EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		OR Flow–based BMPs shall be designed to infiltrate or treat either: ▪ The maximum flow rate of runoff produced from a rainfall intensity of 0.2 inch of rainfall per hour; or ▪ The maximum flow rate of runoff produced by the 85th percentile hourly rainfall intensity, as determined from the local historical rainfall record, multiplied by a factor of two; or ▪ The maximum flow rate of runoff, as determined from the local historical rainfall record that achieved by mitigation of the 85th percentile hourly rainfall intensity multiplied by a factor of two. The following are the minimum required controls to be implemented as a part of the *Water Quality Management Plan (WQMP) for Urban Runoff*. ▪ *Control of Impervious Runoff* – Surface runoff shall be directed to landscaped areas or pervious areas. ▪ *Common Area Efficient Irrigation* – Physical implementation of the landscape plan consistent with County Administrative Design Guidelines or city equivalent, which may include provision of water sensors, programmable irrigation timers, etc. ▪ *Common Area Runoff-Minimizing Landscape Design* – Group plants with similar water requirements in order to reduce excess irrigation runoff and promote surface filtration. ▪ *Catch Basin Stenciling* – "No Dumping – Flows to Lake" or equivalent effective phrase shall be stenciled on catch basins to alert the public as to the destination of pollutant discharging into storm drain.	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		▪ *Debris Posts* – These shall be installed to prevent large floatable debris from entering the storm drains. They shall be placed upstream of the cross culverts. ▪ *Inlet Trash Racks* – These shall be installed where appropriate to reduce intake and transport through the storm drain system of large floatable debris. Trash racks shall be provided where drainage from open areas enters storm drain or cross culverts.	
		5.11-4c Storm water treatment under the NPDES Permit and the future TMDL requirements shall include the construction of treatment BMPs. Treatment BMPs appropriate for on-site use shall include infiltration trenches and basins, swales, inlet filtration, and/or water quality basins. All storm water runoff shall be treated before leaving the site to reduce pollutants in Big Bear Lake. <u>Infiltration Trenches and Basins</u> Infiltration Trenches and/or Basins shall be used on site to meet potential future TMDLs for noxious aquatic plants and nutrients. Infiltration trenches and basins treat storm water runoff through filtration. A typical infiltration trench is essentially an excavated trench, that is lined with filter fabric and backfilled with stones. Depth of the infiltration trench shall range from three to eight feet and shall be located in areas with permeable soils, and water table and bedrock depth situated well below the bottom of the trench. Trenches shall not be used to trap coarse sediments since large sediment would likely clog the trench. Grass buffers may be installed to capture sediment before it enters the trench to minimize clogging. Infiltration basins shall be used for drainage areas between five and 50 acres. Infiltration basins shall be either in-line or off-line, and may treat different volumes such as the water quality volume or the 2-year or 10-year storm.	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		Swales The project shall implement either vegetative swales, enhanced vegetated swales utilizing check dams and wide depressions, a series of small detention facilities designed similarly to a dry detention basin, or a combination of these treatment methods into a treatment train (series of Structural BMPs). The Water Quality Management Plan shall address treatment for the Project to assure that runoff from the site is treated to the "maximum extent practicable". The swales shall be treated as water quality features and shall be maintained differently than grass areas. Specifically, pesticides, herbicide, and fertilizers, which may be used on the grass areas, shall not be used in the vegetation swales. Filtration Filtration shall be implemented as a treatment method and shall use drop-in infiltration devices or inline devices. Drop-infiltration devices at all curb inlets within the internal parking lots shall be implemented to provide potential pollutant removal. Existing examples of these filtration devices include the Drain Pac Storm Drain Inserts and Fossil Filters. These types of devices are efficient at removing oil and grease, debris, and suspended solids from treated waters. Some of these devices have also exhibited high efficiencies at removing heavy metals and other pollutants. Inline devices suggested for use onsite include the Continuous Deflection Separator (CDS® unit). Once the runoff has entered the storm drain, an in-line diversion would direct the treatment flow to a CDS® unit. The CDS® unit is a non-blocking, non-mechanical screening system, which would provide a second line of defense for solids removal. Adsorption materials can	

EIR SECTION	IMPACTS	MITIGATION MEASURES	SIGNIFICANCE AFTER MITIGATION
		be added within the CDS® unit to aid in the removal of oil and grease. The treated flow will exit the CDS® unit and continue downstream. To assure the efficiency of these filtration devices, monitoring shall be conducted. The use of street sweeps on the parking lots and streets shall aid in reducing the amounts of sediment and debris that flow through the devices. This will extend the effectiveness of the devices during a storm and will lower the frequency of required maintenance. The devices shall be checked and cleaned, if necessary, once a month during the rainy season, following any precipitation and at the end of the dry season prior to the first precipitation event of the rainy season. Consideration shall be given to using these filtration units in other areas besides the parking lot inlets. Another potential location is at the downstream end of the tributary pipes that feed the discharge point. Siting these units at a downstream point would allow for the treatment of a greater amount of runoff.	
Cumulative Impacts			
5.11-5	*The proposed Project along with other future development may result in increased hydrology and drainage impacts in the area. Due to inconclusive of potential overdraft conditions, cumulative groundwater impacts are concluded to be significant and unavoidable. Other hydrology and drainage impacts are evaluated on a project-by-project basis in order to mitigate to a less than significant level.*	5.11-5 No mitigation measures are recommended.	

2.3 SUMMARY OF PROJECT ALTERNATIVES

In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15126.6, Section 7.0 describes a range of reasonable alternatives to the proposed project which could feasibly attain the basic objectives of the proposed project, while evaluating the comparative merits of each alternative. The analysis focuses on alternatives capable of eliminating significant adverse environmental effects or

reducing them to less than significant levels, even if these alternatives would impede, to some degree, the attainment of the project objectives. Potential environmental impacts are compared to impacts from the proposed project. The following is a description of each of the alternatives evaluated in Section 7.0.

"NO PROJECT/NO DEVELOPMENT" ALTERNATIVE

Implementation of the "No Project/No Development" Alternative would retain the site in its current condition. None of the improvements proposed as part of the project and/or the existing designation would occur. The following discussion evaluates the potential environmental impacts associated with the No Project/No Development Alternative as compared to impacts from the proposed Project.

"NO PROJECT/EXISTING DESIGNATION" ALTERNATIVE

Implementation of the "No Project/Existing Designation" Alternative would be in accordance with the existing Official Land Use District Rural Living-40 (40-acre minimum lot size). This Alternative would result in 1.5 residential lots on the project site. This Alternative would be less intensive than the proposed Project. Approximately three persons (1.5 housing units x 2.15 persons/household) would be added to the permanent population of the Community of Fawnskin. It is further noted that in addition to a single-residential structure, other uses can be allowed including those in the "Additional Uses" section of the County Development Code, subject to a Conditional Use Permit. The following discussion evaluates the potential environmental impacts associated with the No Project/Existing Designation Alternative as compared to impacts from the proposed Project.

"REDUCED DENSITY, WITHOUT ROAD ALIGNMENT AND WITHOUT MARINA" ALTERNATIVE

For the Reduced Density, Without Road Realignment and Without Marina Alternative, development of 62 residential lots and associated infrastructure (as depicted in the project description) would occur on the north side of the existing State Route 38 alignment. State Route 38 would not be realigned and no residential development would occur to the south of State Route 38. The land area south of State Route 38, along the lakefront, would be retained in its current state. Approximately 133 persons (62 housing units x 2.15 persons/household) would be added to the permanent population of the Community of Fawnskin.

"REDUCED DENSITY, WITH PROJECT REDESIGN" ALTERNATIVE

For the Reduced Density, With Project Redesign Alternative, development of 66 residential lots and associated infrastructure would occur on project site. Implementation of this Alternative would include the realignment of State Route 38. Twenty-one (21) and 45 lots would be developed on the south and north sides of the realigned State Route 38, respectively. This Alternative would include a marina facility, with 72 boat slips. Approximately 142 persons (66 housing units x 2.15 persons/household) would be added to the permanent population of the Community of Fawnskin.

3.0 Project Description

3.0 PROJECT DESCRIPTION

3.1 PROJECT LOCATION AND SETTING

PROJECT LOCATION

The proposed Moon Camp Tentative Tract #16136 Residential Subdivision ("Moon Camp") encompasses approximately 62.43 acres along the northwest shore of Big Bear Lake, in the community of Fawnskin, County of San Bernardino (refer to Exhibit 3-1, *Regional Vicinity*). The Big Bear Lake area serves primarily as a destination resort community and many of the residences are second homes. As many as 50,000 people visit the area on peak holiday weekends. The north shore area is less populated than the south shore and most visitors utilize the south shore commercial and recreational amenities such as ski areas, restaurants, and hotel facilities.

The Project site is located adjacent to the northwest shore of Big Bear Lake, in the relatively undeveloped eastern portion of Fawnskin (refer to Exhibit 3-2, *Local Vicinity*). More specifically, the site is located in the northern half of Section 13, Township 2 North, Range 1 West, San Bernardino Base and Meridian (APN: 0304-082-14, 0304-091-12, 13, and 21). The Project site is generally situated between Flicker Road to the north, Big Bear Lake to the south, Polique Canyon Road to the east, and Oriole Lane/Canyon Road to the west. Regional access to the site is provided via State Route 38, which currently bisects the property.

EXISTING CONDITIONS ON-SITE

The 62.43-acre Project site (designated RL-40, Rural Living, by the County of San Bernardino) slopes from north to south. Elevations range from 6,747 feet above mean sea level (MSL) at the lakefront, to a high of 6,960 feet above MSL at the northeast boundary. Total relief is therefore 483 feet and slopes range from five percent (5%) to forty percent (40%). A natural drainage ravine occurs in the eastern portion of the property. The site is vegetated with Jeffrey Pine forest with approximately 2,772 trees existing on-site and a pebble plain habitat occurs in the western portion of the property. State Route 38, dirt roads, and trails traverse the Project site (refer to Exhibit 3-3, *Aerial Photograph*). Additionally, two water wells, which are currently non-operational, exist on the Project site.

SURROUNDING LAND USES

The site is bounded by the following land uses:

North: Single-family residences along Flicker Road, a local street, border the site to the north. Flicker Road traverses the site's northern boundary in an east/west direction. United States Forest Service lands occupy the eastern portion of the site's northern boundary.

South: Big Bear Lake borders the site to the south.

Exhibit 3-1

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12/05 JN 10-101901

MOON CAMP TT #16136
ENVIRONMENTAL IMPACT REPORT

Regional Vicinity

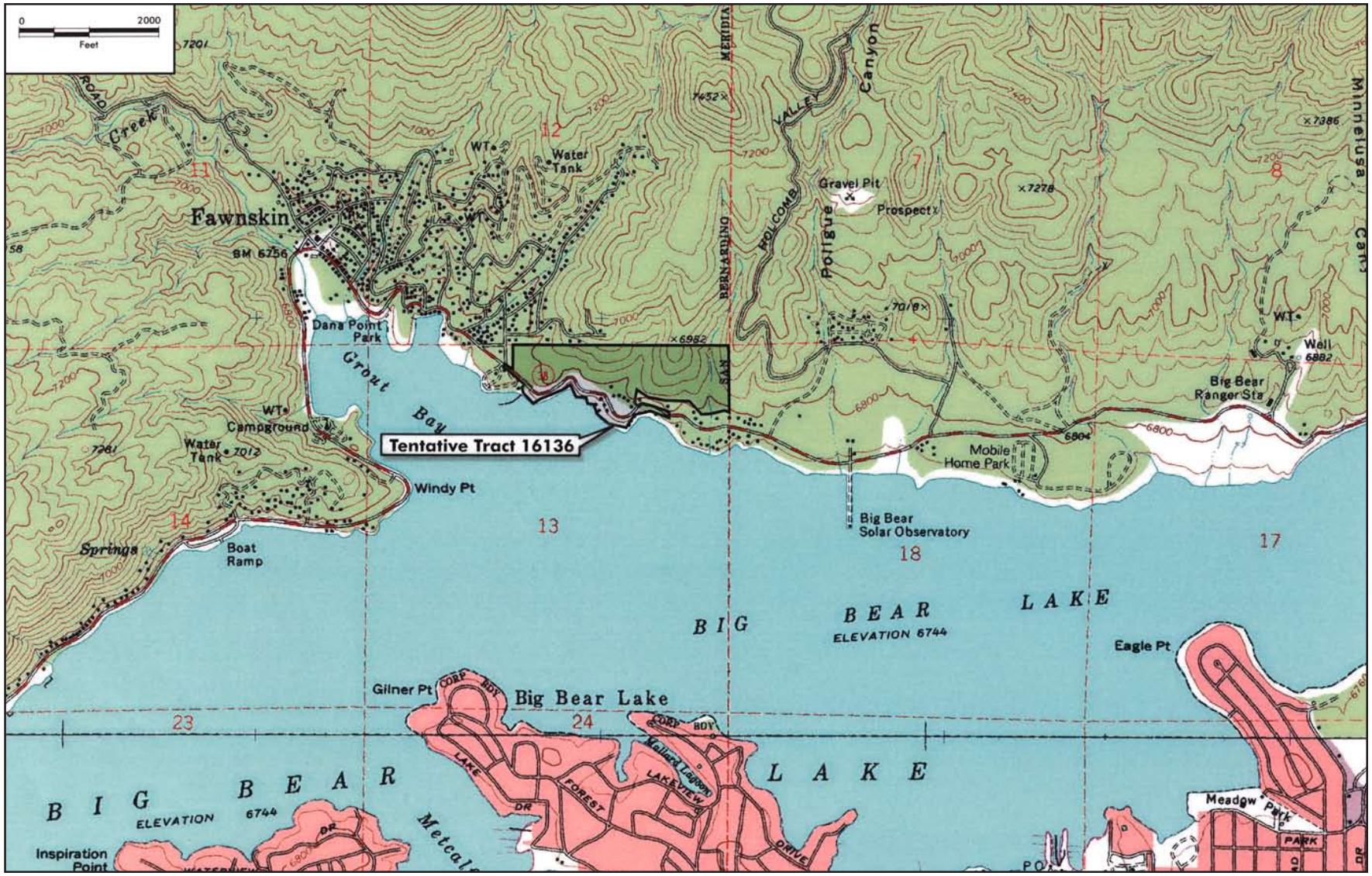

Exhibit 3-2

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MOON CAMP TT #16136
ENVIRONMENTAL IMPACT REPORT

Local Vicinity

Exhibit 3-3

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12/05 JN 10-101901

MOON CAMP TT #16136
ENVIRONMENTAL IMPACT REPORT

Aerial Photograph

East: Single-family residences along North Shore Drive (State Route 38) border the site to the south. The residences are located on the southern portion of the site's eastern boundary. United States Forest Service lands occupy the northern portion of the site's eastern boundary.

