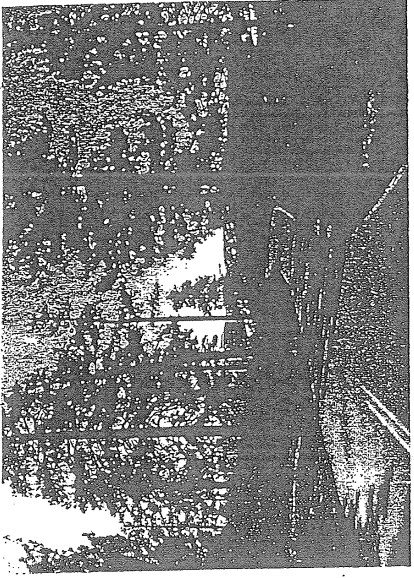


Photo 9 - Lake on right. Looking southeast from Canyon Road.



Photo 10 - Looking southerly from Highway 38 at proposed boat dock area.

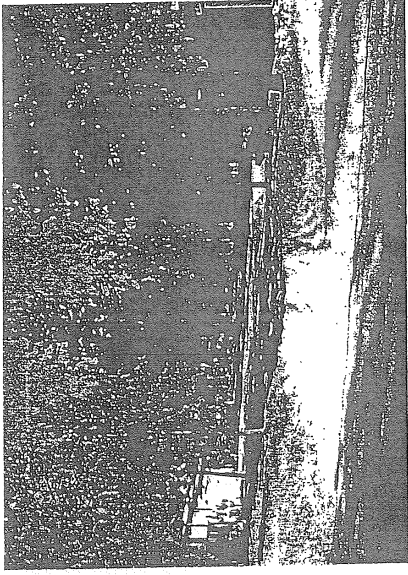


Photo 11 - Looking north on Moon Lane from Northshore Drive at existing residences east of project site.

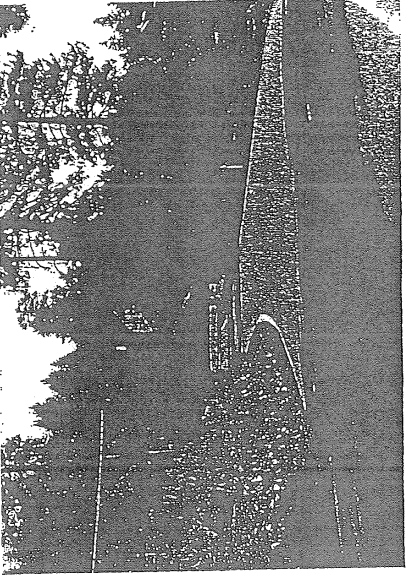


Photo 12 - Highway 38 looking easterly at existing houses east of project site.

Site Photos

Tentative Tract 16136, "Moon Camp"
Fawnskin, County of San Bernardino

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d) Sources of light that would be created by the project would be limited to the future homes to be constructed on-site. With the density of proposed development (RS-7200 = 6 lots/acre), a substantial change to the existing light environment would occur. Simulations of the nighttime impact of the project should be prepared and an evaluation of nighttime lighting should be included in the EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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II. AGRICULTURE RESOURCES — In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION (check if project is located in the Important Farmlands Overlay):

a-c) The project site is not known to contain soils that have been designated as prime or unique agricultural soils and agricultural activities have not historically occurred at the project site. The project would not adversely impact prime or locally important agriculture as none occur within the project area. The entire site is zoned residential and is not under a Williamson Act contract. No further discussion of agricultural resources is required in an EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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III. AIR QUALITY — Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

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| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- d) Expose sensitive receptors to substantial pollutant concentrations?
- e) Create objectionable odors affecting a substantial number of people?

SUBSTANTIATION (discuss conformity with the South Coast Air Quality Management Plan, if applicable):

The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) has jurisdiction over air quality issues and regulations within the SCAB. To assist local agencies to determine if a project's emissions could pose a significant threat to air quality, the SCAQMD has published its CEQA Air Quality Handbook (CEQA Handbook).

- a-c) The project's potential impacts to air quality involve both construction and operational emissions. Construction impacts will result from grading and road construction and operational impacts will result from the expected use of wood-burning stoves or fireplaces. Demolition of the existing State Highway will consist of ripping and removing the existing asphalt and minor regrading on approximately 1/2 acre. Grading will also occur for the new alignment of the highway and new roads approximately less than 1 acre. The 92 lots will also be graded and improved. These activities will generate PM₁₀ emissions in the short-term. Emissions associated with vehicle trips will also increase as the lots are purchased and occupied. Although the design of the homes is not currently known, it is likely that each will include a minimum of one fireplace. The impact of additional emissions in the Big Bear Valley resulting from additional wood-burning fireplaces and stoves will need to be evaluated. Air quality impacts associated with the project will require evaluation in an EIR.

The Big Bear Valley has relatively good air quality, compared to most of southern California. In the past few decades noticeable deterioration of air quality has occurred, however, due to increased local development and population growth, traffic, construction activity and various site disturbances. It is apparent that although air pollution is emitted from various sources in the Big Bear Valley, some of the most evident degradation may be attributable to sources outside of the area. The valley is impacted by significant air pollution levels caused by the transport of pollutants from coastal air basins to the west, primarily ozone, and by primarily locally generated PM₁₀. Air inversions trap moisture, suspended dust, and a variety of chemical aerosols emitted by trucks and automobiles, furnaces, fireplaces and other sources which creates haze and smog. The SCAQMD has identified two areas of air quality degradation associated with ozone (O₃) and micron-sized particulate matter (PM₁₀) (*City of Big Bear Lake Final General Plan EIR, July 1999*). The project may therefore contribute to a cumulative net increase in pollutants; impacts need to be evaluated in an EIR.

Table 6-3 of the SCAQMD CEQA Handbook identifies grading of three acres per day as having a potential to exceed the SCAQMD threshold for construction related emissions. The entire area within the project boundaries is 62.43 acres; the lot grading, private road construction, and State Highway

realignment, may exceed the SCAQMD threshold. CEQA and the SCAQMD require that all potential impacts be mitigated to the greatest extent feasible.

- d) Sensitive receptors include hospitals, nursing homes, schools, and parks. Within the project's vicinity is the Dana Point Park (marina) ½ mile to the west, Grout Bay Park ½ mile to the west, Serrano Campground ½ mile to the east, Big Bear Middle School 2 miles to the southeast (in City of Big Bear Lake), Big Bear High School 3.5 miles to the east (in Sugarloaf), Northshore Elementary School 2.5 miles to the east and Bear Valley Community Hospital 2.5 miles to the southeast. The project's emission-related impacts to these receptors should be evaluated in an EIR.
- e) The proposed residential development would not result in the generation of objectionable odors because the project does not include commercial or industrial land uses. Emission from any motorized boats using the boat dock would be minimal and temporary.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES — Would the project:

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| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation | | | | |

Plan, or other approved local, regional, or state habitat conservation plan?

SUBSTANTIATION (check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database):

- a) The property lies within a County Biological Resources Overlay District. The proposed project site is located within a Jeffery pine forest community and contains plant species that are commonly found in such forest communities. Species listed in the California Department of Fish & Game Natural Diversity Data Base are shown in Attachment A (Commercial Version and Government Version). Those found during a Baseline Biological Survey and Resources Assessment conducted in June of 2000 to exist in the project vicinity include thirteen plant species and one plant community with special status. Of these, Ash-gray indian paintbrush (*Castilleja cinerea*) and silver-haired ivesia (*Ivesia argyrocoma*) were observed and are associated with pebble plain habitat in the western portion of the project site. No special status wildlife species were observed on the project site, however the area is known to support the Bald eagle, California spotted owl, Southwestern willow flycatcher, flying squirrel, and the Southern rubber boa. Additional surveys are required to determine the absence/presence of these species, as well as all others listed in Attachment A, and to determine impacts and mitigation measures. The Migratory Bird Treaty Act will also need to be addressed in an EIR. Protocol surveys for the Bald eagle are to be conducted in the winter.
- b-c) The project site supports a drainage in the eastern portion which is a blue line stream on the USGS maps. This drainage may be considered as waters of the U.S. and impacts may be considered significant. A wetlands delineation is required to determine jurisdiction and the need for mitigation measures in an EIR. Impacts to riparian and wetland related habitat and associated wildlife need to be evaluated in an EIR. The Mountain yellow-legged frog (*rana muscosa*), a federally proposed endangered species is known to exist in the vicinity and should be surveyed for while conducting the wetlands delineation at the appropriate time of the year.
- d) The Bald eagle survey shall include discussion of the species' use of the project site for roosting, foraging, and/or perching. Impacts to Black bear or other species that may use the property for lake access should be evaluated in an EIR.
- e) It is anticipated that a Timber Harvest Plan (THP) will be required by the California Division of Forestry (CDF) to comply with the State Forest Practice Act. A THP would substitute as a tree removal plan and permit in compliance with the County's Plant Protection and Management Ordinance. A revegetation plan prepared by a qualified professional (Registered Professional Forester, Licensed Arborist, or qualified botanist with restoration experience) would be required to ensure proper handling, planting, and maintenance for replacement of removed trees. The site restoration and revegetation plan should be specified in an EIR. The EIR may serve as CEQA compliance for the THP if adequate scoping that satisfies CDF is included. CDF may choose to perform its own CEQA compliance pursuant to the State Forest Practice Act procedures.
- f) No habitat conservation plans exist in the project area; this project will therefore not pose any conflict with existing plans for biological resource conservation.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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V. CULTURAL RESOURCES — Would the project:

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|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION (check if the project is located in the Cultural _ or Paleontologic _ Resources overlays or cite results of cultural resource review):

- a-b) The project site is not within a Cultural or Paleontologic Resources Overlay District, however a Historical Resources Overview was conducted for this site by the Archaeological Information Center of the San Bernardino County Museum for the applicant on August 6, 2001. The potential for Prehistoric Archaeological Resources is High, moderate to high for Historic Archaeological Resources, and low for Historic Resources. A site-specific investigation and survey should be conducted and used for determining the significance of impacts in an EIR. The results of the Museum's record search will be made available to the consultant preparing the EIR.

A cultural resources investigation was performed for a 50-acre site considered for relocation of the Moonridge Zoo, one mile to the east of the Moon Camp project site in portions of sections 7, 8, 17, and 18, T2N, R1E. The investigation included research conducted by the San Bernardino County Museum of a 1.5-mile radius. It was determined that the study area was not completely surveyed during any prior project, but a single investigation bounded the southern boundary of the property (McCarthy 1997) for the proposed nature trail between the Discovery Center and the Serrano Campground, and the Northshore Recreation Area Survey (Kaiser 1978) addressed the southern third of that study area. No resources were identified within the partially surveyed project area. In addition to these surveys, three area specific surveys and eight general overviews have been completed in the area. Six prehistoric sites and five pending archaeological sites were reported for the area surrounding the 50-acre project site. No historic sites and no pending historic sites have been identified in the general area. However, one possible historic structure (PSBR-50H) was noted on the historic maps, but is outside the Moonridge Zoo project area boundaries. (*A Phase I Cultural Resources Investigation for the Proposed Moonridge Animal Park Relocation Project Area, 2000*).

The above referenced study found no listed prehistoric resources or any prehistoric resources during the field investigation, however the relative sensitivity for such resources was assessed as "High". The August 2001 review conducted by the County Museum resulted in one recorded site (P36-060758), a metate and scraper.

c) On August 27, 2001, the Section of Geological Sciences of the San Bernardino County Museum prepared a letter summarizing their literature review and records search for the subject property (see Attachment B). The older Pleistocene alluvial fans present within the boundaries of the property are derived from the San Bernardino Mountains and may not have been deposited in a manner conducive to the preservation of significant fossil resources. These fan deposits therefore have undetermined potential to contain significant nonrenewable paleontologic resources and are assigned as "undetermined paleontologic sensitivity". The inventory review results indicate that no paleontologic localities are recorded within the property boundaries, however one locality is recorded approximately 5 miles east of the site. This locality yielded fossil remains of extinct sabre-toothed cat and giant ground sloth from the same older Quaternary fan deposits as found on the project site. Therefore, excavation associated with project construction has the potential to adversely impact significant nonrenewable paleontologic resources. The mitigation program recommended by the Museum, for inclusion in an EIR, to reduce the significance of impacts, is included in the Attachment.

d) A cemetery has been reported to be located just west of the half-mile radius surrounding the 50-acre Moonridge Zoo site, which could place the cemetery site close to the proposed Tentative Tract 16136 property. This cemetery, Pending Site No. 27, is referenced in a local history pamphlet:

"An Indian burial ground has been reported to be situated on the lower flats of Delamar mountain just west of Polique Canyon. This is probably of a late date; that is, before the discovery of Holcomb Valley, but since the neophytes were released from the Missions in 1833". (*A Phase I Cultural Resources Investigation for the Proposed Moonridge Animal Park Relocation Project Area, 2000*).

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS — Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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ii) Strong seismic ground shaking?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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iii) Seismic-related ground failure, including liquefaction?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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iv) Landslides?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Result in substantial soil erosion or the loss of topsoil?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project,

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| and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18 1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION (check if project is located in the Geologic Hazards Overlay District):

Preliminary data contained in this section of the Initial Study was obtained from the Geologic Feasibility Report prepared by RGS Geosciences, dated May 3, 2001 (see Attachment C). This Geologic Feasibility Report generally evaluated the geologic conditions of the property relative to the proposed development and recommended mitigation measures for geologic hazards identified. This report has been reviewed and approved as a general feasibility evaluation by the County Geologist (County Review 980 , Wes Reeder, Dated June 11, 2001). Comments are on-file for review during preparation of an EIR.

- a) The most significant geologic seismic hazard associated with the property is strong ground shaking associated with a major local or regional earthquake. The site is located in a seismically active area where earthquakes of magnitude 6.0 or greater have occurred within a few miles of the site (see Attachment C). Secondary seismic hazards induced during periods of strong ground motions caused by major seismic events include ground rupture, landsliding or lurching, liquefaction, soil settlement, and rockfall. Each of these is briefly discussed below.

Ground Rupture: Most likely to occur along pre-existing fault traces that have ruptured the ground surface in the past. Considering the lack of geomorphology indicative of active faulting expressed at the ground surface, and absence of identified faulting near the property, the potential for ground rupture from tectonic sources is considered very low.

Landsliding: No areas of compromise due to slope instability or debris flows were noted on-site or in the immediate vicinity. In general, the majority of the site is composed of relatively gentle hillsides with natural gradients of less than 20 or 30 percent. The potential for landsliding is considered low. Locally, natural hillside gradients approach 40 percent exposing competent bedrock materials with a thin mantle of topsoil. The bedrock material in these areas is generally not considered to be susceptible to gross failure or instability. Minor surficial debris flows, however, cannot be precluded within the topsoil material during periods of heavy prolonged rainfall or saturation by rapid snow melt concurrent with seismic activity and ground shaking.

Liquefaction: Based on the density and coarse grain size distribution of the underlying older fan deposits and bedrock, the potential for adverse conditions or impact to the proposed development associated with liquefaction hazard is considered low throughout most of the property. Conditions conducive to liquefaction may however be present within the lower elevations of the site near the shoreline of Big Bear Lake where alluvial sediment is present and shallow groundwater occurs.

Settlement: The potential for this hazard is greatest in loose, unconsolidated, younger alluvial soil. The older fan deposits and bedrock underlying the property are considered well compacted and consolidated in their current conditions; the potential for seismically induced settlement is therefore low.

Conditions relative to settlement during a seismic event in the southern portions of the site would need to be mitigated through provisions to preclude liquefaction potential.

Rockfall: There are no large rock outcrops located along hillsides on, or adjacent to the site, that could become dislodged during a seismic event and impact the proposed development.

Flooding: The failure of large water storage facilities during a seismic event can inundate properties located within lower lying areas. No current water storage facilities are known in proximity to the site and therefore the potential for seismically-induced flooding (*from ruptured storage tanks*) is considered nil.

It is recommended that a slope stability study and a soils investigation for the entire tract be prepared for evaluation in an EIR. A geotechnical evaluation of the liquefaction susceptibility should also be addressed in an EIR.