West: Single-family residences along Oriole Lane border the site to the west.

Table 3-1, *Existing Land Use Designations*, outlines the Project site's current land use designations based upon references contained in the San Bernardino County General Plan Land Use Element.

Table 3-1
Existing Land Use Designations

Existing Land Use		Official Land Use District	IL
Project Site	Vacant	RL-40	IL1
North	Forest, Residential (NW)	RC, RL-40, and RS	IL1 & IL5
South	Big Bear Lake, Residential (SE)	FW, RS	IL1
East	Vacant, Residential (SE)	RC, RS	IL1 & IL5
West	Vacant, Residential	PD-12/1, RS	IL1
IL	Infrastructure Improvement Level – Levels range from 1 to 5 and are tied to the availability of the basic infrastructure required for development (roads, water and wastewater). IL-1 represents the most intense urban areas before development can be permitted to the degree allowed by a site's official land use designation, existing and planned infrastructure must be in place at levels consistent with the designated IL areas. Typical lot sizes for IL-1 is less than ½ acre.		
RC	Resource Conservation: Allows for, but is not limited to: row, field, tree, and nursery crop cultivation; single dwelling unit; social care facility; and animal raising. Minimum parcel size is 40 acres.		
RS	Single Residential: Allow for, but is not limited to: row, field, tree, and nursery crop cultivation; single dwelling unit; and social care facility. The minimum net parcel size is 7,200 square feet. The maximum housing density is 4 dwelling units per acre.		
RL-40	Rural Living: Allows for, but is not limited to: row, field, tree and nursery crop cultivation; single dwelling unit; social care facility and animal raising. The minimum parcel size for the RL designation is 2.5 acres. The minimum parcel size for the RL-40 designation is 40 acres.		
PD-12/1	Planned Development: Allows for row, field, tree, and nursery crop cultivation; single dwelling unit; social care facility and animal raising. Minimum parcel size is 40 acres – map suffix allows lot sizes less than 40 (e.g., PD-12/1 = Planned Development – 12 units/acre).		
FW	Floodway: Uses only permitted where the property owner understands that the use is placed at their own risk and that it shall not obstruct and/or deflect flows onto other property. Minimum parcel size is 10 acres.		
Source: County of San Bernardino Development Code.			

3.2 BACKGROUND AND HISTORY

The community of Fawnskin was founded in 1916. By 1918, Fawnskin had already grown into a community of more than 100 summer homes with a string of resort camps lining the lakeshore to the east. Among these resorts was Moon Camp. By

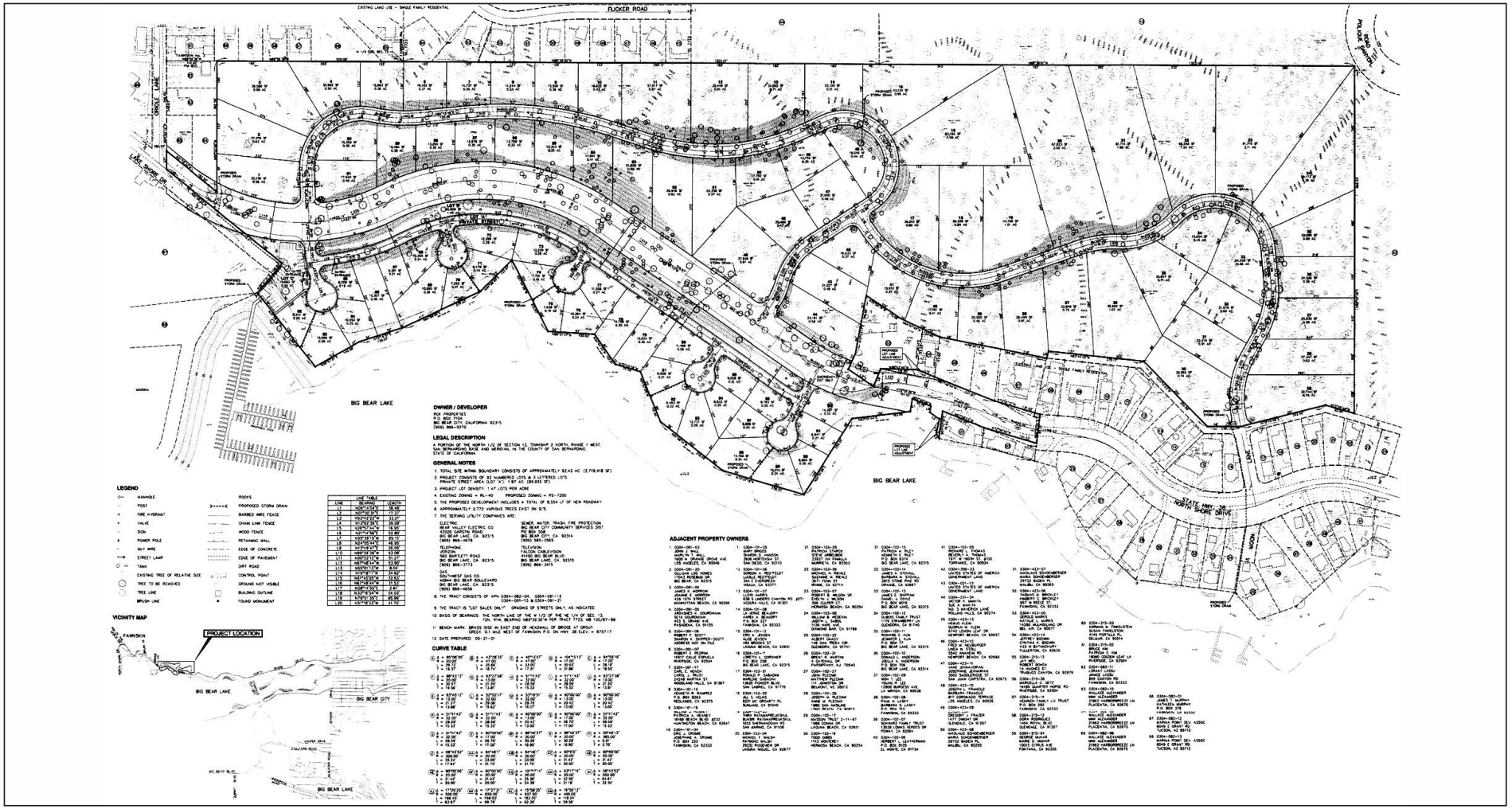
1928, at least nine commercial camps or lodges were in operation in proximity to Fawnskin. The popularity of the camps continued into the 1940's and by the 1960's, with rapid advances in modern transportation technology, American lifestyles began to erode the popularity of such resort camps.

The site has historically remained vacant. However, on-site improvements include North Shore Drive, which currently bisects the property in an east/west direction, and two on-site water wells that are non-operational at this time. One water well is located on the north side of State Route 38 and the other well on the south side of State Route 38. Additionally, the Big Bear Municipal Water District has previously granted permitting rights to a dock facility. Refer to Section 5.2, *Recreation*, for additional information.

3.3 PROJECT CHARACTERISTICS

The Project proposes a 95-lot residential subdivision with lots ranging in size from 0.17 acres (7,292 square feet) to 2.11 acres (refer to Exhibit 3-4, *Site Plan*). Lots would be sold individually and development of lots and construction of homes would be by custom design. Access to 64 residential lots located within the northerly Project area (located north of North Shore Drive), would be provided via a loop road. The remaining 31 residential lots would be located south of North Shore Drive. The proposal is a Tentative Tract Map for 92 numbered and three lettered lots. The three lettered lots are identified as follows: (1) Lot "A" is a private street designed to provide access to the southernmost lots; (2) Lot "B" is a 1.4-acre strip of land that would remain between the relocation of State Route 38 and the private Street, Lot "A"; and (3) Lot "C" is a gated entrance to the Project, including a proposed boat dock, consisting of 100 boat slips, which would be available for use by residents of the tract and accessible by Lot "C". Common areas, including the parking lot, boat docks, private streets, and common landscape lots would be maintained by a home owner's association to be established with the recordation of the final map. Lots proposed along the lake front (Nos. 62-92) would be provided with gated access and private streets. Lot Nos. 1 to 61 would be located along a public street and would not be gated.

The Project includes relocation of North Shore Drive, also referred to as State Route 38, to allow development of lakeshore lots. An approximately 2,498-foot segment of the roadway would be relocated. The maximum distance of relocation, as designed, is 207 feet to the north. The design includes a 76-foot road width, with 14-foot shoulder/bikeway access, resulting in a 104-foot right-of-way via a loop road that would include five separate cul-de-sac drives to access lakefront lots. Of the estimated 2,772 trees existing on the Project site, approximately 655 trees (24 percent) would be removed for roadway construction. Additional tree removal could occur during individual lot development and construction of custom homes; the design of which is not part of this Project. State Route 38 would remain open at all times during construction of the proposed roadway realignment, with proper traffic controls implemented.



Source: Hicks & Hartwick, Inc., May 21, 2001.

Not to Scale

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12/05 JN 10-101901

MOON CAMP TT #16136
ENVIRONMENTAL IMPACT REPORT

Site Plan

Exhibit 3-4

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The Project also requires a General Plan Amendment/Land Use District Amendment from RL-40 Rural Living (40-acre minimum lot) to RS-7200 Single Residential (7,200 square foot minimum lot size). The proposed realignment of North Shore Drive requires an Amendment to the County's Circulation Element.

3.4 PROJECT OBJECTIVES

The following objectives have been identified for the proposed Project:

- Provide up to 92 single-family residential lots to be developed as custom lots in the future;
- Establish single-family residential lots that are part of a planned development;
- Realign State Route 38 to improve the design of the roadway. More specifically, eliminate existing sharp curves of the roadway to minimize conflicts on State Route 38 and Project access roads. The proposed roadway realignment would also create the opportunity for lakefront residential lots; and
- Provide marina facilities for residents of Moon Camp to access Big Bear Lake.

3.5 PHASING

The proposed subdivision is a custom lot residential development. All lots would be sold for future construction of custom homes. Individual improvements and continued buildout of Moon Camp would occur incrementally over time beginning with the realignment/construction of North Shore Drive. The exact details of construction of each individual lot would be evaluated by the County of San Bernardino on a project-by-project basis. If the market continues strong, then all the off-site improvements would be installed (all improvements within the tract, but not on individual lots) and the final tract map recorded as one phase.

3.6 AGREEMENTS, PERMITS AND APPROVALS

The County of San Bernardino is the Lead Agency for the Project and has discretionary authority over the primary Project proposal. To implement this Project, the Applicant will need to obtain the following permits/approvals:

- Big Bear Municipal Water District – Per the discretion of the Water District: a Dock System and License Agreement, Yacht Club Dock License, and/or Shore Zone Alteration Permit.
- Caltrans – Project Study Report (PSR) and Traffic Impact Study (TIS) for SR-38 Encroachment Permit.

- City of Big Bear Lake, Department of Water and Power, or Big Bear City Community Services District, or the County of San Bernardino Special Districts – Water service permits and approvals.

- County of San Bernardino Board of Supervisors – Approval of a General Plan Amendment (for Land Use and Circulation Elements), Conditional Use Permit for Marina Parking Lot, Tentative Tract Map, Certification of the Environmental Impact Report.

- California Department of Fish & Game – 1602 Streambed Alteration Agreement.

- California Division of Forestry – Timber Harvest Plan (THP). The property is located within the boundaries of the U.S. National Forest Service but is not owned by the U.S. Forest Service.

- California State Water Resources Control Board – General Storm Water Permit for Construction and Storm Water Pollution Prevention Plan (SWPPP).

- California Regional Water Quality Control Board – Clean Water Act Section 401 Permit.

- U.S. Army Corps of Engineers – Clean Water Act Section 404 Permit.

4.0 Basis for Cumulative Analysis

4.0 BASIS FOR CUMULATIVE ANALYSIS

Section 15355 of the State California Environmental Quality Act (CEQA) Guidelines, as amended, provides the following definition of cumulative impacts: "Cumulative impacts refers to two or more individual effects which, when considered together, are considerable, or which compound or increase other environmental impacts." Pursuant to Section 15130(a) of the aforementioned Guidelines, cumulative impacts of a project shall be discussed when the project's affect is cumulatively considerable, as defined in Section 15065(c) of the Guidelines. The Initial Study Checklist provided as part of Appendix 15.1 indicates that the proposed project may yield potentially significant cumulative effects. As a result, Section 5.0 of this EIR provides a cumulative impact assessment for each applicable environmental issue, and does so to a degree which reflects each impact's severity and likelihood of occurrence.

As indicated above, a cumulative impact involves two or more individual effects. Per State CEQA Guidelines Section 15130(b), the discussion or cumulative impacts shall be guided by the standards of practicality and reasonableness. Per CEQA Guidelines Section 15130(b) the following elements are necessary in an adequate discussion of significant cumulative impacts:

1. Either:

   a. A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the Agency, or

   b. A summary of projections contained in an adopted General Plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact.

2. A summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available; and

3. A reasonable analysis of the cumulative impacts of the relevant projects. An EIR shall examine reasonable feasible options for mitigating or avoiding the project's contribution to any significant cumulative effects.

Table 4-1, *Cumulative Projects List*, identifies related projects and other possible development in the area determined as having the potential to interact with the proposed project to the extent that a significant cumulative effect may occur. Information integral to the identification process was obtained from the City of Big Bear Lake, County of San Bernardino, and a review of several secondary data sources. The resulting related projects include primarily only those determined to be at least indirectly capable of interacting with the Moon Camp project. Table 4-1*, Cumulative Projects List,* summarizes the related projects according to location, type, and number of units realistically expected to develop on the site.

In addition, it is noted that the Traffic Analysis and corresponding Air Quality and Noise Assessments were prepared in accordance with the Congestion Management Program requirements for San Bernardino County. The study area was determined based on the contribution of project traffic to the surrounding roadway system.

Table 4-1
Cumulative Project List

Project Name	Location	Description	Status
County of San Bernardino			
TR 12217 (Marina Point)	North Shore Drive, southwest side, south of Red Robin Drive, in Fawnskin	132-unit Condominium Complex on approximately 12.5 acres plus approximately 15.7 acres of off-site lake improvements.	Recorded but not constructed.
TR 15465 (Kelsch)	Brookside Lane, Cedar Dell in Fawnskin	Single-Family Residential, minimum 20,000 square foot lots to establish 62 residential lots. Five lettered lots for water tank, interior road and open space conservation. Total of 74 acres.	Has not Recorded.
Relocation of Moonridge Zoo from the South Shore	North Shore Drive, adjacent to Discovery Center	Animal Park on a 25 acre lot, develop 5 to 7 acres to house approximately 150 animals and include; educational facilities, hospital, concession stands, and promissory.	Has not Recorded.
City of Big Bear Lake			
Site Approval (CUP) and Design Review 2001-167	41865 Fox Farm Road	To construct and operate a self-storage facility totaling 68,200 s.f. covered recreational vehicle storage facility totaling 18,840 s.f. and a two-story 5,916 s.f. mixed-use building.	Recorded but not constructed.
Site Approval (CUP) and Design review 2001-043, major Deviation 2001-044, and Minor Subdivision 2001-062 (TT No. 15705)	39708, 39720, 39730, 39738 and 39756 Big Bear Boulevard	To construct a 91-unit hotel with ancillary uses including a 4,000 s.f. banquet facility, 1,068 s.f. restaurant, 1,700 s.f. lounge 500 s.f. lobby service bar and a 624 s.f. maintenance building and structure.	Recorded but not yet constructed.
TT application 2002-006, TT Map No. 16297 – Wolf Creek Estates, Variance 2002-007, and Developer Agreement Variance	Southern portion of the Bear Meadows condominium project, Lot 4-D of Tract 12092.	To subdivide a 2.46-acre parcel into 10 lots for lot sales and future single family residential home construction.	Recorded but not yet constructed.
Plot Plan Review 2002-034	40679 Lakeview Drive	To reuse an existing vacant building as an indoor retail mall and use an existing off-site parking lot.	Recorded but not yet constructed.

5.0 Description of Environmental Setting, Impacts and Mitigation Measures

5.0 DESCRIPTION OF ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

5.1 LAND USE AND RELEVANT PLANNING

The purpose of this Section is to identify the existing land use conditions, analyze project compatibility with existing uses, consistency with relevant planning policies and to recommend mitigation measures to lesson the significance or avoid potential impacts. Information presented in this section is based upon site surveys performed by RBF Consulting in February 2002, site photographs, the County of San Bernardino General Plan and Development Code, and the General Plan EIR for the City of Big Bear Lake. This section provides on-site and surrounding land use conditions and land use policy requirements set forth by the County of San Bernardino.

EXISTING CONDITIONS

ON-SITE

The Project site encompasses approximately 62.43 acres (AC) and is situated along the northwest shore of Big Bear Lake, in the relatively undeveloped eastern portion of the community of Fawnskin, County of San Bernardino (refer to Exhibit 3-2, *Local Vicinity*). The Project site is generally bounded by Flicker Road to the north, Big Bear Lake to the south, Polique Canyon Road to the east, and Oriole Lane and Canyon Road to the west. The Project site is located immediately adjacent to broad expanses of contiguous forestland within the San Bernardino National Forest to the north and northeast. State Route 38 (North Shore Drive) traverses the southern portion of the property in an east/west orientation.

The property is an inholding within the boundaries of the U.S. National Forest, however, is not owned by the U.S. Forest Service (USFS) and therefore requires no permitting by the USFS.

OFF-SITE

Surrounding land uses involve a mixture of resource conservation, floodway, and single-family residential uses. The site is bounded by the following land uses:

North: Forest land and single-family residential uses are located along Flicker Road and Deer Trail Lane.

South: Big Bear Lake and single-family residential uses located to the south, fronting the north and south sides of State Route 38 (North Shore Drive).

East: Forest land and residential uses exist adjacent to the southeast corner of the Project site and east of Polique Canyon Road.

West: Vacant land and single-family residential uses are located to the west including residences along Canyon Road and further west, the greater Fawnskin community. Fawnskin is developed more extensively with single-family residential lots and boating facilities.

LAND USE POLICIES

SAN BERNARDINO COUNTY GENERAL PLAN

The San Bernardino General Plan was adopted on July 1, 1989 and was revised on November 22, 2001. The General Plan is organized according to four planning issues: Natural Hazards, Man-Made Hazards, Natural Resources, and Man-Made Resources. With this organizational style, the General Plan outlines the priority for the County in the type of resources that need to be preserved, and how these resources are to be preserved. Additionally, the General Plan identifies regional and subregional planning areas within the County.

NATURAL HAZARDS

This section identifies the conditions of potential danger or risk to life and/or property resulting from acts of nature. Four major groups of natural hazards are addressed in the General Plan including Geologic, Flood, Fire, Wind and Erosion. Mapping of these issues and application of the policies delineate areas subject to hazards. By identifying the areas of potential danger, development may be precluded thereby providing open space for health and safety purposes. The Natural Hazards section, in combination with the Man-made Resources issue and mapping overlays, satisfies the mandatory requirements of the Safety Element.

San Bernardino County is subject to many geologic hazards, including seismic activity (earthquake-induced phenomena such as fault rupture, ground shaking, liquefaction, seismically-generated subsidence, seiche, and dam inundation), landslide/mudslide (mudflow), non-seismic subsidence, erosion and volcanic activity. Each of these can affect property and existing or potential uses. The Project site is located in a geologic hazard area. Refer to the *Development Code* section below and Section 5.10, *Geology and Soils*, for further discussion relative to geologic conditions on the Project site.

A combination of climate, topography, vegetation and development patterns creates high fire hazard risks throughout the County, especially in the many areas of wildland/urban intermix located in foothills and mountainous areas Countywide. As development encroaches upon wildland areas, the potential for disastrous loss of watershed, structures, and life (human and wildlife) increases. The Project site is located in a high fire hazard area. Establishment of a coordinated program to condition development in some of these fire hazard areas has been adopted through the Foothill Hazards (Greenbelt) Overlays and the Mountain Fire Zone. The Foothill Hazard Overlays, the Mountain Fire Zone and additional high fire hazard areas are included in the Fire Hazard Overlay Mapping. Continuous evaluation and application

of Hazard Overlays and accompanying policies and standards for adequate services, facilities, mapping and developmental regulation are required as pressure for development increases countywide. Included in developmental regulation are requirements for minimum road widths (to provide adequate access for both fire fighting equipment and evacuating residents) and clearance around structures to prevent the rapid spread of fire from one structure to another. Refer to the *Development Code* section below and Section 5.3, *Public Utilities*, for further discussion relative to potential fire hazards on the Project site.

In response to state law, the Peakload Water Supply System Guidelines were developed (refer to Figure II-5 of the General Plan, *Peakload Water Supply System Guidelines*). These guidelines, designed to ensure an ample water supply, are the sum total of required fire flow, operational daily consumption and emergency storage.

Refer to Section 5.11, *Hydrology and Drainage*, for a discussion of site conditions relative to potential flood and erosion hazards.

MAN-MADE HAZARDS

The General Plan identifies conditions of potential danger or risk to life and health or property due to the acts of man and use of his technology. Three issues relevant to man-made hazards are addressed in this section including Noise, Aviation Safety, and Hazardous Waste/Materials. This section satisfies the mandatory requirements of the Noise Element.

Refer to Section 5.7, *Noise*, for a discussion of site conditions relative to potential noise hazards. Refer to Section 10.0, *Effects Found Not to be Significant,* for a discussion of site conditions relative to potential aviation safety and hazardous waste/materials hazards.

NATURAL RESOURCES

Natural resources are plentiful in San Bernardino County, with the exception of the water supply, which is at critically low levels in the mountain areas. These natural resources are a necessity for the quality of life that is desirable for residents and visitors in the County. This section establishes the concepts of carrying capacity, threshold levels of impact, renewable versus nonrenewable kinds of resources, ecological viability, and long-term versus short-term deleterious effects. Natural resources in the County are allocated to the following seven categories:

- Biological;
- Cultural/Paleontological;
- Air Quality;
- Water;
- Open Space/Recreation/Scenic;
- Soils/Agriculture; and
- Minerals.

Biological resources are defined in this Element as native species of plants and wildlife (resident and migratory). Some species are endangered or threatened with extinction and require intensive management for their preservation, while others are relatively abundant and require only the application of general conservation practices for their continued existence. This Element notes that the status of biological resources in the County is generally declining due to increased urbanization and encroachment into previously rural areas. Housing demand has spurred growth in all areas of the County affecting many species directly through habitat loss and indirectly through increased use of open space and recreational lands. The Project site contains biological resources, including certain species of plants and wildlife considered endangered or threatened. Refer to the *Development Code* section below and Section 5.8, *Biological Resources*, for further discussion relative to the biological resources on the Project site.

San Bernardino County contains a wealth of scenic resources, which have in many cases been recognized by local jurisdictions, the County, or state and federal agencies as worthy of special protection to preserve their aesthetic value. In recognition of the visual quality of the areas through which they pass, the County has designated certain roadways as scenic routes. In some instances, these roadways have also been designated as state scenic highways by the California Department of Transportation (Caltrans). In addition, the U.S. Forest Service has officially designated the length of the "Rim of the World Highway," which includes portions of Highways 138, 18, and 38, as a Scenic Byway. In the County, scenic highways are subject to additional land use and aesthetic controls under the County's Scenic Highway Overlay District.

The County has designated State Highway 38, which traverses the Project site, as a Scenic Highway. As a result, all development within the Scenic Corridor[1] would be subject to compliance with various policies and development standards. Refer to the *Development Code* section below and Section 5.4, *Aesthetics/Light and Glare*, for further discussion relative to Scenic Highway Overlay District requirements.

Refer to Section 5.6, *Air Quality*, and Section 5.9, *Cultural Resources*, for a discussion of site conditions relative to air quality and cultural/paleontological resources, respectively. Refer to Section 5.3, *Public Utilities*, and Section 5.11, *Hydrology and Drainage*, for a discussion of site conditions relative to water resources. Refer to Section 10.0, *Effects Found Not to be Significant,* for a discussion of site conditions relative to soils/agriculture and mineral resources.

MAN-MADE RESOURCES

The General Plan defines man-made resources as those characteristics and services, facilities and activities for which man is directly responsible, including the following:

- Wastewater Systems;
- Solid Waste Management;
- Transportation/Circulation;

[1] The General Plan defines the Scenic Corridor as that area which extends "200 feet on either side of the designated route, measured from the outside edge of the right-of-way, trail, or path."

- Energy/Telecommunications;
- Housing/Demographics; and
- Land Use/Growth Management.

This section describes the County residents, their housing, the services they use, what can be done with the land, and what infrastructure is needed to support development.

According to the *Transportation/Circulation* Section of the General Plan, there are approximately 3,620 miles of County maintained roads in County unincorporated areas, of which approximately 2,930 miles are paved. In addition, there are hundreds of miles of State highways and freeways. State Route 38 (North Shore Drive) traverses the southern portion of the Project site in an east/west orientation. This Section further notes the following with respect to the Project area:

> *"The County's Mountain region is served by a limited number of roads which climb steeply and curve sharply over a difficult landscape. Engineering and construction of new roads or improvements of existing roads can be very costly and time consuming. In several Mountain communities the existing roadways are already severely overcrowded and deteriorated by local and tourist traffic. In many cases populated areas are served by local roads without all-weather surfacing which may impair emergency vehicle access or escape routes during emergencies. Severe winter conditions can damage and slow traffic on State and County-maintained road systems. Because of the increased number and intensity of recreational, residential and commercial development planned for the Mountains, existing roadways will be even more severely burdened in the future. Furthermore, the steep terrain and physical environment of the Mountains make it difficult or impractical to build new roads or widen existing roads."*

The Transportation/Circulation maps utilize a computerized mapping system to illustrate a hierarchy of roads and highways. Road designations on the maps indicate the ultimate planned road facility. The circulation maps show basic categories of facilities (i.e., Freeways, Major Arterial Highways, etc.). These are broad classifications reflecting certain functional and technical differences. State Route 38 (North Shore Drive) is designated as a State Highway. State Highways are subject to special standards and conditions that do not fit into the categories described above.

Refer to Section 5.5, *Traffic and Circulation*, for further discussion regarding transportation/circulation resources. Refer to Section 5.3, *Public Utilities*, for a discussion regarding wastewater systems and solid waste management. Refer to Section 10.0, *Effects Found Not to be Significant,* for a discussion regarding energy/telecommunications and housing/demographics.

Land Use Element

The Land Use Element is the primary policy base for guiding the physical development of the privately owned unincorporated land in San Bernardino County. The Land Use Element correlates all land use issues into a set of coherent

development policies. The goals, policies, and actions of the Element relate directly to other elements and issues addressed in the General Plan. The Land Use Element policies relevant to the proposed Project are as follows:

> *LU-2 Because the County wants to promote and provide safe, attractive, varied residential areas convenient to public facilities, employment and shopping centers, the following policies/actions shall be implemented:*
>
> *(a) Require that the design and siting of new residential development meet locational and development standards that ensure compatibility with adjacent land uses and community character.*
> *(b) Allow varied approaches to residential development in order to foster a variety of housing types and densities and more efficient use of the land.*
> (c) *Adopt regulations . . . .*

The Land Use Element is divided into two sections: 1) Location, Distribution and Intensity of Land Uses, and 2) Growth Management. A description of the sections is provided below.

Location, Distribution, and Intensity of Land Uses

All private lands in the County are designated for specific land uses. This section specifies the purpose, locational criteria, building intensity standards, population density and the intended uses of each land use District.

Official Land Use Districts

The General Plan has established 17 Official Land Use Districts that are applied only to privately owned lands in the County. As illustrated on the Official Land Use Districts Map, the Project site is designated Rural Living (RL)-40. The intended use of the RL District is to provide sites for rural residential uses, incidental agricultural uses, and similar and compatible uses.

Official Land Use Districts for land uses adjacent to the Project site are outlined in Table 5.1-1, *Summary of Land Uses*, and described below.

Table 5.1-1
Summary of Land Uses

Existing Land Use		Official Land Use District	Improvement Level*
Project Site	Vacant	RL-40	IL1
North	Forest, Single-Family Residential (NW)	RC, RL-40, RS	IL1 & IL5
South	Big Bear Lake, Single-Family Residential (SE)	FW, RS	IL1
East	Vacant, Forest, Single-Family Residential (SE)	RC, RS	IL1 & IL5
West	Vacant, Single-Family Residential	PD-12/1, RS	IL1

* Refer to the *Improvement Standards* section below for definitions of Improvement Levels.