- b) The project will result in the grading of portions of 92 lots, the realignment of Highway 38, and grading of two new streets. Amounts of material impacted by cut and fill activities may be substantial. This could increase the potential for soil erosion and the loss of topsoil. Grading may also expose new rock outcrops. A geotechnical investigation of the property should be conducted to address the soil conditions of the site relative to the proposed development.
- c-e) Earth material underlying the site is expected to consist of younger alluvial soil within the drainage courses, with older fan deposits and crystalline bedrock exposed in the higher elevations. A geotechnical investigation of the property should be conducted to address the soil conditions of the site relative to the proposed development. The purpose of the geotechnical investigation is to evaluate the physical properties of the soil and provide recommendations for site grading and the design and construction of proposed improvements.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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VII. HAZARDS AND HAZARDOUS MATERIALS —

Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, | | | | |

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| would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION:

- a-c) The project is a residential subdivision that includes the development of a boat dock for use by the residents of the development project. The storage and use of boats and fuel would be typical of any residential land use. The boat dock will not be an improved marina or include the storage of any fuels on-site. No other hazardous materials would be stored on-site or transported through the property as a result of the subdivision. The project would not require additional analysis of hazardous materials in an EIR.
- d) The project site is not identified by the County of San Bernardino as a hazardous waste site (Map "Identified Hazardous Waste Sites," December 1, 1994). The County Fire Department HazMat Division responded to a Project Notice for Tentative Tract No. 16136 that "No hazardous materials conditions apply to this project" (July 24, 2001).
- e-f) The project is not located within an airport land use plan or within the flight path of the Big Bear Airport which is located 3.5 miles to the east. There are no nearby airstrips. The proposed residential development would not pose a safety hazard for any residents or other visitors to the site resulting from proximity of the Big Bear airport.
- g) The project will have access from State Highway 38 which is the primary roadway serving all of the Big Bear Lake area. The project also includes the realignment of this highway. The realignment will occur as two phases with construction of the new alignment completed before the existing alignment is demolished in order to eliminate the potential for hampering emergency response activity or evacuation plans. The project will include the addition of one private one public interior roads accessible from State Highway 38. The traffic impact analysis conducted for the project recommends the following to assure smooth and satisfactory traffic operations and good visibility:
 - a 150-foot left turn pocket on Highway 38 at each project access location
 - a stop sign to control outbound traffic onto Highway 38

- restriction of parking and controlling roadway access along arterials
- limit landscaping and sign height to 36 inches and within 25 feet of project driveways

Emergency access is determined adequate because there are two ways of reaching any point within the site.

- h) The area is not within a Wildlands Fire Hazard Overlay. It is within Fire Safety Review Area 2 (FR-2) as designated by the County and therefore must comply with the Fire Safety Overlay conditions as adopted in County Ordinance No. 3341. An FR-2 area is one that is relatively flat and urbanized but is located near an FR-1 area where wildland fires and other natural hazards may affect the FR-2 area. The County has established development requirements for land uses in an FR-2 area to reduce the exposure and risk from nearby wildfires or structure fires. For example, the County will require the development and each phase to have five (5) points of vehicular access for fire and other emergency equipment, and for routes of escape for evacuations (*Correspondence dated July 26, 2001 from Doug Crawford, SB County Fire Department to RCK Properties, Inc.*). The project will result in the development of 92 homes in an area where wildlands are adjacent, thereby continuing a mix of residences with wildlands. Design and evaluation of a fuel modification zone with appropriate landscaping designations and other fire prevention measures for the project should be included in an EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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VIII. HYDROLOGY AND WATER QUALITY — Would the project:

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|---|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| systems or provide substantial additional sources of polluted runoff? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION:

- a) Due to the site's topography and the on-site drainage courses, the project has the potential to increase runoff and pollutants to Big Bear Lake. Discharges to the Lake are regulated by the California Regional Water Quality Control Board, Santa Ana Region (RWQCB). The RWQCB will require that an evaluation of the project-induced runoff be performed and will require a National Pollutant Discharge Elimination System (NPDES) Permit as well as a General Permit for Storm Water Associated Construction Activities. A Notice of Intent must be submitted to the State Water Resources Control Board.
- Big Bear Lake is impaired for sedimentation/siltation, nutrients, copper, mercury, metals, and noxious aquatic plants. The sampling and analysis plan for obtaining the permits must address each of these constituents. Impacts to the lake could be considered significant since Total Maximum Daily Loads (TMDLs) have not been established for this impaired water body and the project could increase runoff of sedimentation and nutrients. The RWQCB's ability to issue new permits before the TMDLs are established may be limited. An evaluation of hydrologic conditions and potential impacts associated with project runoff into the lake must be included in the EIR.
- b) The residential development will be served domestic water by the City of Big Bear Lake which has no municipal wells located within the project area. The project does not include any on-site wells. The site's location adjacent to the Lake does not provide an opportunity for any groundwater aquifer used for municipal water supply to be impacted. Relatively minor changes in the absorption rate of the property would occur as a result of the project. The project's potential impacts to local domestic water supply, as provided by the City, are discussed in Section XVI).
- c-d) The property has several on-site drainage courses, one is a blue line stream. The project could substantially alter the existing drainage patterns. The project may require a Section 404 permit from the U.S. Army Corps of Engineers, a Section 401 certification from the RWQCB, and a Section 1603 Agreement from the California Department of Fish & Game. Determination of jurisdiction and permit requirements will be made following the necessary biological surveys and reports and during preparation of an EIR.

- e) The project includes additional improved drainages to capture on-site flows and direct the discharge to Big Bear Lake. As discussed above, this may be a potentially significant impact and will require permitting by the RWQCB.
- f) The project's contribution to water quality degradation will be determined through the permitting process in order to obtain a NPDES permit for discharges to the lake.
- g-i) The project site is within Zone A – Special Flood Hazard Areas Inundated By 100-Year Flood (No Base Year Flood Elevation Established). The FEMA designation is found on Panel 7295-F, Map Dated March 18, 1996, Community 06-0270 (*August 16, 2001 telephone data request of SB County Flood Control District, Water Resources Division – Data Base Search*). Flood protection measures will therefore be required of the project and should be evaluated in an EIR.
- j) The project will result in the development of 92 homes on property that lies within a 100-year flood plain. Big Bear Lake could also be subject to seiches resulting from earthquakes below the bed of the lake. Seiches usually take place in the direction of the longest diameter of a lake, but are occasionally transverse. Water-related hazards could therefore occur persons or property from implementation of the project. Mitigation measures need to be designed and evaluated in an EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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IX. LAND USE AND PLANNING — Would the project:

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|---|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

- a) The project lies within the community of Fawnskin. Fawnskin is primarily developed to the west of the project site, with scattered residences south and east of the site. Because the project and the entire community of Fawnskin is accessible via State Highway 38, there will be no physical division of the existing community.
- b) The project includes a General Plan Amendment/Land Use District Change from BV/RL-40 Rural Living (40-acre minimum lot size) to BV/RS Single Residential. Proposed lot sizes range from 0.17 acres to 2.11 acres. Approval of the GPA will be required along with approval of the project. The proposed land use does not appear to conflict with surrounding land uses which are primarily residential. However, the density of the proposed residential units may constitute a potentially significant impact that needs to be evaluated in an EIR. Dwelling unit density will be evaluated during

the planning review process and addressed in an environmental evaluation. A slope-density analysis will be required to aid in the review process.

- c) No habitat conservation or natural community conservation plans exist in the project area; this project will therefore not pose any conflict with existing plans for conservation.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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X. MINERAL RESOURCES — Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION (check if project is located within the Mineral Resource Zone Overlay):

a-b) The site is not within an area designated by the State for locally important mineral resources and it does not lie within the County of San Bernardino's Mineral Resource Zone. The San Bernardino Mountains however are rich in mineral resources; known occurrences include gold, silver, lead, zinc, iron, manganese, and tungsten. Claims have been operated extensively but most have been non-productive for at least 15 years. Just north of the project site is Holcomb Valley where William F. Holcomb discovered placer gold in May 1860. The mapped gold placer area begins approximately 1.5 miles north of the project site's northeastern boundary and the nearest placer gold claim (Wayne Placers) is located in section 8, approximately one mile to the northeast. One-half mile to the northeast is a site (Polique Canyon) identified as metal prospect or nonmetallic deposit which has not been operated. All other mapped claims, mines, and quarries are further to the north of the project site (*Geology of the San Bernardino Mountains North of Big Bear Lake, California, pp 51 – 67*). No impacts to mineral resources will occur as a result of the project's implementation.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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XI. NOISE — Would the project result in:

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|---|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

SUBSTANTIATION (check if the project is located in the Noise Hazard Overlay District _____ or is subject to severe noise levels according to the General Plan Noise Element __):