- Resource Conservation (RC): The RC District is intended to provide sites for open space and recreational activities, single-family homes on very large parcels, and similar compatible uses.

- Rural Living (RL): The RL District is described above.

- Single Residential (RS): The intended use of the RS District is to provide sites for single-family residential uses, incidental agricultural and recreational uses, and similar and compatible uses.

- Planned Development (PD): The intended use of the PD District is to provide sites for a combination of residential, commercial, industrial, agricultural, open space and recreation uses, and similar and compatible uses.

- Floodway (FW): The FW District is intended to provide sites for animal raising, grazing, crop production, and similar and compatible uses.

Improvement Standards

Additional public facilities and services are usually required when new residential, commercial or industrial uses are established. In several areas, major public service and facility deficiencies already exist. In order to ensure that future developments do not become fiscal liabilities to County residents, policies were developed to require that future development proceed at a pace commensurate with the provision of services.

The County recognizes that there is a direct relationship between the intensity of land uses and the amounts of facilities and services that are needed to support such uses. There are five levels of development intensity, ranging from very high density developments in urban areas, to very low density developments in very rural areas. The amount of infrastructure facilities and services required in areas with high density development is significantly more than that required in areas with low density development. Thus, the County established onsite and offsite improvement standards that are deemed essential in each of the five different levels of development intensity. This system of matching development intensity with essential improvements is referred to as the "Improvement Level" (IL) system. Five ILs were established to correspond with the five different intensity levels. Improvement Level 1 (IL1) is applied to very urban areas, while IL5 is applied to very rural areas. Improvement Levels are assigned to an area based on the long-term planned development and lifestyle commitment of the area. Future development is expected to provide the appropriate and applicable infrastructure facilities and services prior to, or in concert with anticipated or proposed development.

The designated Improvement Level for each area is illustrated on the Infrastructure/ Improvement Levels Overlay Map. According to this Map, the Project site has been designated IL1. Improvement Level 1 is applied to those areas planned for a higher intensity level of development. This may include large areas designated for commercial, industrial or multi-family residential uses, city spheres of influence areas planned for high-density uses, and higher-density single family residential uses. In most cases, IL1 is suitable in what may be considered the core areas of established

urban or urbanizing communities. The typical ultimate lot size in IL1 is less than 0.5 acre.

Figure II-15 of the San Bernardino County General Plan, *Improvement Standards – Mountain*, lists the required improvements for the five different levels of development intensity in the "Mountain" areas. According to Figure II-15, IL1 requires the following improvements:

- Legal and physical access
- Grants of Easements[1]
- Paved access
- Curbs and gutters
- Sidewalks
- Street lights at standard spacing
- Water purveyor
- Sewer[2] or Septics
- Drainage improvements[3]
- Paved dip section
- Fireflow

Notes
[1] Includes necessary rights-of way for transportation and circulation, drainage and flood control facilities, and utilities.
[2] Sewers shall be required as necessary by the EHS Department if necessary for reasons of health and safety.
[3] The requirement will be waived in areas where a sub-regional plan and fee or other financing mechanism exists to provide necessary improvements. Provided, however, that the Transportation/Flood Control Department may require additional improvements if necessary for reasons of health and safety.

Improvement Levels for areas surrounding the Project site are outlined in Table 5.1-1, *Summary of Land Uses*, and described below.

- IL1: Refer to the description provided above.

- IL5: Level 5 is applied to areas with little or no development potential, and where only very sparse development is expected in the long term. These areas are typically in remote or inaccessible locations, or in relatively vast open space areas where severe environmental and physical constraints or lack of resources virtually preclude development. The typical ultimate lot size for IL-5 is greater than 20 AC.

According to Figure II-15 of the San Bernardino County General Plan, IL5 requires legal and physical access, grants of easements, and septic improvements.

Maps

The General Plan Text is supported by a series of thematic maps:

- The Official Land Use Districts Map;

- Composites of Overlays for:
  - Hazards/Noise;
  - Resources;
  - Transportation/Circulation; and
  - Infrastructure/Improvement Levels.

The Official Land Use Districts Map is a graphic representation of the location and distribution of the Official Land Use Districts that are applied in the County.

Overlays are applied to areas with special or unique physical characteristics. In such areas, special policies, and special development and performance standards may be established to protect public health and safety. The Hazards Overlay Maps depict areas of known hazards, both natural and manmade. They include the following:

- Geologic (Seismic and Landslide);
- Flood;
- Fire;
- Noise;
- Aviation Safety Areas; and
- Hazardous Waste.

The Project site is located within a Geologic Hazards Overlay District and a Fire Safety Overlay District. Areas considered geologically hazardous involve Alquist-Priolo Special Studies Zones and those areas susceptible to liquefaction and landslides. Areas considered fire hazardous involve those areas subject to wildland/urban intermix and high fire hazard as identified by the County Fire Warden including, but not limited to, areas previously designated in Mountain Fire Zone, and the Hillside and Foothill Fire Hazard Zones.

The Natural Resources Overlay Maps depict the following:

- Biological;
- Cultural;
- Paleontological;
- Open Space/Recreation/Scenic – Regional Trail Alignments, Open Space Areas, Wildlife Corridor Zones, Green Belt Areas, Buffer Areas;
- Important Farmlands;
- Agricultural Preserves;
- Mineral Resource Zones (MRZs); and
- Water Resources.

The Project site is located within a Biotic Resources Overlay District and a Scenic Resources Overlay District. Areas considered a biotic resource involve habitats of threatened, endangered and rare plants and wildlife and special habitat areas, as identified by Federal and State agencies and County Code. Areas considered a scenic resource include areas worthy of special protection to preserve their aesthetic value.

The General Plan Transportation/Circulation Maps utilize a computerized mapping system to illustrate the hierarchy of roads and highways. Refer to the *Man-Made Resources* section above for further discussion regarding these maps.

The combined Infrastructure/Improvement Level Maps show the general location of waste disposal sites (both County and non-County operated), sewage treatment plants, public schools (unincorporated areas only), homeless shelters in operation as of February 1988, and the Improvement Level (IL) areas 1 through 5, as described above.

Growth Management

The *Growth Management* section of the General Plan focuses on ways to monitor and manage future growth of the County in order to preserve valuable resources and maintain a high quality of life for all residents. This section includes: Growth Monitoring, Urban/Rural Service Boundaries, Intergovernmental Coordination, and Infilling. Refer to Section 6.3, *Growth Inducing Impacts*, for a discussion regarding growth management.

Regional/Sub-Regional Planning Areas

The General Plan identifies regional-subregional planning areas within the County. The County is comprised of three regions: the Valley, Mountain, and Desert, each with distinct geographic and physical characteristics. For planning purposes, these three regions were further divided into eight sub-regions: West Valley, East Valley, Mountain, Victor Valley, Barstow, Baker, Morongo Basin and Lower Colorado River. Each sub-region is divided into community-sized planning/specific plan areas. Profiles of each region, sub-region and community-sized planning/specific plan area are provided along with the policies unique to each area. The Project site is situated within the Mountain Region, the Big Bear Lake Planning Area, and the Bear Valley (BV) (Fawnskin) Community.

SAN BERNARDINO COUNTY DEVELOPMENT CODE

The San Bernardino County Development Code (Title 8) provides regulations governing the uses of land, buildings, structures, the height of buildings and structures, the sizes of yards about buildings and structures, as well as other matters.

Land Use Districts

The Land Use District maps illustrate the Official Land Use Plan, classifications, and boundaries of Land Use Districts. The Project site is classified as Rural Living-40 (RL) District (Section 84.0320). Permitted uses within the RL District include the following:

- Row, Field, Tree and Nursery Crop Cultivation;
- Single dwelling unit;
- Social Care Facility with six (6) or fewer clients; and
- Animal raising.

Overlay Districts

As specified in Section 85.0101, Overlay Districts are established to recognize and map environmental hazard constraints, environmental resource amenities, or community concerns, which should be taken into consideration when land development is being proposed. Overlay Districts establish regulations in addition to those imposed by the Land Use District. Overlay Districts are designated where development within a Land Use District is affected by or would affect such environmental hazard constraints, environmental resource amenities, or community concerns.

The Project site is located within the following four Overlay Districts: the Fire Safety (FRS) Overlay District; Geologic Hazard (GH) Overlay District; the Biotic Resources (BR) Overlay District; and the Scenic Resources (SR) Overlay District. The FRS Overlay District is created to provide greater public safety in areas prone to wildland brushfires, by establishing additional development standards for these areas. The FR Overlay District is created to provide greater public safety in areas prone to wildland brushfires, by establishing additional development standards for these areas. The FR Overlay District is divided into two review areas, each of which represents a different level of wildland hazard. A different set of requirements is applied in each review area. The provisions for these requirements are cumulative in that all of the requirements that are specified for Fire Safety Review Area 2 shall also apply to Fire Safety Review Area 1, in addition to those specified for only Fire Safety Review Area 1. The project site is located within Fire Safety Area 1 (FS1).

Fire Safety Review Area 1 (FR1). Fire Safety Review Area 1 includes wildland areas that are marginally developable, areas which are not likely to be developed, and the area of transition between wildlands and areas that are partially developed or are likely to be developed in the future. The area of transition is often characterized by an abrupt slope change. Natural hazards are prevalent throughout Area 1, especially in areas with natural ungraded slopes greater than thirty percent (30%). Area 1 includes areas of very high to extreme fire hazard.

- Fire Safety Review Area 2 (FR2). Land within Area 2 is relatively flat, and is either partially or completely developed, or, if it is not developed, is usually suitable for development. Present and future development within Area 2 is exposed to the impacts of wildland fires and other natural hazards primarily due to its proximity to Area 1.

Since Tthe Pproject site is located within a FS1 designated area, it is located within Fire Safety Review Area 2 (RR2), therefore would be subject to compliance with various requirements relative to construction, building separations, project design, and erosion and sediment control as specified in Section 85.020220, Area FR1 and FR2 Requirements *Building Standards for FS1*.

The GH Overlay District is created to provide greater public safety by establishing review procedures and setbacks for areas that are subject to potential geologic problems such as ground shaking, earthquake faults, liquefaction, and subsidence. According to Section 85.020410, *Geologic Reports*, a detailed geologic study is

required for the Project confirming the presence/absence of hazardous faults and if applicable, shall establish appropriate setbacks from active faulting. In portions of the Geologic Hazard Overlay District where slope stability is a concern, the geologic report shall evaluate landslides and other slope instabilities that could affect the project and identify recommendations for mitigation. For areas within the Overlay District where liquifaction is a concern, the geologic report shall evaluate the potential for liquefaction based upon anticipated ground shaking, historic groundwater levels and characteristics of alluvial materials. If the investigation determines that a potential for liquefaction exists, a geotechnical investigation may be required.

The purpose of the BR Overlay District is to implement General Plan policies regarding the protection and conservation of beneficial rare and endangered plants and animal resources and their habitats that have been identified within unincorporated areas of the County.

Section 85.030220, *Development Standards*, identifies the following standards for development within a BR Overlay District:

> *"When a land use is proposed or an existing land use is increased by more than twenty-five percent (25%) within a Biotic Resources Overlay District, the applicant shall have a report prepared identifying all biotic resources located on the site and those on adjacent parcels, which could be impacted by the proposed development. The report shall outline mitigating measures designed to reduce or eliminate impacts to the identified resource(s), and shall be submitted along with the application for the proposed development. The report shall be prepared by an appropriate expert such as a qualified biologist, botanist, herpetologist or other professional "life scientist."*
>
> *The conditions of approval of any land use application shall incorporate the identified mitigating measures to protect and preserve the habitats of the identified plants and/or wildlife."*

Refer to Section 5.8, *Biological Resources*, for a discussion regarding biological conditions on the Project site and the County's Plant Protection and Management Ordinance (Division 9 of the Development Code).

It is the intent of the SR Overlay District is to provide development standards that will protect, preserve and enhance the aesthetic resources of the County. Design considerations can be incorporated in many instances to allow development to coexist and not substantially interfere with the preservation of unique natural resources, roadside views and scenic corridors of such natural resources. It is also the intent of the SR Overlay District to implement state and federal programs and regulations regarding scenic highway routes. Section 85.030610, *Development Standards*, identifies various criteria used to evaluate a project's compliance with the intent of the overlay. The compliance criteria for the SR Overlay District generally involve the following issues:

- Building and structure placement;
- Review area;

- Access drives;
- Landscaping;
- Roads, pedestrian walkways, parking and storage areas;
- Above ground utilities;
- Grading;
- Timber harvesting;
- Storage areas; and
- Signage.

Refer to Section 5.4, *Aesthetics/Light and Glare*, for further discussion relative to SR Overlay District requirements.

Planning Areas

Section 86.040250, *Bear Valley Planning Area*, outlines the following development standards and land uses to replace or modify the corresponding development standards or land uses provided in the Land Use Districts and applicable Overlay Districts:

- Maximum Structure Height (feet): 35
- Minimum Lot Size (SF): 7,200
- Maximum Lot Coverage (building coverage): 40%
- Maximum Lot Dimensions (width to depth ratio)
  ≥10 AC: 1:4
  ≤10 AC: 1:3
- Minimum Lot Dimensions (width/depth in feet)
  interior lot: 60/100
  corner lot: 70/100
  lot size 1 acre+: 150 wide
- Front Yard Setback (feet): 15
- Site Yard Setbacks (feet): 20% of lot width, need not exceed 15
- Rear Yard Setbacks (feet): 15
- Street Side Yard Setbacks (feet): 15

Plant Protection and Management

Refer to Section 5.8, *Biological Resources*, for a discussion regarding the Project's compliance with the County's Plant Protection and Management Ordinance (Division 9 of the Development Code).

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

The Southern California Association of Governments (SCAG) is the Metropolitan Planning Organization for six counties in Southern California including: Los Angeles, Orange, San Bernardino, Riverside, Ventura and Imperial. As the regional planning association, SCAG is mandated by the Federal government to research and draw up plans for transportation, growth management, hazardous waste management, and air quality. Therefore, SCAG has developed the Regional Comprehensive Plan and Guide (RCPG) which is a general planning guide for the six counties to follow in: Strategy, Economy, Growth Management, Mobility (transportation), Air Quality,

Housing, Human Resources and Services, Finance, Open Space and Conservation, Water Resources, Water Quality, Energy, Hazardous Waste Management, Integrated Solid Waste Management and Plan Implementation. The proposed Project is not considered by SCAG to be regionally significant, and therefore, no additional review is necessary.

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT

The South Coast Air Quality Management District (SCAQMD) is the air pollution control agency for Los Angeles and Orange counties and parts of Riverside and San Bernardino counties. The SCAQMD is responsible for controlling emissions from stationary sources of pollution, such as large power plants, refineries and gas stations. In order to achieve the federally mandated five percent annual reduction goal, SCAQMD has developed and adopted the Air Quality Management Plan (AQMP). A 1997 AQMP was prepared by the SCAQMD and adopted by the District Governing Board on November 15, 1996. The 1997 Plan contains two tiers of control measures. Short and intermediate term measures are scheduled to be adopted through the year 2005. These measures rely on known technologies and other actions to be taken by several agencies that currently have the statutory authority to implement the measures. They are designed to satisfy the Federal Clean Air Act (CAA) requirement of Reasonably Available Control Technology (RACT) and the California Clean Air Act (CCAA) requirement of Best Available Retrofit Control Technology (BARCT). Refer to Section 5.6, *Air Quality,* for a discussion regarding the Project's consistency with the 1997 AQMP.

IMPACTS

SIGNIFICANCE CRITERIA

Appendix G of the California Environmental Quality Act (CEQA) Guidelines contains the Initial Study Environmental Checklist form which includes questions relating to land use and relevant planning. The issues presented in the Initial Study Checklist have been utilized as thresholds of significance in this Section. Accordingly, a project may create a significant environmental impact if it causes one or more of the following to occur:

- Physically divides an established community (refer to Section 10.0, *Effects Found Not to be Significant*);
- Conflicts 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 (refer to Impact Statements 5.1-1 and 5.1-2); and/or
- Conflicts with any applicable habitat conservation plan or natural community conservation plan (refer to Section 5.8, *Biological Resources*).

Generally, the intermixing of land uses may result in land use incompatibilities. Land use compatibility impacts associated with land development are a factor of quality of

life issues, including, but not limited to traffic, noise, air quality and aesthetics (views/physical scale). While these may generally be perceived as subjective issues, the significance criteria detailed in each of the respective issues sections provides a basis for assessing land use compatibility impacts.

SAN BERNARDINO COUNTY GENERAL PLAN

5.1-1 *The proposed Project conflicts with the land use plan, policies and regulations set forth in the San Bernardino County General Plan. Analysis has concluded that impacts would be less than significant with approval of a Land Use District Change and Circulation Element Amendment (Transportation/Circulation Maps).*

As described in the *Existing Conditions* subsection, the San Bernardino County General Plan is organized according to four planning issues: Natural Hazards, Man-Made Hazards, Natural Resources, Man-Made Resources. Additionally, the General Plan identifies regional/subregional planning areas within the County.

The General Plan contains recommendations for development that pertain to the Project area (refer to the *Existing Conditions* discussion). The following analysis evaluates the Project's consistency/compliance with these recommendations:

NATURAL HAZARDS

As previously noted, four major groups of natural hazards are addressed under this issue area including Geologic, Flood, Fire, Wind and Erosion.

The Project site is located in a Geologic Hazards Overlay District. Refer to Section 5.10, *Geology and Soils*, for a discussion of potential Project impacts associated with geologic hazards.

The Project site is located in a Fire Safety Overlay District. Accordingly, Project development would be subject to compliance with various policies and standards for adequate services and facilities, including developmental regulation requirements for minimum road widths and clearance around structures. Additionally, the Project would be required to be adequately served by water supplies for domestic use and community fire protection in accordance with standards as determined by the County and the local fire protection agency/authority. A less than significant impact would occur in this regard following compliance with fire flow requirements and with the provision of adequate and reliable water storage for community fire protection. Refer to the *Development Code* section below and Section 5.3, *Public Services and Utilities,* for further discussion regarding potential fire hazards.

Refer to Section 5.11, *Hydrology and Drainage*, for a discussion of potential Project impacts relative to flood and erosions hazards.

MAN-MADE HAZARDS

The issues relevant to man-made hazards addressed in this section include Noise, Aviation Safety, and Hazardous Waste/Materials. Refer to Section 5.7, *Noise*, for a

discussion of potential impacts relative to noise hazards. Refer to Section 10.0, *Effects Found Not to be Significant,* for a discussion of potential impacts relative to aviation safety and hazardous waste/materials hazards.

NATURAL RESOURCES

This section identified seven categories of natural resources in the County, including biological and scenic resources. As previously noted, the Project site contains certain species of plants and wildlife considered endangered or threatened. Refer to Section 5.8, *Biological Resources*, for a discussion of potential impacts relative to biological resources and an evaluation of the Project's compliance with the Biotic Resources Overlay District Requirements.

State Highway 38 is a County designated Scenic Highway. Refer to Section 5.4, *Aesthetics/Light and Glare*, for a discussion of potential impacts relative to scenic resources and an evaluation of the Project's compliance with the Scenic Resources Overlay District Requirements.

Refer to Section 5.6, *Air Quality*, and Section 5.9, *Cultural Resources*, for a discussion of potential impacts relative to air quality and cultural/paleontological resources, respectively. Refer to Section 5.11, *Hydrology and Drainage*, and Section 5.3, *Public Services and Utilities*, for a discussion of potential impacts relative to water resources. Refer to Section 10.0, *Effects Found Not to be Significant,* for a discussion of potential impacts relative to soils/agriculture and mineral resources.

MAN-MADE RESOURCES

Transportation/Circulation. The Project proposes the relocation of approximately 2,498 linear feet of State Route 38 (North Shore Drive). State Route 38 (North Shore Drive) is classified as a State Highway. The Project would be required to construct this Highway in compliance with the special standards and conditions specified by Caltrans. As indicated in Section 5.5, *Traffic and Circulation*, implementation of the proposed Project would not overburden State Route 38 (North Shore Drive), as it would result in a less than significant impact to the Level of Service (LOS) for the Highway. Also, as the proposed highway improvements would occur in two phases, the Project would not impair emergency vehicle access or escape routes during emergencies. Highway construction would be subject to compliance with various development criteria and Caltrans standards relative to setbacks, prohibited direct access, the provision of left turn lanes (as necessary), shoulder width requirements, and pedestrian crossing requirements. The Project's proposed realignment of State Route 38 (North Shore Drive) would be subject to County of San Bernardino and Caltrans policies and standards. With the proposed amendment to the Transportation/Circulation Maps, the Project would be considered compatible and consistent with the General Plan. Thus, it is concluded that impacts would be less than significant.

Additionally, the Project proposes one loop road north of State Route 38 (North Shore Drive) providing access to 64 northerly residential lots and one loop road and five separate cul-de-sac drives south of State Route 38 providing access to 31 lakefront lots. These proposed improvements would be subject to compliance with

the General Plan's minimum standards and requirements for roads and access improvements for new developments. A less than significant impact is anticipated in this regard after compliance with the standards and requirements.

Refer to Section 5.5, *Traffic and Circulation*, for further discussion regarding potential impacts to transportation/circulation resources. Refer to Section 5.3, *Public Utilities*, for a discussion regarding potential impacts to wastewater systems and solid waste management. Refer to Section 10.0, *Effects Found Not to be Significant,* for a discussion regarding potential impacts to energy/telecommunications and housing/ demographics.

Land Use/Growth Management. The proposed Project would be considered compatible and consistent with the relevant Land Use Element policies (Policy LU-2) based on the following conclusions:

- Project development would meet the Locational Criteria and the Building Intensity Standards for the RS District as discussed below in the *Official Land Use Districts* section.

- The Project would be considered compatible with adjacent land uses and community character since it would be an extension of the existing land use pattern of RS Districts.

- The Project would allow for a variety of housing types since the proposed 95-lot residential subdivision would provide 92 residential lots ranging in size from 0.17 acres (7,292 square feet) to 2.11 acres (refer to Exhibit 3-4, *Site Plan – Tentative Tract #16136*).

Location, Distribution, and Intensity of Land Uses

Official Land Use Districts

As previously noted, the Project site is currently designated RL-40 (Rural Living). The Project proposes a Land Use District Change from RL-40 to Single Residential (RS). The RS District is described as follows:

- Single Residential (RS): The intended use of the RS District is to provide sites for single-family residential uses, incidental agricultural and recreational uses, and similar and compatible uses. The purpose of the RS District is as follows:

    - To provide areas for single-family homes on individual lots.

    - To provide areas for accessory and non-residential uses that complement single residential neighborhoods.

    - To discourage incompatible non-residential uses in single-family residential neighborhoods.

The Locational Criteria for the RS District are as follows:

- Areas that are not adjacent to Regional Industrial or Agriculture District except where the ultimate minimum residential parcel sizes shall be 1.0 acre or larger.

- Areas that are within one mile of major arterial and/or existing major public transit route.

The Building Intensity Standards for the RS District are as follows:

- Maximum Housing Density — 4 DU/AC
- Minimum Net Parcel Size — 7,200 SF
- Minimum District Size — 10 AC
- Maximum Building Coverage — 40%
- Maximum Building Height — 35 feet

Development of the proposed Project would be consistent with the standards and criteria established for the RS District. The Project would be consistent with the purpose and intended use of the RS District, since it proposes development of 92 single-family residential lots, and a boat dock and parking lot (for use by residents), which would be considered incidental recreational and accessory uses that would complement the proposed residences. The Project would be consistent with the Locational Criteria for the RS District since the Project site is not located adjacent to a Regional Industrial or Agriculture District and is located within one mile of State Route 38 (North Shore Drive), a major arterial.[2] The Project would be consistent with the Building Intensity Standards for the RS District regarding maximum housing density, minimum net parcel size and minimum District size since the Project proposes a maximum of four DU/AC, a minimum net parcel size of 7,292 SF and a Project area (District) exceeding 10 AC (the Project site is approximately 62.43 AC). The proposed residential lots would be sold individually and development of lots and construction of dwellings would be by custom design. Therefore, future lot development would be required to comply with the 40 percent maximum building coverage and the 35-foot maximum building height. With the proposed change to the Official Land Use District (from RL-40 to RS), the Project would be considered compatible and consistent with the General Plan. Additionally, it should be noted that the Project can be considered a reasonable extension of the existing land use pattern in the surrounding area. As outlined in Table 5.1-1, *Summary of Land Uses*, existing RS Districts are located north, south, east and west of the Project site. A less than significant impact would occur with the proposed Official Land Use District Change.

Improvement Standards

As previously noted, the Project site has been designated IL1, thus, would be required to provide each of the improvements specified in Figure II-15 of the San Bernardino County General Plan, *Improvement Standards – Mountain*. The Project would be subject to implementation of the IL1 standards according to detailed

[2] The Project site is actually traversed by State Route 38.

County guidelines. With implementation of the required improvements, the Project would provide the appropriate and applicable infrastructure facilities and services essential to the proposed residential uses. Additionally, the Project would represent a reasonable extension of the existing pattern of infrastructure facilities and services in the surrounding area. As outlined in Table 5.1-1, *Summary of Land Uses*, existing IL1 areas are located north, south, east and west of the Project site. A less than significant impact is anticipated in this regard.

Maps

The Project proposes a Land Use District Change from RL-40 to Single Residential (RS) District. The Official Land Use Districts Map would require an amendment reflecting the property's District Change to RS. As noted in the *Official Land Use Districts* discussion above, a less than significant impact would occur with the proposed Land Use District Change.

According to the Hazards and the Natural Resources Overlay Maps, the Project site is located within a Geologic Hazards Overlay District, a Fire Hazards Overlay District, a Scenic Resources Overlay District, and a Biotic Resources Overlay District. Accordingly, the Project would be subject to compliance with special policies, and special development and performance standards intended to protect public health/safety and natural resources. Refer to the *Development Code* section below for a discussion regarding the Project's compliance with policies and standards required in Overlay Districts.

The Project proposes an amendment to the Transportation/Circulation Maps, changing the alignment of State Route 38 (North Shore Drive). As noted in the *Man-Made Resources* discussion above, a less than significant impact would occur with the proposed Transportation/Circulation Maps Amendment.

No change to the Infrastructure/Improvement Level Maps is proposed by the Project and no impact would occur in this regard.

Regional/Sub-regional Planning Areas

The Project site is located within the Mountain Region, the Big Bear Lake Planning Area, and the Bear Valley (BV) (Fawnskin) Community. Refer to the *Planning Areas* Section below for a discussion of the Project's consistency with development criteria for the BV Community.

SAN BERNARDINO COUNTY DEVELOPMENT CODE

5.1-2 *The proposed Project conflicts with the land use plan, policies and regulations of the San Bernardino County Development Code. Analysis has concluded that a less than significant impact would occur with approval of a Land Use District Change, Circulation Element Amendment and Conditional Use Permit.*

Land Use District Change

The Project proposes a Land Use District Change from Rural Living (RL) District (Section 84.0320) to Single Residential (RS) District (Section 84.0325). According to Section 83.020110, *Findings*, a General Plan Land Use District Change requires that the following be true:

- The proposed land use District change is in the public interest, there will be a community benefit, and other existing and permitted uses will not be compromised.

- The proposed land use District change is consistent with the goals and policies of the General Plan, and will provide a reasonable and logical extension of the existing land use pattern in the surrounding area.

- The proposed land use District change does not conflict with provisions of this Code, or any applicable specific plan.

- The proposed land use District change will not have a substantial adverse effect on surrounding property.

These criteria are true for the proposed Project based on the following conclusions:

- Implementation of the proposed Project would be considered an extension of the existing land use pattern (i.e., surrounding single-family residential uses). Further, while the Project is large in comparison to an individual lot development, it offers the opportunity for a cohesively planned development, which would be subject to compliance with the County's administrative design guidelines, as well as the development standards specified for the RS District. Also, the Project would be required to comply with the mitigation measures specified in this EIR to avoid or lessen potential Project impacts. The measures identified in this document have taken into consideration the property's setting, opportunities, and constraints. Following compliance with the specified development standards, design guidelines, and mitigation measures, Project implementation would not compromise existing single-family residential and rural land uses.

- As discussed above, the proposed Project is considered consistent with the relevant Land Use Element goals and policies. Also, the proposed single-family residential development is considered a reasonable extension of the existing land use pattern in the surrounding area since existing RS Districts (i.e., single-family residential developments) are located north, south, east and west of the Project site (refer to Table 5.1-1, *Summary of Land Uses*).

  Compliance with the established development standards, design guidelines, and mitigation measures, would improve the interface between rural and residential uses, where appropriate.

- Analysis provided in this section (i.e., the *Development Code* section) has concluded that the proposed Project would not conflict with the provisions of

the San Bernardino County Development Code with approval of a Land Use District Change, Circulation Element Amendment and Conditional Use Permit.