- a) The existing acoustical environment in the immediate area of the site is typical of forested residential neighborhoods, particularly in the area east of Big Bear Lake. The site has been vacant and only previously used for access to the lake and most likely day use for hiking and picnicking.
- Future homeowners on the site may be impacted by noise from SR-38. Likewise, existing residents may be adversely affected by construction noise. Mitigation may be necessary to maintain an exterior noise level of 65 CNEL and an interior noise level of 45 CNEL, as required by County standards and policies. A site specific noise analysis will be required to determine actual mitigation for this site. Results of the analysis will be included in an EIR.
- b) The relocation of Highway 38 is proposed from the east to west, through the project site. Noise from construction of the highway could expose the existing development to temporary, yet severe noise levels without proper measures to mitigate the exposure.
- Federal Highway Administration has adopted noise abatement criteria for highway construction projects published in Procedures for Abatement of Highway Traffic Construction Noise (23 CFR Part 772). These criteria basically establish an exterior noise abatement objective of 67 dBA and an interior objective of 52 dBA for specified land uses, including residences. These criteria apply to private yard areas. A site-specific noise analysis will be required to determine actual mitigation for this site. Results of the analysis will be included in the EIR.
- c) The residential development will not result in a permanent increase in ambient noise levels greater than the surrounding residential areas, but will be greater than the ambient noise levels currently on the site. No analysis of the change in ambient noise levels would be required as this is expected to be a less than significant impact.
- d) Temporary noise increases will result from all on-site construction activities (refer to a-c above). Lot grading and housing construction will result in temporary noise level increases. These are not expected to be significant since the lots will be sold individually and housing construction will not occur simultaneously. These temporary impacts however should be included in the noise analysis.
- e-f) As noted in Section VII, the site is not within proximity to an airport or air strip. No impact will occur from aviation noise.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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XII. POPULATION AND HOUSING — Would the project:

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|---|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

a) The Big Bear Lake area is a destination resort area and many of the residences are second homes. The City of Big Bear Lake estimates that about 68 percent of the City's housing units are second homes and as many of 50,000 people visit on peak holiday weekends. The City, for planning purposes, estimates an average of 2.44 persons per unit for all housing units, which is less than the State's average of 2.8 and accounts for the second homes and presently older population. Using this average, the proposed project will generate an additional population of 225 (92 homes x 2.44 persons/household).

The Fawnskin Chamber of Commerce estimates the maximum number of residents to be 600; the County estimates the population to be 380. Sixty-eight percent of 600 total residents would equal 408 permanent residents and therefore these population estimates are fairly accurate in light of the estimates of the region. The subject project would therefore increase the permanent population by 59% (225/380) and the total population by 38% (225/600). This is considered a significant increase in the community's population and will require analysis in an EIR.

b-c) The project is a 95-lot residential development on currently vacant land. There will be no displacement of existing housing or people.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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XIII. PUBLIC SERVICES —

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

Fire Protection – The addition of 92 homes to the Fawnskin community will not impact the services of the County Fire Department. The project area is served by County Fire Station No. 49, located in Fawnskin on Rim of the World Drive. The station is manned full-time and would be able to handle responses to the proposed project with current staffing and equipment. Mutual aid agreements exist with the City of Big Bear Lake and Big Bear City (*telephone conversation Captain Tellez, August 16, 2001*). No further analysis of fire protection services is required outside of that indicated in Section VII of this Initial Study.

Police protection – The community of Fawnskin's police protection service is provided by the County of San Bernardino Sheriff's Department. The responsible sub-station is located at 477 Summit Boulevard in the City of Big Bear Lake. The Sheriff's Department maintains a patrol unit, an investigation unit, a Search & Rescue unit, and a jail/booking facility at the station. Service is also provided to the community of Big Bear and City of Big Bear Lake. The mountain communities in the area have volunteer support of law enforcement through an active Search and Rescue team, Citizen's Patrol, and Neighborhood Watch programs (*telephone conversation with Sheriff's station staff and City of Big Bear Lake Final General Plan EIR*). The project would not result in significant impacts to the ability of the Sheriff's Department to serve the area; no further analysis is required.

Schools - The project lies within the Big Bear Unified School District. Students from the Fawnskin area attend Northshore Elementary School, Big Bear Middle School, and Big Bear High School. All schools are operating below capacity and no new school construction is currently planned. Because of existing capacity and the probability that many of the proposed homes will be second homes, the proposed project would not have a significant impact on schools in the District (*telephone conversation with District staff, August 16, 2001*).

Parks - Refer to Section XIV below.

Other Public facilities – Two county library branches are located near the community of Fawnskin – Big Bear and Lake Arrowhead. Both facilities are currently operational and would not be significantly impacted by the addition of 92 homes, many of which may be occupied as second homes.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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XIV. RECREATION —

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational

facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

SUBSTANTIATION:

- a) The project is located in the Big Bear Lake area, which is a recreational resort area with several communities and one incorporated city. The community of Fawnskin, located on the north shore of the lake supports visitors with the provision of lodging, restaurants, boat docks, campgrounds, and picnic areas. The proposed project will include a boat dock for use by residents of the "Moon Camp Project". With review by the Big Bear Municipal Water District, the lake front property owners may also construct their own docks. Most properties on the lake at the present have 2-3 boat slips. No deterioration of existing recreational facilities such as neighborhood or regional parks would result from the project; many residents may not be permanent. Use of the lake will be the primary recreational activity associated with the project; this activity is regulated by the Big Bear Municipal Water District, as discussed below. No further analysis of impacts to local or regional parks is required.
- b) The Big Bear Municipal Water District has approval authority for docks and recreational use of Big Bear Lake. The District is primarily responsible for the surface of the lake and therefore evaluates the needs for access to the lake via docks and marinas. Docks must be constructed in accordance with District standards and inspections. The lake capacity is currently determined to be 1,000 boats and the current average daily use is 250, with heavier use during holidays. Current lake statistics show that it is unlikely that in the foreseeable future, the District will need to consider any action to restrict the number of boats on Big Bear Lake. There are three original "marina permits" that will allow docks to be built on the lake. Additionally, lake front property owners can build their own dock. An application for the proposed project's dock (as well as future docks for individual lake front lots) must be submitted to the District for review and approval. The existing "marina permit" for Moon Camp (boat landing no longer in use) may be able to be applied to this project. *(Correspondence dated July 31, 2001 from Sheila Hamilton, GM, Big Bear MWD)* A discussion of the Big Bear MWD permit requirements and potential impacts associated with use of the proposed project boat dock should be included in the EIR under Water Quality.

Potentially Significant Impact Less than Significant with Mitigation Incorp. Less than Significant Impact No Impact

XV. TRANSPORTATION/TRAFFIC — Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION:

The following discussion for traffic is derived from the report entitled "Fawnskin 93 Dwellings Traffic Analysis", prepared by Kunzman Associates for Tentative Tract 16136, dated May 15, 2001.

- a) The project would result in approximately 890 new trips per day if all homes are occupied full-time. All intersections in the vicinity of the site currently operate at a Level of Service (LOS) E or better; the County Standard is LOS C. The intersection of Stanfield Cutoff and Big Bear Boulevard currently operates at an intersection capacity utilization greater than 100 percent in the peak month weekday evening peak hour. Attachment D contains a Traffic Analysis report prepared for the project by Kunzman & Associates. As discussed below, a Traffic Impact Analysis will be required for the project. The County has also determined that a traffic study will be required to address project traffic impacts at the intersections of North Shore Drive at Stanfield Cutoff and Big Bear Boulevard at Stanfield Cutoff.
- b) The project will generate approximately 81 new peak hour trips. In San Bernardino County, a project requires a Traffic Impact Analysis prepared to Congestion Management Plan guidelines if it will generate more than 250 new peak hour trips. Although this project does not generate 250 new peak hour trips, the County is requesting that the CMP TIA requirements be met. The analysis may use engineering judgment rather than the East Valley Traffic Model for peak hour traffic distribution. A TIA must be accepted by the San Bernardino Associated Governments prior to certification of an EIR. Results of the TIA should be included in the EIR.
- c) No changes to air traffic patterns would result from the proposed residential subdivision project.
- d) The relocation of State Highway 38 will be designed in cooperation with Caltrans to meet their standards for traffic flow and safety. The project's internal roads include cul-de-sacs, but no sharp turns or apparent safety hazards.
- e) Emergency access will be adequate as discussed in Section VII.
- f) There is no public parking associated with the development project. Each individual lot will have typical residential parking provisions.
- g) The residential development will have no impact on existing public transportation systems or programs. No bike lanes exist in the vicinity on State Highway 38.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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XVI. UTILITIES AND SERVICE SYSTEMS — Would the project:

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|---|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

- a) The project site lies within the sewerage jurisdiction of CSA 53 Improvement Zone B. Wastewater treatment is provided by the Big Bear Area Regional Wastewater authority (BBARWA) which holds a permit for operation of the plant with the RWQCB. The project applicant has completed a Sewer Feasibility Study (*prepared by So & Associates Engineers Inc., July 26, 2001*) which will be required to procure a verification letter from the County stating whether or not sewer connection and service can be made available to the project. The size of lots would not allow that all lots can be developed with septic systems. Therefore, the only alternative to connecting to the public sewer is an on-site wastewater treatment plant which would require permitting through the County Environmental Health Services and the California Regional Water Quality Control Board.
- b) The need for additional water treatment facilities or expanded facilities will require evaluation by the impacted water provider. The project site may be served by the City of Big Bear Lake, Department of Water and Power, however annexation of the site may be required (see Item c. below). Therefore the

environmental effects of providing water supply to the project and the impact on water supply infrastructure is presently unknown and will require evaluation in an EIR.