- The proposed Land Use District Change would not have a substantial adverse effect on surrounding properties following compliance with the established development standards, design guidelines, and mitigation measures. The Project is considered compatible with the surrounding land uses based on two factors: the Land Use District Change proposed by the Project would meet each of the criteria required for a Land Use District Change; and the Project's proposed single-family residential development would be an extension of the existing land use pattern of RS Districts (single-family residential).

Permitted Uses and Development Standards

According to Code Section 84.0325, Single Residential (RS) District, permitted uses within the Single Residential (RS) District shall include the following:

- Row, Field, Tree and Nursery Crop Cultivation;
- Single dwelling unit;
- Social Care Facility; and
- Accessory Uses specified by Chapter 5 (of Title 8, Division 4).

Land uses subject to department review/conditional use permit include the following:

- Mobilehome Park;
- Additional uses as specified by Chapter 4 (of Title 8, Division 4); and
- Animal raising.

According to Section 84.0401, *Additional Use Criteria*, the land uses listed in Section 84.0410 shall be allowed in any Official Land Use District subject to a Conditional Use Permit when one or more of the following criteria have been met:

- The location of the land use is determined by other land uses which are directly supported by the proposed use; or

- The land use is part of the community or regional infrastructure; or

- The location of the proposed use is determined by the location of raw materials in their natural state such as mineral deposits, natural vegetation and energy sources; or

- The character of the proposed use is such that it requires a remote location away from other land uses; or

- The land use is deemed essential or desirable to the public convenience or welfare.

The Project proposes single-family residential uses that are permitted within the RS District. The Project also proposes a Marina boat dock and parking lot, which may be permitted within the RS District, subject to an approved CUP. According to Section 84.0410(c) and (q), *List of Additional Uses*, the proposed boat dock and parking lot would be allowed in any Official Land Use District subject to the criteria noted above (Section 84.0401). The proposed boat dock and parking lot would be conditionally permitted since they meet two of the criteria listed above: their location would be determined by the proposed residential uses they would support and the land use is deemed essential or desirable to the public convenience or welfare. It is further noted, as discussed in Section 5.2, *Recreation*, that the marina dock/boatslip facilities are subject to requirements set forth by the Big Bear Municipal Water District, County of San Bernardino, and City of Big Bear Lake.

The following property development standards apply to all land uses within the RS District:

- Maximum Structure Height (feet): 35
- Minimum Lot Size (SF): 7,200
- Maximum Lot Coverage (building coverage): 40%
- Maximum Lot Dimensions (width to depth ratio)
  - ≥10 AC: 1:4
  - ≤10 AC: 1:3
- Minimum Lot Dimensions (width/depth in feet)
  - ≥1 AC: 150/150
  - ≤1 AC: 60/100
- Front Yard Setback (feet): 25
- Side Yard Setbacks (feet): 10 & 5
- Rear Yard Setbacks (feet): 15
- Street Side Yard Setbacks (feet):
  - Street type: Local: 15
  - Street type collector/wider: 25
- Maximum Housing Density (DU/AC): 4
- Minimum District Size (AC): 10

Based on the proposed site plan (refer to Exhibit 3-4, *Site Plan*), the proposed Project would be consistent with the property development standards for the RS District regarding minimum lot size, and maximum and minimum lot dimensions, since the Project proposes a minimum lot size of 7,292 SF and the proposed residential lots meet the maximum and minimum lot dimensions (refer to Exhibit 3-4, *Site Plan*). Additionally, the proposed Project would be consistent with the property development standards regarding maximum housing density and minimum District size, since the Project proposes a maximum of 4.0 DU/AC and the Project area (District) exceeds 10 AC (the Project site is approximately 62.43 AC). The proposed residential lots would be sold individually and development of lots and construction of dwellings would be by custom design. Through the site plan review process, future lot development would be required to comply with each of the development standards for the RS District including the 35-foot maximum structure height, 40 percent maximum lot coverage, and the front, side, rear, and street side yard setbacks. Additionally, future development would be required to comply with the County's administrative design guidelines and mitigation measures identified in this

EIR to avoid or lessen potential impacts. A less than significant impact would occur in this regard.

Overlay Districts

The Project site is located within a Fire Safety (FR) Overlay District and within Fire Safety Review Area 1 (FR1). Therefore, the Project would be subject to compliance with various requirements relative to construction, building separations, project design, and erosion and sediment control, as specified in Section 85.020220,*Building Standards for FS1.* Also, the proposed Project, including future residential lot development, would be subject to compliance with the County's design guidelines relative to fire protection (i.e., access, fire flow, safety standards, building setbacks, fuel modification areas, roof coverings, and chimneys). A less than significant impact would occur in this regard following compliance with the specified requirements.

The Project site is located within a Geologic Hazard (GH) Overlay District. The proposed Project is in compliance with Section 85.020410, *Geologic Reports.* As noted in Section 5.10, *Geology and Soils, Geomatrix Consultants, Inc.* has prepared a Geology and Soils Study of the Project site (refer to Section 15.7, *Geology/Soils Analysis*). The Study has confirmed the absence of faults and marsh areas on the Project site. The Project would be required to comply with various development standards (set forth in Section 5.10 of this EIR). A less than significant impact would occur in this regard after compliance with the specified development standards.

The Project site is located within a Biotic Resources (BR) Overlay District. The proposed Project is in compliance with the development standards for this District. As noted in Section 5.8, *Biological Resources*, BonTerra Consulting has prepared a Biological Resources Assessment of the Project site. The Assessment identifies biotic resources located on the Project site and on adjacent parcels that could be impacted by the proposed development. The report outlines mitigation measures intended to avoid or lessen impacts to the identified resource(s). The conditions of approval for the proposed Project would be required to incorporate the identified mitigation measures. A less than significant impact would occur in this regard.

The Project site is located within a Scenic Resources (SR) Overlay District. Thus, the Project would be subject to compliance with various compliance criteria as specified in Section 85.030610, *Development Standards.* Refer to Section 5.4 *Aesthetics/Light and Glare*, for an analysis of the Project's compliance with these criteria.

Planning Areas

The proposed Project would be consistent with the development standards for the Bear Valley Planning Area regarding minimum lot size, and maximum and minimum lot dimensions since the Project proposes a minimum lot size of 7,292 SF and the proposed residential lots meet the maximum and minimum lot dimensions. The proposed residential lots would be sold individually and development of lots and

construction of dwellings would be by custom design. Through the site plan review process, future lot development would be required to comply with the 35-foot

maximum structure height, 40 percent maximum lot coverage, and the front, side, rear, and street side yard setbacks. Additionally, future development would be required to comply with the County's administrative design guidelines and mitigation measures identified in this EIR to avoid or lessen potential impacts. A less than significant impact would occur in this regard.

CUMULATIVE

5.1-3 *The proposed Project, combined with other future development, would increase the intensity of land uses in the area. Analysis has concluded that impacts are less than significant and no mitigation is required. Projects are evaluated on a project-by-project basis in accordance with the San Bernardino County General Plan and Development Code.*

Development of the site, as proposed, would not result in any cumulative significant land use impacts, as other projects are implemented in the area. Each new project would undergo the same review process, as the proposed Project, in order to preclude potential land use compatibility issues and planning policy conflicts. It is assumed that cumulative development would progress in accordance with the City of Big Bear Lake and County of San Bernardino General Plan and Development Code. Each project would be analyzed independent of other land uses, as well as within the context of existing and planned developments, to ensure that the goals, objectives and policies of the General Plans are consistently upheld.

MITIGATION MEASURES

This section directly corresponds to the identified impact statements in the impacts subsection.

SAN BERNARDINO COUNTY GENERAL PLAN

5.1-1 No mitigation measures are recommended.

SAN BERNARDINO COUNTY DEVELOPMENT CODE

5.1-2 No mitigation measures are recommended.

CUMULATIVE

5.1-3 No mitigation measures are recommended.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

No unavoidable significant impacts related to Land Use and Relevant Planning have been identified following compliance with the San Bernardino County General Plan and Development Code policies and standards.

5.2 RECREATION

This Section focuses primarily on potential impacts resulting from the loss of on-site trails and dirt roads, which are used for hiking and access, and the increased use of the Big Bear Lake facilities. Permit requirements are identified to reduce the significance of potential impacts. Impacts to other recreational facilities in the local area are also addressed.

EXISTING CONDITIONS

ON-SITE RECREATION

Existing on-site recreation activities include picnicking, bird watching, fishing, walking and bicycle riding. Walkers and outdoor enthusiasts (including photographers and hikers) utilizing the on-site trails/footpaths for exercise and/or recreational activities, enjoy views of the on-site Jeffrey pine trees and Big Bear Lake to the south, as well as observing on-site flora and fauna species (refer to Section 5.8, *Biological Resources*). A variety of waterfowl can be also observed along the lakefront, including Great Blue Herons and Ospreys. The site can be used to access fishing locations at the lakefront. The site also provides access to the San Bernardino National Forest to the north. Although the Project site provides numerous recreational opportunities, public access to the site and lake is not assured, since the Project site is private property.

OFF-SITE RECREATION

The Big Bear Lake area includes several unincorporated communities and the City of Big Bear Lake. The Lake area is considered a premier recreational and vacation resort area of Southern California. Traditional winter recreational activities in the area include skiing and snowboarding. The area is home to the Bear Mountain and Snow Summit ski resorts. During the summer, the Big Bear Lake area provides visitors and residents with numerous camping, picnicking, fishing, boating, bird watching, horseback riding and bicycling opportunities. Additionally, during the summer, the ski resorts open their trails for mountain biking.

The Moon Camp project site is located in the Community of Fawnskin. The Fawnskin area supports visitors and residents with the provisions of lodging, restaurants, boat docks, fishing, bicycling paths, campgrounds and picnic areas. The Serrano Campground is located southeast of the project site and the Lake provides various boating and fishing recreational opportunities for the Fawnskin area. The lake's waters are utilized by recreational boaters, as well as smaller recreational craft (jet skis, kayaks, etc.). Recreational activities occur daily on the lake, with greater use on weekends, and the highest use occurring on major spring and summer holiday weekends.

BIG BEAR LAKE

Regulatory Authority. The County of San Bernardino has jurisdiction over the entire bottom of the Lake. The Big Bear Municipal Water District owns and therefore has

jurisdiction that extends to the high water line of the Lake. The Big Bear Municipal Water District (MWD) has authority to regulate recreational activity on the Lake's surface.

Public Access to Lake. According to the Big Bear Municipal Water District Management Plan, dated August 3, 2000 (Revision), to ensure that public access to the Lake is preserved, the Big Bear MWD has constructed two public boat launch ramps and improvements at the Stanfield Marsh that includes a parking and viewing location and boardwalk for public access. Additional public access to the lake is provided on property along the north shore, which is owned by the Forest Service. Also, there are eleven commercial marinas providing access to the Lake. The Forest Service has constructed the Alpine Pedal Path Bike Trail along the north shore of the Lake, which extends from Stanfield Cutoff, through the MWD East Boat Ramp, to the Solar Observatory, which is immediately to the east of the Moon Camp site. The MWD also owns and operates a recreational vehicle park adjacent to their administrative offices. As previously stated, since the Project site is private property, public access to the lake is not assured.

Recreational Lake Activity. As previously stated, the MWD regulates recreational activities and facilities on the Lake. The MWD provides an annual review of Lake use data, including types of boating activity, shoreline use and parking at the public launch ramps, in order to determine if there is a need to expand or develop additional recreational facilities. When an analysis of data indicates that the Lake, ramp or shoreline use has reached a level where current facilities cannot meet the public demand, the District examines solutions to the problem.

As referenced in the MWD Management Plan, there is an average of 2,710 usable Lake acres between April and October, which is the peak boating season. In May of 1984, the District approved a lake carrying capacity of 1,000 boats. At that same time, it was also determined that the maximum number of dock slips which may be available on the Lake at full build-out is 5,200. The weekend use factor of those docks was determined to be nine percent. Based on that calculation, the maximum number of boats from docking facilities on a weekend is 468. This allows for an additional 632 boats to be launched from the public launch ramps or private marinas before the 1,000 boat maximum would be reached. As of August 2000, mooring availability on the Lake was less than 2,500, which if multiplied by the nine percent factor, equates to less than 255 boats using the docking facilities. In 1999, to ensure that the number of docks on the Lake would not eventually contribute to an exceedence of the number of allowable boats on the Lake, the District reduced the number of allowable moorings for lakefront businesses.

According to the MWD Water Management Plan, during the 1996 season, the average daily use of boats was 262 during the summer peak season. The 1997 average was 199 boats, the 1998 average number of boats was 208 and the 1999 average was 199. As of 2000, boat fishing accounts for approximately 50 percent of Lake boating use. Each summer, the three major holiday weekends (Memorial Day, July 4th and Labor Day) always results in increased lake usage. Although safety problems have not occurred as a result of the increased Lake usage on the holiday weekends, parking has been a problem on peak days at public launch ramps.

The MWD Water Management Plan states that shoreline use for picnicking, fishing and hiking averaged 616 people per day in the 1996 summer season, 511 people in 1997, 586 in 1998 and 493 in 1999. Shore fishing is most popular in April and May when the shallow areas are relatively free of aquatic plants. Due to aquatic plants, the most popular fishing areas in the summertime include the dam area, Windy Point, Fisher Point, Juniper Point and Dana Point. The two piers, at each of the District's public launch ramps have improved fishing access along the north shore of the Lake.

IMPACTS

SIGNIFICANCE CRITERIA

Appendix G, *Initial Study Checklist*, of the California Environmental Quality Act (CEQA) Guidelines includes checklist questions relating to recreation. A project would potentially create a significant impact if it caused one or more of the following to occur:

- 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 (refer to Section 10.0, *Effects Found Not To Be Significant*);

- Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment (refer to Impact Statement 5.2-1).

Potential impacts are grouped below according to topic. The numbered mitigation measures at the end of this Section directly correspond with the numbered impact statement.

EXPANSION AND/OR CONSTRUCTION OF RECREATIONAL FACILITIES

5.2-1 *Implementation of the Moon Camp project involves the construction or expansion of recreational facilities which may have an adverse physical effect on the environment. Compliance with the Big Bear MWD standards and permit requirements would reduce impacts to a less than significant level.*

The Moon Camp Project proposes to construct approximately 100 boat docks (dependent upon demand) at the southwest corner of the project site, along the north shore of Big Bear Lake. The boat docks would be accessible through a gated entrance and available to residents of the Moon Camp tract.

Per an agreement executed in 1974, Big Bear Properties acquired the rights to certain commercial boat landing (marina) permits. The rights for two of these permits have yet to be exercised and were transferred to Forest Properties. According to the MWD, one of the two permit rights have been assigned to the Moon Camp

Development.[1] Since the Applicant wishes to operate a private dock club for the use of homeowners and their tenants and guests, the project would be required to exchange the marina permit for the right to obtain a "Yacht Club" dock license.[2] Dock privileges are normally granted only to lakefront properties, however, the yacht club license would allow a dock slip for each single-family dwelling parcel, plus additional slips equal to 10 percent of the total number of parcels. In this case that formula would restrict the dock system to a maximum of 101 slips (92 lots + (92 lots x 10%) = 101 slips). The number of lakefront homeowners who exercise their individual dock privileges could reduce this number. Thus, the proposed 100 dock slips would be consistent with the provisions set forth for Yacht Clubs by the District.

As stated in the existing conditions, 1,000 boats is the carrying capacity of Big Bear Lake and the maximum number of dock slips on the Lake would be 5,200. The 100 proposed dock slips would not surpass the total amount of dock slips allowed on the Lake. The 100 dock slips, if multiplied by the weekend use factor of nine percent, would add approximately nine boats per day to the daily average number of boats using the lake. This increase in boat usage on the lake would not surpass the 1,000 boat carrying capacity of the Lake. Furthermore, according to the Big Bear Municipal Water District Management Plan, current lake use statistics show that it is unlikely that in the foreseeable future, the District would need to consider any restriction on the number of boats on the Lake. In fact, as long as the parking facilities remain at the current level, use of the Lake is somewhat self-restricting.

The Big Bear Municipal Water District has identified three areas of concern with implementation of the proposed marina facilities associated with the Moon Camp project. First, a mooring plan for high and low water conditions must be submitted and reviewed to ensure that dock placement is consistent with District regulations. This would allow for a Dock System and License Agreement to be obtained. Second, any construction activity that may occur below the high water line (i.e., seawall, launch ramp, headwalk, dredging or slope modification, etc) would require a Shorezone Alteration Permit. Third, the District would need to receive a copy of the Storm Water Pollution Prevention Plan (SWPPP), approved by the Water Resources Control Board, to ensure that the Lake is adequately protected from pollutants before, during and after project construction (refer to Section 5.11, *Hydrology and Drainage*). This is especially critical as the District is currently involved with the Santa Ana Regional Water Quality Control Board in the Total Maximum Daily Load process for Big Bear Lake.

In conclusion, the proposed project would involve construction of marina facilities that may have an adverse impact on the physical environment. However, in consideration of the standards set forth by the Big Bear Municipal Water District, potential impacts to the physical environment created by the construction of recreational facilities are concluded to be less than significant.

[1] Source: Written Correspondence with Sheila Hamilton, General Manager, of the Big Bear Municipal Water District. February 28, 2002.

[2] Section 4.05, *Yacht Clubs*, of Resolution No. 2001-16 of the Big Bear Municipal Water District establishes regulations that govern yacht clubs.

PUBLIC ACCESS

5.2-2 *Implementation of the Moon Camp project would ~~not~~ affect public access along the north shore of Big Bear Lake. Mitigation requiring dedication of an easement along the south side of North Shore Drive has been incorporated. ~~The Project site is Private Property. Affects on public access are concluded as less than significant.~~*

The Moon Camp Project would include 31 residential/numbered lots south of the realignment of North Shore Drive. Additionally, the marina facilities, inclusive of Lot "C" would be located south of North Shore Drive. Lot "C", consisting of approximately 19,683 square feet (0.45 acres), would be the gated entrance to the marina facilities. Lot "C" would be situated between the "high water line" and the roadway improvements at the southwestern portion of the project site. The Lot "C" marina access ramp would affect public access from west to east along the shoreline of the Lake.

The County of San Bernardino General Plan Goal C-54 states the intention to "provide public access to all water bodies and water courses." Furthermore, Policy/Action OR-48 states that, "Because the County seeks to improve the ability of the public to enjoy water-related recreation, the County shall seek to improve public access to rivers, lakes, creeks, lakes and other bodies of water." Additionally, Policy/Action OR-49 states that "Because public access to water for recreational uses is important to the County, easements and dedications allowed in the Subdivision Map Act to acquire access to lakes, streams, public lands and other locally and regionally significant natural features shall be required for all new development." ~~However, since the Project site is private property, public access is not assured~~. As the project abuts existing homes to the east and the proposed Marina Point Development to the west, ~~P~~public access to the lakeshore would be maintained below the high water line of the lake.~~maintained at the eastern and western boundaries of the site~~. Public access to the lakeshore also continues to be maintained at other locations along the perimeter of the lake. However, since the Project site is private property, public access is not assured.

~~It is further noted that~~ Although the U.S. Forest Service has indicated that there are no current plans to extend the Alpine Pedal Path through the project area, as a result of redesign of portions of the project area, south of North Shore Drive, a pedal path easement could be established. Thus, mitigation incorporating an easement has been incorporated for the project, to be conditioned, prior to recordation of a map. ~~Thus, it is concluded that access is provided to the lakeshore in close proximity to the project site resulting in a conclusion of less than significant impact.~~

CUMULATIVE

5.2-3 *Cumulative development may result in increased use of existing recreational areas/facilities, thereby creating the potential for physical deterioration. Additionally, cumulative development may include recreational facilities (i.e., marina) that have the potential to result in physical impacts on the environment. Mitigation measures necessary for*

reducing impacts are addressed on a project-by-project basis to reduce impacts to a less than significant level.

The proposed Project would contribute to the cumulative need for more recreational park space and related facilities. Although, the proposed Project would increase the use of existing facilities, the proposed project would also create a new recreation facility (marina). Cumulative projects would be required to mitigate incremental impacts to Countywide recreational facilities, resulting in a less than significant impact.

Additionally, as stated in Impact Statement 5.2-1, Big Bear Lake has been identified as a primary recreational entity associated with the proposed project. According to the Big Bear Municipal Water District, the Lake has a maximum boat carrying capacity of 1,000 boats. The approximately 100 boat slips associated with the Moon Camp project and the approximately 175 boat slips at the Cluster Pines project would not surpass the boating capacity or the dock slips capacity of the Lake at full build-out.

MITIGATION MEASURES

The following mitigation measures directly correspond to the identified impact statements in the Impacts discussion.

EXPANSION AND/OR CONSTRUCTION OF RECREATIONAL FACILITIES

5.2-1 No mitigation measures are recommended.

PUBLIC ACCESS

5.2-2 ~~No mitigation measures are recommended.~~ The proposed project shall be conditioned to incorporate a pedal path easement along the south side of North Shore Drive, prior to map recordation.

CUMULATIVE

5.2-3 No mitigation measures are recommended.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

No significant impacts related to Recreational facilities have been identified in this Section.

5.3 PUBLIC SERVICES AND UTILITIES

This Section is based, in part, on correspondence from public service and utility agencies (refer to Appendix 15.12, *Correspondence*) and references which include a, the Geohydrologic Investigation of the Moon Camp Area (GSS 2000 report), prepared by Geoscience Support Services, Inc. (GSS) (July 2000), the Focused Geohydrologic Evaluation of the Maximum Perennial Yield of the North Shore and Grout Creek Hydrologic Subunit Tributary Subareas (GSS 2003 report), prepared by GSS (December 2003), the Moon Camp Water Feasibility Study prepared by So & Associates Engineers, Inc. (March, 2002), and the County Service Area 53 Sewer Study by So & Associates Engineers, Inc. (July, 2001) (refer to Appendix 15.12, *Correspondence*). Public services include fire protection, police protection, schools and libraries. Utilities and service systems include water, wastewater, solid waste, electricity and natural gas services. This Section includes an Existing Conditions discussion which provides background information necessary to understand potential impacts of the proposed Project. Mitigation measures are identified in an effort to reduce potential impacts to less than significant levels.

EXISTING CONDITIONS

FIRE PROTECTION

The County of San Bernardino Fire Department provides fire protection and emergency medical services to the Fawnskin area. The Project area is served by County Fire Station No. 49, located in Fawnskin, at 39188 Rim of the World Drive (approximately ¾ of a mile westerly of the site). Two permanent personnel (one of the two is a paramedic) and approximately eight to ten volunteer fire fighters serve Station 49. Mutual aid agreements exist with the City of Big Bear Lake and Big Bear City. These agreements provide first-response in the event additional equipment and manpower is necessary during a multi-alarm fire or in the event that these stations could provide first alarm response with the closest available equipment.

The Insurance Service Organization (ISO) is a private insurance research group that periodically assesses the degree to which fire threatens geographic areas. This rating is based on the type of vegetation or structures present, climate, and the availability of fire protection services. The ISO uses a scale of I (best protection or lowest threat) to 10 (least protection or higher threat). Presently, the Community of Fawnskin has an ISO rating of 9.

The Project site is located within a Fire Safety (FR~~S~~S) ~~Overlay District~~ Area ~~2~~1 (F~~R2~~S1), as designated by the County of San Bernardino General Plan Hazard Maps. FS1 areas are subject to compliance with various requirements relative to construction, building separations, project design, and erosion and sediment control as specified in Section 85.020220, ~~Area FR1 and FR2 Requirements~~ *Building Standards for FS1*, of the County Development Code. The provisions of the F~~R2~~S1 District apply to all phases of development. Refer to Section 5.1, *Land Use and Relevant Planning*, for further discussion of Fire Safety Overlay District requirements.

POLICE PROTECTION

Police protection to the Community of Fawnskin for both crime and traffic services is provided by the San Bernardino County Sheriff's Department. The City of Big Bear Lake and Big Bear City also provide police protection services to the Community, as needed. 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.

The Big Bear Sheriff's Station is located at 477 Summit Boulevard in the City of Big Bear Lake, approximately 6.0 miles east of the Project site. The station serves as host to the City of Big Bear's contract law enforcement services, personnel, as well as staff to serve the unincorporated area. The station also houses a Type I jail facility within the County building. The Department has nine patrol duties, 24-hour coverage personnel assigned to unincorporated areas, one detective and support personnel.

The Big Bear Sheriff's Station provides police protection services to a population of approximately 15,800 persons in the unincorporated San Bernardino County areas of Big Bear Valley. The Community of Fawnskin is located within the jurisdiction of the Big Bear Sheriff's Station. The average response time for emergency calls ~~to the unincorporated county area~~ within the jurisdiction of the Big Bear Sheriff's Station is 6.97 minutes. The response times may vary, plus or minus, depending on the number of service calls received. According to the Sheriff's Crimes Analysis Unit, between January 1, 2000 and January 1, 2001, the Sheriff's Department handled 9,028 calls for service in the unincorporated area of Big Bear Valley.[1]

SCHOOLS

The Project site is situated within the Bear Valley Unified School District (BVUSD). The BVUSD provides education for grades Kindergarten through 12. Table 5.3-1, *Bear Valley Unified School District Facilities*, details the BVUSD schools serving the Project site and includes current enrollment and maximum capacity. As indicated in Table 5.3-1, all three schools within the BVUSD presently exceed maximum capacity. In order to meet the existing need, portable classrooms have been located on these school campuses. According to the "Developer Fee Justification and Impact Analysis," dated October 2000, the average student generation rate per dwelling unit (DU) is 0.21 students/DU. According to the District, based on State standards, these schools do not have adequate school housing capacity presently and replacement facilities are needed.[2]

[1] Source: Written correspondence from Bobby R. Phillips (Captain) at the County of San Bernardino Sheriff's Department. Letter dated June 18, 2002.

[2] Source: Written correspondence from Dr. John Niederkorn (Director of Business) at Bear Valley Unified School District. Letter dated June 18, 2003.

Table 5.3-1
Bear Valley Unified School District Facilities

School	Grade Level	Current Enrollment	Maximum Capacity	Distance to Project site (miles)
North Shore Elementary School 765 N. Stanfield Cutoff	K-6	614	588	3.0
Big Bear Middle School 41275 Big Bear Boulevard	7-8	575	408	4.5
Big Bear High School 351 N. Maple Lane	9-12	921	697	8.0

Senate Bill (SB) 50

The major source of school construction and modernization had been the State School Construction Program until the passage of Senate Bill 50 (SB 50), School Facility Program. SB 50 authorized a $9.2 billion K-12 school and higher education bond that was presented to the State's voters on November 3, 1998. In addition, SB 50 revised developer fee and mitigation procedures for school facility purposes and reformed the State program that distributes State bond funds to K-12 school districts. On November 3, 1998, State voters approved Proposition 1A, a $9.2 billion bond measure, which provides funding for higher education facilities, K-12 facilities, modernization of older schools, additional funding for districts in hardship situations, and funding for class size reduction. With the passage of Proposition 1A, the Mira powers[3] of local governments were suspended on November 4, 1998 until 2006, which is the length of time the State bond money would be available to local school districts. As a result of this, school districts would continue to levy a school fee under existing rules (Government Code Section 65995, 65995.5 and 65995.7), which is currently up to $1.93 per square foot for residential construction and $0.31 per square foot for commercial and industrial development. SB 50 also established three levels of school fees: Level One, Level Two, and Level Three Fees. Level One Fees are the statutory fees of $1.93 per square foot for residential projects and $0.31 per square foot for commercial and industrial projects, which can be adjusted for inflation every two years beginning in 2000. Level Two Fees allow school districts to impose fees beyond the base statutory cap, under specific circumstances. Level Three Fees take effect in the event the State runs out of bond funds after 2006, which would allow school districts to impose 100 percent of the cost of the school facility or mitigation minus any local dedicated school monies. The school fee amounts provided for in Government Code Sections 65995, 65995.5 and 65995.7 would constitute full and complete mitigation for school facilities.

[3] The *Mira, Hart and Murrieta* court cases held that the provisions of the 1986 School Facilities Act limiting developer school fees to an initial amount of $1.50 per square foot are only applicable to adjudicative or quasi-judicial acts (such as tentative tract maps or conditional use permit approvals) and do not apply to legislative acts (such as general plan amendments, specific plan adoption or amendment or zoning amendments). The Mira, Hart and Murrieta decisions provided school districts and local agencies the legal authority under CEQA to require new development to fully mitigate school impacts in connection with legislative approvals, and allowed a City Council or Board of Supervisors to deny or refuse to approve a project based upon impacts to school facilities.