Wastewater treatment is provided in the vicinity of the project by the Big Bear Area Regional Wastewater authority (BBARWA). Sewage collected in the Fawnskin area by the sewerage agency (see below) is treated by the BBARWA at their plant located in Big Bear City. In 1998, the plant was operating at about 60 percent of treatment capacity and new connections averaged 125 per year. All flows are residential and commercial and sludge is transported off-site for disposal (*City of Big Bear Lake Final General Plan EIR*). BBARWA has a 10-inch sewer force main that is located within the southern right-of-way of North Shore Drive and would therefore be impacted by development of the southerly lots and Lot "A". BBWRA has indicated the force main will need to be relocated to stay within the roadway shoulder and that additional air vaults and release valves should be installed to control odors within the tract.

The project applicant will be required to submit its Sewer Feasibility Study to the County; County Service Area (CSA) 53 contributes flows and related connection fees to the regional wastewater treatment plant and will therefore determine available capacity for both the sewage collection and treatment system. The Sewer Feasibility Study estimates average flows at 19,780 gallons per day; with a peaking factor of 4, flows would be 79,120 gallons per day, or approximately 2 percent of existing treatment plant capacity. Currently adequate capacity is available and no further analysis will be required in an EIR; permitting conditions will be required as described below.

- c) The project will increase stormwater runoff on the project site; a series of storm drains are proposed for the site. Impacts to Big Bear Lake are potentially significant. The project is not in an area with a master storm drain system. Drainage plans for the project will require review by the County Department of Public Works. Impacts to Highway 38 will require review by Caltrans. Storm drain plans should be provided in detail for evaluation of impacts in an EIR, particularly related to water quality impacts.
- d) The City of Big Bear Lake, Department of Water and Power provided a letter to the Applicant dated April 19, 2001 indicating the City will provide water service following the preparation of the Water Feasibility Study to determine the size and type of water facilities required and the meeting of financial arrangements. The project site may not presently be within the City's water service area and therefore other conditions may be required for an "out of service area" connection. Service extensions outside the existing service area (formerly Southern California Water Company – Big Bear District) require review and approval by the San Bernardino Local Agency Formation Commission (LAFCO) (*Correspondence dated November 9, 1994 from James Roddy, Executive Officer LAFCO to Michael Perry, General Manager City of Big Bear Lake, DWP*).

CEQA Guidelines Section 15083.5 require that consultation occur between a city or county and the affected water agencies during the environmental review of certain projects. The amendment to a land use element of a general plan or specific plan which would result in a net increase in the population or building density; or the adoption of a specific plan are identified projects required to follow these guidelines. The proposed project requires a General Plan Amendment, therefore the Lead Agency must identify the public water system that will serve the project and request that the affected water agency assess whether the projected water demand associated with the project is covered by the water agency's master water management plan.

A public water system that is notified by a Lead Agency must prepare an assessment indicating whether its total projected water supplies will meet the projected water demand of the proposed project, in addition to the other planned future uses of water. The governing body of the public water system must approve the assessment, at one of its official meetings, no later than 30 days after the

date on which the request for the assessment was received. If the public water system fails to submit the assessment to the Lead Agency in a timely manner, the Lead Agency may assume that the water system has no information to submit. If, as a result of the assessment, the public water system concludes that its supplies are insufficient, it must submit to the Lead Agency its plans for additional water supplies.

The Lead Agency must include the water assessment in the EIR, but the length of such discussion may not exceed ten pages unless the Lead Agency determines that additional information is necessary. Also, at the time it makes a decision on the project, the Lead Agency must determine whether the projected water supplies will be sufficient to satisfy the demands of the proposed project, in addition to existing and planned future uses. If the Lead Agency determines that water supplies will not be sufficient, it must include that determination in its findings. (CEQA Deskbook, 1999 (Second Edition), Chapter 5, pages 105-106)

Water supply within the Big Bear Valley, like many areas in California, is presently limited. The project's ability to have an assured supply of water, in accordance with the County General Plan, will require evaluation in an EIR.

- e) Refer to Discussion Item a) above.
- f) The project will generate an estimated 0.75 tons per day or 287 tons/year of solid waste (based on full-time occupancy of 92 homes at 2.44 persons/household generating solid waste at 7 lbs./person/day). Solid waste collection in the Fawnskin area is provided by Big Bear Lake Disposal, Inc.. Big Bear Lake Disposal currently uses the Big Bear Sanitary Landfill for disposal of solid waste collected in the Big Bear Valley area. The County of San Bernardino owns and operates the Big Bear Sanitary Landfill. The landfill is located in an unincorporated area north of Baldwin Lake off of Highway 18 and is currently nearing capacity. The County is designing a transfer facility at the landfill site which should become operational in 2002. Waste will then be hauled from the transfer station to the Barstow landfill; Barstow is currently being re-permitted to allow this solid waste to be disposed of at Barstow. Solid waste collection and disposal will therefore not be significantly impacted by development of the project.
- g) Expansion and development of the County's landfill system is permitted by the California Integrated Waste Management Board. The project's compliance with the previously discussed agencies' policies and standards will not result in any additional significant impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE—

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable

when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

SUBSTANTIATION:

a) The property lies within a County Biological Resources Overlay District. The proposed project site is located within a Jeffery pine forest community and contains plant species that are commonly found in such forest communities. Species listed in the California Department of Fish & Game Natural Diversity Data Base are shown in Attachment A. Those found during a Baseline Biological Survey and Resources Assessment conducted in June of 2000 to exist in the project vicinity include thirteen plant species and one plant community with special status. Of these, Ash-gray indian paintbrush (*Castilleja cinerea*) and silver-haired ivesia (*Ivesia argyrocoma*) were observed and are associated with pebble plain habitat in the western portion of the project site. No special status wildlife species were observed on the project site, however the area is known to support the Bald eagle, California spotted owl, Southwestern willow flycatcher, flying squirrel, and the Southern rubber boa. Additional surveys are required to determine the absence/presence of these species, as well as all others listed in Attachment A, and to determine impacts and mitigation measures. The Migratory Bird Treaty Act will also need to be addressed in an EIR. Protocol surveys for the Bald eagle are to be conducted in the winter.

The project site supports a drainage in the eastern portion which is a blue line stream on the USGS maps. This drainage may be considered as waters of the U.S. and impacts may be considered significant. A wetlands delineation is required to determine jurisdiction and the need for mitigation measures in an EIR. Impacts to riparian and wetland related habitat and associated wildlife need to be evaluated in an EIR. The Mountain yellow-legged frog (*rana muscosa*), a federally proposed endangered species is known to exist in the vicinity and should be surveyed for while conducting the wetlands delineation at the appropriate time of the year.

The Bald eagle survey shall include discussion of the species' use of the project site for roosting, foraging, and/or perching. Impacts to Black bear or other species that may use the property for lake access should be evaluated in an EIR.

It is anticipated that a Timber Harvest Plan (THP) will be required by the California Division of Forestry (CDF) to comply with the State Forest Practice Act. A THP would substitute as a tree removal plan and permit in compliance with the County's Plant Protection and Management Ordinance. A revegetation plan prepared by a qualified professional (Registered Professional Forester, Licensed Arborist, or qualified botanist with restoration experience) would be required to ensure proper handling, planting, and maintenance for replacement of removed trees. The site restoration and revegetation plan should be specified in an EIR. The EIR may serve as CEQA compliance for the THP if adequate scoping that satisfies CDF is included. CDF may choose to perform its own CEQA compliance pursuant to the State Forest Practice Act procedures.

No habitat conservation plans exist in the project area; this project will therefore not pose any conflict with existing plans for biological resource conservation.

- b) The proposed project in conjunction with other proposed or reasonably foreseeable projects may result in significant cumulative effects to traffic, air quality, stormwater runoff and other resources. An evaluation of cumulative impacts will be included in the EIR.
- c) It is unknown at this time whether the proposed project will have substantially adverse effects on human beings. This will be evaluated in the EIR.

REFERENCES (List author or agency, date, title)

1998 CEQA Guidelines

A Phase I Cultural Resources Investigation for the Proposed Moonridge Animal Park Relocation Project Area in Fawnskin, San Bernardino County, California, McKenna et al., June 24, 2000

Baseline Biological Survey of the Moonridge Zoo Big Bear Valley, Potential Relocation Site, Big Bear Valley, San Bernardino County, California, Biological Resource Specialists, August 2000

Biological Assessment of the Moon Camp Property Site in Fawnskin California, Michael Brandman Associates, August 10, 2000

City of Big Bear Lake Final General Plan EIR, July 1999

County of San Bernardino Development Code, adopted 1989, revised 2001

County of San Bernardino General Plan, adopted 1989, revised 2001

County of San Bernardino Hazard Overlay Maps.

County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998

Environmental Impact Report, San Bernardino County General Plan, 1989

Fawnskin 93 Dwelling Traffic Analysis, Kunzman Associates, May 15, 2001

Geologic Feasibility Report, Moon Camp Tentative Map/Lot Study, RGS Geosciences, May 3, 2001

Geology of the San Bernardino Mountains North of Big Bear Lake, California, California Division of Mines, Special Report 65, 1960.

15.2 Initial Study/Notice of Preparation Public Review Comments

Meeting Notes – Public Comments

Barbara Pitts –

Ms. Pitts focused her concerns on air quality issues. She has provided a two-page letter outlining her concerns. She states that the EIR should address the following issues and/or consider impacts to:

- Air - Direct air emissions (primary pollutants) –
 - Stationary sources – Oxides of nitrogen, organics, carbon monoxide, SO₂, particulate emissions (wood burning fire places and stoves)
 - Mobile sources - Ms. Blake recommends not to use federal procedures because there would be many "cold starts." Also there would be idling from increased traffic volumes. Should include discussion of toxic air contaminants (TAC) (i.e., benzene, formaldehyde). Should discuss impacts from diesel emissions (TAC).
- Public Health/Air Quality – Impacts to public health as a result of particulate emissions.
- Air - Utilize up-to-date emission inventories. Inventories should be current (i.e. 2000 or 2001).
- Air – Impacts to public health, including sensitive receptors (elementary schools, residences, etc.).
- Air – Impacts created by secondary pollutants (formed by reactions in the air). Should conduct photochemical modeling to assess increases in Ozone, particulates, NO₂, Nitric acids, etc. Impacts from these pollutants should be discussed as to both the Valley and downwind areas.
- Air – Cumulative air quality impacts; should evaluate pollutants generated in project area and the pollutants transported into area.
- Air - Impacts to visibility.
- Air- Air qualities models should not be solely relied upon, baseline studies should be utilized too.

Bob Drake –

Mr. Drake stated that the EIR should address the following issues and/or consider impacts to:

- Land Use – Possibility of future subdivisions on the project site.
- Recreation - Public access corridors, including access to lake and surrounding forest area.
- Aesthetics/Biology – Tree removal, including trees at building sites on future lots, not solely from Highway 38 realignment.
- Traffic/Utilities - Cumulative effects (i.e. traffic, wastewater) of other developments. Mr. Drake refers to the Cluster Pines development and potential development of area north of Flicker Road.

Nancy Jensen –

Ms. Jensen stated that the EIR should address the following issues and/or consider impacts to:

- Hydrology - Potential for water shortages.
- Utilities - Wastewater treatment capacities.
- Hydrology - Potential for water pollution as a result of increased amounts of wastewater and run-off.

Gary Stuby –

Mr. Stuby stated that the EIR should address the following issues and/or consider impacts to:

- Hydrology - Potential for impacts to the water quality of Big Bear Lake.
- Hydrology - Impacts to total maximum daily load (TMDL) of lake. Lake is listed as impaired body of water due to run-off of nutrients, metals, etc. Should discuss effects of increased run-off into lake.
- Hydrology – Alternatives/mitigation should include limits on type of landscaping, possibly "zero-scape," maybe prohibit grass.

John Hawkins –

Mr. Hawkins stated that the EIR should address the following issues and/or consider impacts to:

- Utilities - Potential electricity shortages.
- Hydrology - Water quality of lake. Impacts as a result of run-off. Run-off affecting residences to the south of lots/residences.
- Noise - Noise levels from diesel trucks.
- Air - Odors from diesel trucks.
- Traffic - Increased truck traffic on North Shore Drive.

Marc Winters –

Mr. Winters stated that the EIR should address the following issues and/or consider impacts to:

- Aesthetics – Realignment of North Shore Drive would remove 735+ trees, this could impact the visual character of area.
- Aesthetics – Lakefront homes could diminish view of lake.
- Aesthetics - Mr. Winters states that if trees are removed, he would never see the re-planted trees in his lifetime.

Unknown Property Owner at 1092 Canyon Road

Gentleman stated that the EIR should address the following issues and/or consider impacts to:

- Aesthetics - Lakefront views could diminish with new homes south of North Shore Drive.
- Cumulative impacts of nearby developments to community.
- Traffic – Increased traffic volumes on North Shore Drive.

Dave Hoag –

Mr. Hoag stated that the EIR should address the following issues and/or consider impacts to:

- Biology – Biological surveys should be conducted on a year-around schedule; the four seasons have distinct biological characteristics (i.e. bald eagle numbers vary from season to season).

Robyn Yoliason -

Ms. Yoliason stated that the EIR should address the following issues and/or consider impacts to:

- Land Use - Potential impacts resulting from re-zoning, especially to property values.
- Recreation - Public access to lakeshore. Access could be limited due to a gated community.
- Biology - Cumulative impacts to biological resources, specifically to Bald Eagles, pebble plain habitat, and riparian habitat. Developments in the area are creating incremental losses to habitats and species. Available mitigation measures are not satisfactory.
- Biology - All bald eagle perch trees should be identified. Ms. Yoliason feels that not all of these trees have been identified. Future and current trees should be identified. She points out that it takes hundreds of years to create a perch tree. Eagle Point Estates built perch trees, but they were later cut down. The Castle Plan (?) Development had an easement set aside to be utilized by bald eagles, but the easement area was not adequately maintained. She stresses that even if there is mitigation measures, the measures might not adequately act to protect biological resources.
- Biology - Pebble plain habitat is unique to the Big Bear area. It supports at least one endangered plant species and numerous sensitive plant species. How will EIR mitigate for those losses? She states that the record for mitigation in Big Bear is poor.
- Utilities - Potential electricity shortage.

J.S. Smith -

Mr. Smith stated that the EIR should address the following issues and/or consider impacts to:

- Biology - Impacts to bald eagles.
- Biology - Impacts to bird-life, including osprey, coots (eagles eat the coots), migratory waterfowl, great blue herons.
- Recreation - Impacts to lake from increased watercraft and pollution.
- Traffic - Traffic at Stanfield Cut-off, at North Shore Drive and Big Bear Blvd.

John Wall -

Mr. Wall stated that the EIR should address the following issues and/or consider impacts to:

- Biology - Eagle surveys should be conducted year around.

Jim McGrew -

Mr. McGrew stated that the EIR should address the following issues and/or consider impacts to:

- Biology - Concerned about access to lake by deer.
- Hydrology - Water quality of lake. Potential for water shortages.

Kris Oskell - Property Owner at 39632 Flicker Road -

The EIR should address the following issues and/or consider impacts to:

- Public Safety - Safety on roadways, especially in village area, where kids cross streets.

Rob Shepard -

Mr. Shepard stated that the EIR should address the following issues and/or consider impacts to:

- Geology - Potential seismic impacts.

Jerry White -

Mr. White stated that the EIR should address the following issues and/or consider impacts to:

- Traffic - Potential traffic impacts, specifically truck traffic on North Shore Drive.
- Mr. White points to a letter that Jerry Lewis (Supervisor) asks, why doesn't the Forest Service purchase/annex the property.

Buffy Francis -

Ms. Francis stated that the EIR should address the following issues and/or consider impacts to:

- Traffic - Cumulative traffic affects, including traffic from zoo that is to be moved to the North Shore area.
- Services - Will be there adequate school facilities?
- Recreation - Public access to lake.

Dennis Larje -

Mr. Larje stated that the EIR should address the following issues and/or consider impacts to:

- Cumulative affects to South Shore area, increases in traffic on weekends, air quality, and noise levels on lakefront on south shore.
- Health and Safety - ability of Big Bear to provide medical attention. Impacts to hospital capacities.

Peter McDowell -

Mr. McDowell stated that the EIR should address the following issues and/or consider impacts to:

- Noise - Increased noise levels.
- Services - Increased criminal activity, police protection.
- Traffic - Potential for more traffic accidents.
- Recreation - Limits public access to lake. For example, fishing and walking.
- Aesthetics - Change in visual character.

Glenda Akins -

Ms. Akins stated that the EIR should address the following issues and/or consider impacts to:

- Traffic - Impacts to South Shore traffic, which is already "bad."
- Biology - Eagle perch trees, points to Eagle Point development.
- Aesthetics - Change in visual character.
- Aesthetics/Biology - Tree removal. Lot owners removing trees.

Don Edes - 38596 North Shore Drive

Mr. Edes is represents the North Shore on the Big Bear Area Regional Wastewater Agencies Board. Mr. Edes stated that the EIR should address the following issues and/or consider impacts to:

- Utilities – Impacts to wastewater systems/sewer capacities. Infiltration and Influence (INI) Study underway for last 2 years, but not complete. Request has made for carbon filters in the Moon camp project, due to odors.
- Utilities - Tom Sutton (County- Public Works) and Steven Schindler (General Manager of Sewer Plant) say that the existing 8-inch mains would handle the sewer for the proposed property, but he is not sure about the cumulative wastewater requirements of the other potential developments.
- His agency has voted to start a new water recycling program.

Tom Murphy -

Mr. Murphy stated that the EIR should address the following issues and/or consider impacts to:

- Mitigation measures should affect Fawnskin and not Big Bear Valley.
- Zoning should not change. If the zoning does change, it would increase the value of the property, making it more financially more difficult for the Forest Service to purchase the property.

Sandy Stears -

Ms. Stears stated that the EIR should address the following issues and/or consider impacts to:

- Recreation – Lake activities.
- Aesthetics – Views of lake.
- Biology – Eagle perch trees are not limited to a few trees.
- Noise – Decrease in trees would increase noise levels.

Susan Crockett -

Ms. Crockett stated that the EIR should address the following issues and/or consider impacts to:

- Aesthetics – Impacts from wood burning fireplaces and stoves on views.
- Public Health/Air Quality – Impacts to public health from wood burning fireplaces and stoves.
- Services – Ambulance services. Fire protection services.
- Noise – Increases in noise levels.
- Traffic –
 - Peak weekend traffic (Holiday weekends).
 - Village traffic is a problem, since there is no stop sign.
 - Traffic from Bear to North Shore Drive.
 - Traffic at Stanfield cutoff (especially difficult on Sundays).

RECEIVED
MAR 13 2002

Michael Stoll
5 Madison
Newport Beach, CA 92660

March 7, 2002

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

Attention: Tracy Creason, Senior Associate Planner

RE: Environmental Impact Report (EIR)
For Moon Camp II # 16136

Gentlemen:

In 1972 our family purchased a second home in Fawnskin. It is my concern that the historic small town of Fawnskin be preserved and protected for generations to come.

The two proposed developments are of great concern to me. Moon camp and Cluster Pines. The development of these two areas will obstruct public lake access and views from the highway. The number and density of the units proposed will cause traffic problems and air pollution. The removal of trees will affect the eagle and plant habitat areas. There will be a tremendous overload on community resources such as water and sewer.

The proposed development would change the mountain character of the north shore. This project should not be approved. We need to preserve the area for future generations.

Sincerely,



Michael Stoll

Robin Butler
P O. Box 309
1098 Canyon Road
Fawnskin, CA 92333
July 31, 2001

Mike Williams
San Bernardino County Land Use Services Department/Planning Division
385 N. Arrowhead Ave., First Floor
San Bernardino, CA 92415-0182

Re: PN: RCK Properties, File/Index: GPA/TT/M331-8N/01/APN:0304-091-12*

Dear Mr. Williams:

I have lived in Fawnskin for 12 years and owned property on Canyon Road for 8 years. I was not included in the County's mailing list for this proposal. Please add me to your mailing list for any project in the Fawnskin area under the County's jurisdiction. Additionally, I formally request notification of anything having to do with this project in particular. Also, I would like to go on the record requesting that any meetings or public hearings having to do with this proposal be held in the Big Bear area rather than in San Bernardino in order to ensure adequate representation by those with local concerns.

Please record the following comments in regards to the proposal to develop the Moon Camp area of Fawnskin:

1) Due to numerous problems with the Project Notice and the notification process, it is clear that the County is not truly interested in obtaining the public's comments on this project. There are so many mistakes and omissions in the Project Notice and the tiny barely-readable map, that it is impossible for concerned citizens to adequately understand the nuances of the project and provide valid comment. The Project Notice should be redone with an extended response date for several reasons:

- a) The Project Notice did not adequately describe several critical aspects of the project, including the fact that Highway 18 would be re-aligned much closer to existing houses and that extensive cut and fill slopes would be used and the fact that 100 boat slips and associated dredging would be involved.
- b) The notification list used for the mailing was completely erroneous and inadequate. All adjoining land-owners, including the Forest Service, were not notified. Additionally, because the project would impact all residents of Fawnskin by increasing the population by a third and completely altering traffic patterns, I would suggest that all residents of Fawnskin be notified. At the very least, all property-owners on Canyon Road, Mesquite Road, Flicker Road, and Fawnskin Drive should be notified because of the huge effect on the immediate neighborhood. Many of the names and addresses on the mailing list were incorrect and did not reach intended

recipients. No mail is delivered to street addresses in Fawnskin—only Post Office Box addresses work.

- c) I may be mistaken but I do not believe that Big Bear City Community Services District is the correct supplier of services. I live just ¼ mile up the road and my services are supplied by the County and by the Department of Water and Power.
 - d) The project description incorrectly places the development proposal just east of "Oriote Drive". The street is actually "Canyon Road".
- 2) I am opposed to the drastic development for a number of reasons:
- a) The stretch of shoreline included in the development proposal is one of the few remaining places where the public can access the lakeshore for fishing, picnicking, etc. This land should be placed in public ownership for undeveloped recreation access. There is an adequate number of houses in the Big Bear area but the amount of shoreline recreation area is limited and cannot be expanded due to existing development. Building a number of houses with 5 and 10 foot sideyards along the entire shoreline and adding boat slips along that entire stretch will effectively eliminate shoreline access from all of the neighbors who live nearby. While it would still be legal for us to walk the high water line, there would be no way to get there through the development to enjoy the lake.
 - b) The Biological Report is wholly inadequate and must be redone by a biologist and botanist familiar with Big Bear's species and habitats. The Moon Camp parcel supports a number of rare plants and animals, including two species protected under the Endangered Species Act (bald eagle and ashy-grey paintbrush). Suitable habitat for endangered willow flycatchers exists on site but protocol surveys were not done for this species. The shoreline willow stands may also support the endangered willow flycatcher that has been recently found nesting in the Big Bear area not far from Moon Camp. The cumulative loss of shoreline habitat around Big Bear needs to be addressed and considered. It does not appear that it would be possible to mitigate for loss of shoreline habitat on Big Bear Lake.

Several trees on the Moon Camp property are used on a daily basis by a pair of adult bald eagles during their winter stays between November and April every year. I have studied Big Bear's eagles for 12 years and, in addition, have observed this particular pair and their use of Moon Camp as I go to and from work daily during the winter. To not even mention this site as known bald eagle habitat is a gross oversight (that could have been corrected by talking to any resident of Fawnskin) and only reflects the inadequacy of the biological report. The area proposed for the marina, and the entire shoreline, is important foraging habitat for the bald eagle. If the parcel is developed as proposed, eagle use would likely be eliminated.

California spotted owl, San Bernardino flying squirrel, and many other rare wildlife species are known from the area. Suitable habitat exists for these species on the parcel and impacts to the species and habitats need to be evaluated.

Moon Camp also supports a number of rare non-listed plants associated with pebble plain plant communities endemic to the San Bernardino Mountains. This habitat type is being lost on a daily basis throughout the Big Bear area. Because it occurs nowhere else in the world, it is critical to maintain it here. This occurrence of ashy-grey paintbrush is substantial and its loss, combined with ongoing impacts to other occurrences, could be critical for this species. Development of the land and relocation of the highway would result in complete obliteration of this occurrence of ashy-grey paintbrush.

This parcel is also one of the few wildlife corridors connecting undeveloped National Forest lands with the lakeshore. Mitigation measures, including habitat acquisition, need to be included in the proposal. However, it may not be possible to mitigate for the losses of ashy-grey paintbrush and bald eagle habitat.

- c) The development would increase the population of Fawnskin substantially, completely changing the character of this small down-to-earth town. A large development of high-density housing is completely out of character for this community.
 - d) As I understand it, Fawnskin currently has barely adequate water supplies to support the existing population and provide for fire protection. Where will an additional 92 house obtain adequate water supplies? How can there possibly be enough for fire protection? During the drought in the early 1990s, the Big Bear area had a moratorium on building because there wasn't enough water to support any additional residents. In the time between now and then, a number of houses and other buildings have been added in the Big Bear basin.
- Has the County evaluated the amount of available water for domestic supplies relative to the existing development and the areas currently being developed to determine whether more residences can be supported given existing supplies? If there wasn't enough water during the drought ten years ago, how can the County justify adding houses at this point? Droughts come in cycles—what will we do in the next drought cycle? Developments should be planned based on the worst-case conditions, not on the best-case conditions when water is plentiful.
- Will there be enough water supply for fighting fires in Fawnskin if more is used for domestic supply? I've been told that existing water storage tanks for emergency use are inadequate for the existing residential area of Fawnskin without even adding an additional 92 houses.

I believe this area is at the maximum that can be supported on existing water sources without significantly lowering the water tables and taxing existing supplies.

e) Changing the existing zoning of rural (1 house on 40 acres) to roughly 1/2-acre residential lots in that ecologically sensitive area is absurd and unreasonable. To call that change in zoning a "small change" is completely ridiculous. Putting one and a half houses on those 60 acres could be acceptable, depending on where they were placed, and could be done in a way to preserve the pebble plains habitat, the shoreline willow habitat, and the bald eagle perches. But trying to cram 92 houses and 100 boat docks into 60 acres would completely destroy all of the natural habitat on the parcel.

f) Has Army Corps of Engineers evaluated the boat docks and any associated dredging for impacts to water quality of the lake?

g) The increased traffic levels being put out onto North Shore Drive (Highway 38) will be a nightmare for the residents and visitors of Fawnskin—especially those of us that live on streets off of Canyon Road. Will we have long backups on Canyon Road trying to get out onto North Shore Drive? Part of the reason many of us live or visit Fawnskin is to avoid traffic. North Shore Drive, with all of its curves, cannot support more traffic in the Fawnskin area. Re-aligning the road will not help the traffic flow—it'll only allow the developer to make lots more money by building lakefront homes. Will taxpayer dollars have to pay for this realignment that will only put more money in the developer's pockets?

As it is now, living 1/4 mile away, I often hear traffic noise. Moving the road closer will make that traffic noise a regular factor. Part of the reason I invested in a house and have spent 8 years investing more time and money into my house and land is because of the peace and quiet on this street. I can listen to the wind blowing in the trees and birds singing. But if you move the highway away from the lake, all of the existing residents will have to listen to traffic instead of nature. How can you justify lowering our property values in this way just to provide some developer an opportunity to get top-dollar by building lakefront homes? Leave the highway where it is and, if they have to, build houses above the highway. Do not ruin our neighborhood by bringing the highway closer to us!

h) I have heard from neighbors that the current sewer system is inadequate for Fawnskin and that another proposed development would have to replace the existing sewer line from Fawnskin to Big Bear City's sewage treatment plant. Is that true? Would that be necessary for this project? Shouldn't that be included in the Project Notice as part of the project if it's true and shouldn't the impacts of replacing the existing line be evaluated in the reports? Again, will taxpayer dollars have to fund the sewer line replacement?

i) Any additional development in the Big Bear area should consider natural landscaping, xeriscape landscaping, and other water conservation design features.

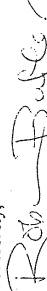
j) According to Bear Valley Electric, the Big Bear area is also at its limit for electrical supplies. We often experienced power outages long before "rolling blackouts" hit southern California. For a number of years, BVE has investigated ways to bring more power to the Big Bear basin but, so far, has not been successful. How can the area provide electricity to 92 additional homes if the current utilities cannot support the existing development levels? At a time when Californians are supposed to be conserving in order to make sure we don't have more power shortages, how can the County justify stretching our limited resources even further by considering this proposal? Any additional development in the area should be required to use energy conservation design features, including solar electricity systems so as not to further tax existing power supplies.

k) The County needs to consider more thoughtfully what the existing infrastructure, including utilities, in the Big Bear basin can support and stop approving new developments without regard to limited resources. This area cannot support any more development given the existing limitations the land can provide. A "master plan" is desperately needed for the unincorporated areas of the Big Bear basin, especially Fawnskin, to ensure that development is planned according to the limited resources and cumulative impacts. The county should take the lead on this planning effort and defer evaluating all proposals until it is completed. Without such a planning effort, many of the area's unique resources (including species and habitats found nowhere else) will be lost through incremental impacts and piece-mealed evaluations.

l) The neighborhood is abuzz with rumors of another proposal (Marina Point/Cluster Pines) for 110-unit condominium and marina development at the end of Canyon Road on the lakeside. Has the County evaluated the cumulative impacts of both proposals? Combined with the Moon Camp development, this would add 202 new houses to this town with an existing population of about 300 residents. That is a tremendous jump in population—can the limited resources support that level of increase? An Environmental Impact Report/Environmental Impact Statement, with a cumulative effects analysis, mitigation plan, and other alternatives, is needed for this project.

Please contact me if you have any questions about my comments (909-878-3908). Please add me to your mailing list (use the P.O. Box, not the street address) for this project and any other in the Fawnskin area (including the Marina Point development).

Sincerely,



Robin Butler

Section 15.9
Correspondence



STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
State Clearinghouse

Gray Davis
GOVERNOR



Steven A. Nissen
DIRECTOR

Document Details Report
State Clearinghouse Data Base

SCH# 2002021105
Project Title Moon Camp
Lead Agency San Bernardino County Land Use Services Department

Type NOP Notice of Preparation

Description GPA/OLUD to establish a 95-lot residential subdivision, with 92 numbered lots and 3 lettered lots.

Notice of Preparation

February 21, 2002

To: Reviewing Agencies
Moon Camp
Re: SCH# 2002021105

Lead Agency Contact

Name Tracy Creason
Agency San Bernardino County Land Use Services Department
Phone 909 387-4147
email
Address 385 N. Arrowhead Ave., 3rd Floor
City San Bernardino State CA Zip 92415-0182

Project Location

County San Bernardino
City
Region
Cross Streets Canyon Road and Polique Canyon Road
Parcel No. 0304-082-14, 0304-091-12, 13, 21
Township 2N Range 1W Section 13 Base SBBM

Proximity to:

Highways 38
Airports
Railways
Waterways Big Bear Lake
Schools
Land Use BV/RL-40 (Rural Living - 40 acre minimum lot size)
Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Drainage/Absorption; Fiscal Impacts; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Traffic/Circulation; Vegetation; Water Quality; Wetland/Riparian; Wildlife; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies

Resources Agency; Department of Conservation; Department of Forestry and Fire Protection; Office of Historic Preservation; Department of Parks and Recreation; Department of Fish and Game, Region 6; Native American Heritage Commission; State Lands Commission; Caltrans, District 8; Department of Housing and Community Development; California Highway Patrol; State Water Resources Control Board, Division of Water Quality; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 8

Date Received 02/21/2002 Start of Review 02/21/2002 End of Review 03/22/2002

Attached for your review and comment is the Notice of Preparation (NOP) for the Moon Camp draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

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

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Steven Morgan
Scott Morgan

Project Analyst, State Clearinghouse

Attachments
cc: Lead Agency

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
916-445-0613 FAX 916-333-3018 WWW.OPR.CA.GOV/CLEARINGHOUSE.HTML

Note: Blanks in data fields result from insufficient information provided by lead agency.

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