LIBRARIES

The Project area is serviced by the Big Bear Lake Branch Library, a 9,543 square-foot building, located at 41930 Garstin Drive. The Library is one of 28 branch libraries within the San Bernardino County Library system and serves approximately 17,200 residents of the Big Bear Lake area and the unincorporated Bear Valley. Approximately 6,000 people visit the library per month. The Library's materials collection includes books, periodicals and audio-visual materials. Public services provided by the library include:

- Reference services for adults and children (either in person or by phone);
- Programs (Summer Reading Program, LITE Program, English improvement classes, story hours, literary and cultural programs, literacy services, etc.); and
- Electronic reference sources (electronic information databases, Internet, etc.).

The San Bernardino County Library Facility Master Plan identifies the need to expand the existing Library building from 9,543 square feet to 15,443 square feet, in response to population increases.[4] Currently, there are no planned expansion projects for the library. Current trends in library services for the Big Bear Lake/Bear Valley area reflect increased circulation of materials, major demand for more computers and data bases, and requests for more educational programs.

WASTEWATER

The project site is located within the Big Bear Area Regional Wastewater Agency (BBARWA) sanitary sewer service area. The service area for BBARWA includes the entire Big Bear Valley and is served by three separate collection systems: the City of Big Bear Lake (62 percent of total flow), the Big Bear City Community Services District (34 percent of total flow) and County of San Bernardino Service Area 53B (four percent of total flow). Each underlying agency maintains and operates its own wastewater collection system and delivers wastewater to the BBARWA interceptor system for transport to the BBARWA Regional Wastewater Treatment Plant. The Regional Plant is a 93.5-acre site, located adjacent to Baldwin Lake in unincorporated San Bernardino County. The dry weather capacity of the Regional Plant is 4.8 million gallons per day. The average daily influent flow to the Regional Plant for 2001 was 2.1 million gallons per day.

The Project site is located within the County Service Area 53B (CSA-53B) collection system. Sewage from CSA-53B is transported via the BBARWA North Shore Interceptor/Force Main system to the Regional Wastewater Treatment Plant.

[4] Source: E-mail correspondence from Patricia Laudisio (Facility Coordinator) at the San Bernardino County Library. December 10, 2002.

Currently, the BBARWA has a ten-inch sewer force main located within the shoulder along the south side of State Route 38 that traverses the Project site. This force main conveys raw sewage from CSA 53-B to the Regional Wastewater Treatment Plant.

WATER

The Project site lies within the service boundaries of County Service Area 53, Improvement Zone C (CSA 53-C), which was created in 1991 to provide water service to unserved areas within CSA 53. Currently, water service is not provided to the project site. Even though the site is immediately adjacent to the water service jurisdiction of the Department of Water and Power (DWP), City of Big Bear Lake, DWP cannot provide water service without first complying with the provisions of Government Code Section 56133. Section 56133 requires formal review and approval by the Local Agency Formation Commission (LAFCO). However, the County Special District Department has the ability to establish a joint powers agreement with DWP to provide water service. Due to the proximity of DWP facilities and the ability to provide more cost-effective service by contracting with DWP, this service delivery arrangement appears to be the preferred method for providing water service to the project. At this time, neither agency has committed to approving such an agreement.

DWP is a public agency that provides drinking water to approximately 14,200 customers in the City of Big Bear Lake and surrounding areas, which include Fawnskin, Moonridge, Sugarloaf, Lake Williams, the Rim Forest area, and parts of Erwin Lake. DWP is responsible for testing and monitoring the Water System to assure a safe water supply that meets all State and Federal regulations. Big Bear Valley is unique in that all of the drinking water is obtained from the snow and rain that percolates into the ground. No lake or imported water is available for drinking water in Big Bear Valley. DWP currently operates, maintains and monitors:

- 33 well sites;
- 13 booster stations;
- 17 reservoirs;
- 15 chlorination stations;
- 20 sample stations; and
- Hundreds of pressure reducing valves.

DWP installs, replaces and repairs hundreds of fire hydrants within the water system, as well as maintains, replaces and repairs 167 miles of mainlines, 14,200 meters, meter boxes and service lines and 3,000 mainline valves.

DWP's 2000 Consumer Confidence Report for the Fawnskin Water System states that six wells, two boosters and three reservoirs serve the Fawnskin area.[5] The total capacity of the reservoirs is 365,000 gallons. There are also three portable generators and two portable booster pumps in the Fawnskin area. In 2000, 41.2 million gallons of water were pumped into the Fawnskin Water System.

[5] Source: http://www.citybigbearlake.com/dwp/dwppage/Forms/WQ00FSp1.pdf .

According to the March 2002 Water Feasibility Study prepared for the Project, the Project site is located near the southeast side of Fawnskin, which, based on computer simulations receives water from Cline Miller Reservoir.[6] Exhibit 5.3-1, *Water Distribution System*, illustrates the existing distribution piping system near the proposed development, as well as the recommended extension pipeline layout.

The DWP Board of Commissioners has considered placing limitations on the number of new water connections within Big Bear Lake, Moonridge, Erwin Lake, Sugarloaf, and Lake Williams Services areas. To date, connection limitation discussions have not focused on the Fawnskin service area.

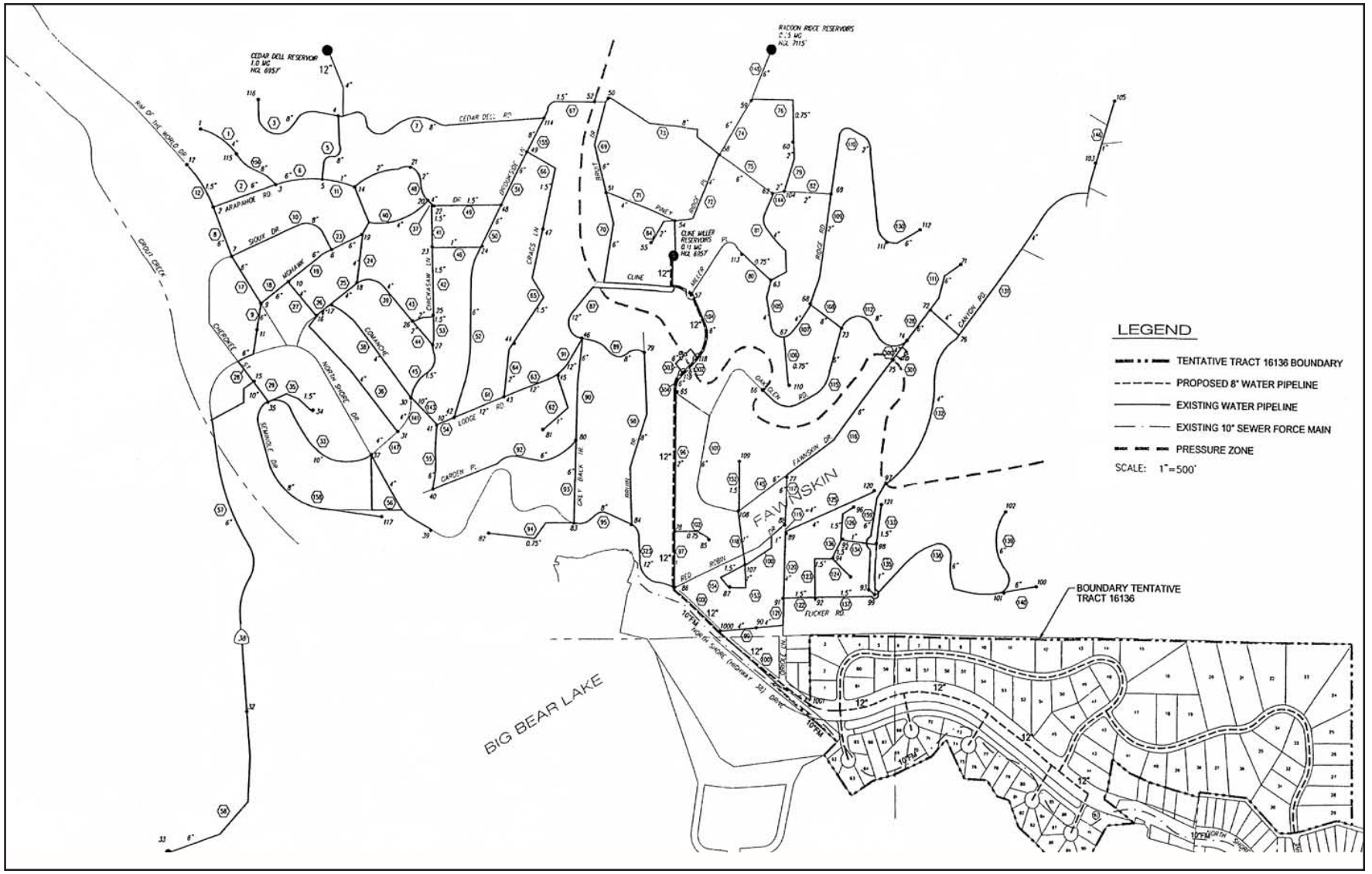
Senate Bills 221 and 610

Senate Bills 221 and 610 were signed into law by Governor Davis in 2001 and took effect January 1, 2002. The two senate bills amended State law to better link information on water supply availability to certain land use decisions by cities and counties. The two companion bills provide a regulatory forum that requires more collaborative planning between local water suppliers and cities and counties. All SB 610 and 221 reports are generated and adopted by the public water supplier.

Senate Bill (SB) 610 requires a detailed report regarding water availability and planning for additional water supplies that is included with the environmental document for specified projects. All "projects" that meet any of the following criteria require the assessment:

- A proposed residential development of more than 500 dwelling units;
- A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 ft^2 of floor space;
- A proposed commercial office building employing more than 1,000 persons or having more than 250,000 ft^2 of floor space;
- A proposed hotel or motel, or both, having more than 500 rooms;
- A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 ft^2 of floor area;
- A mixed-use project that includes one or more of the projects specified in this subdivision; or
- A project that would demand an amount of water equivalent to, or greater than the amount of water required by a 500 dwelling unit project.

[6] Source: Water Feasibility Study for Tentative Tract 16136, prepared by So & Associates Engineers, Inc. March 13, 2002.



Source: City of Big Bear Lake Department of Water and Power Feasibility Study TTM 16136.

Exhibit 5.3-1

RBF CONSULTING

PLANNING ■ DESIGN ■ CONSTRUCTION

12/05 JN 10-101901

MOON CAMP TT #16136
ENVIRONMENTAL IMPACT REPORT

Water Distribution System

While SB 610 primarily affects the Water Code, SB 221 principally applies to the Subdivision Map Act. The primary effect of this bill is to condition every tentative map for an applicable subdivision on the applicant by verifying that the public water supplier (PWS) has "sufficient water supply" available to serve it. Under SB 221, approval by a city or county of certain residential subdivisions requires a written verification of sufficient water supply. SB 221 applies to any "subdivision," defined as:

- A proposed residential development of more than 500 dwelling units, if the PWS has more than 5,000 service connections.

- Any proposed development that increases connections by 10 percent or more, if the PWS has fewer than 5,000 connections. Water Code 10912(7)(C) states that a "public water system" is defined as a system for the provision of piped water to the public for human consumption that has 3,000 or more service connections.

Based on the "Guidebook for Implementation of Senate Bill 610 and Senate Bill 221 of 2001" the following excerpt shows that 300 dwelling units are necessary to qualify as a "subdivision," and therefore be subject to SB 221.

> *"Code 66473.7(a) provides that a "subdivision" for a public water system with fewer than 5,000 service connections is a proposed development that would increase the number of service connection for a public water system by 10% or more, a "subdivision" could be as few as 300 dwelling units. For example, a water utility that has 3,000 service connections would experience an increase in the number of service connections by 10% if it were required to serve a proposed residential development with 300 units, thus making the 300-unit development a "subdivision" under 221."*

As stated above, Water Code 10912(7)(C) states that a "public water system" is defined as a system for the provision of piped water to the public for human consumption that has 3,000 or more service connections. Therefore, if Fawnskin has only 673 connections it does not qualify as a "public water system," but rather a piece of a larger "overall system." Whether the project is under the jurisdiction of the DWP or the County Special Districts Department, each of these agencies "overall system" has more than 3,000 connections qualifying them as public water systems. Thus, the proposed 92 dwelling units would not exceed 10 percent of the 3,000 connections or 300 dwelling unit minimum dwelling unit threshold to be subject to SB 221 reporting requirements.

~~The proposed meets neither of the above scenarios.~~

SOLID WASTE

Big Bear Disposal, Inc. would likely provide solid waste collection within the Project area. Waste would be transported to the Big Bear Transfer Station, located on Holcomb Valley Road in Big Bear City, approximately 1.5 miles north of Highway 18. The transfer station is owned and operated by the County of San Bernardino Waste Management Division. The station is permitted to receive 400 tons of solid waste per

day. Waste would be transferred from the Big Bear Transfer Station to the Barstow Landfill.

The Barstow Landfill is also owned and operated by the County of San Bernardino Waste Management Division. The landfill is permitted to receive 525 tons of waste per day. The remaining capacity is 218,492 cubic yards and the total permitted capacity is 3,580,000 cubic yards. The landfill is scheduled to close June 1, 2012.[7]

On average, each resident in unincorporated County areas disposes of 3.8 pounds of waste per day (1998). In comparison, each resident in the City of Big Bear Lake disposes of 6.2 pounds of waste per day, on average.

The California Integrated Waste Management Act, Assembly Bill 939 (AB 939), required jurisdictions to divert 50 percent of the wastestream away from land disposal by the year 2000. If the 50 percent goal were not met by the end of year 2000, the jurisdiction would be required to submit a petition for a goal extension to the Integrated Waste Management Board (IWMB). The San Bernardino County (unincorporated) IWMB-diversion rate in the 1999 reporting year was 38 percent (pending IWMB approval). The County's (unincorporated) diversion rate in the 2000 reporting year was 43 percent (pending IWMB approval). The City of Big Bear Lake diversion rate in the 2000 reporting year was 59 percent (pending IWMB approval).[8]

Currently, the County is in the process of revising and updating the Countywide Integrated Waste Management Plan for the County of San Bernardino. The intent of this Plan is to establish goals and policies for the County regarding source reduction, recycling and composting, and environmentally safe solid waste management alternatives to land disposal. The revised Plan would also help the County in striving towards meeting the diversion rate requirements specified by AB 939.

The California Integrated Waste Management Board is still focused on assisting local officials throughout the State in meeting the 50 percent diversion requirement set for 2000. As of May 2003, neither the California Integrated Waste Management Board nor the State Legislature have introduced new legislation to set diversion requirements beyond 2000.

NATURAL GAS

The Project site is located entirely within the Southwest Gas Corporation (SGC) utility service territory. Currently, a natural gas "main" pipeline is installed in the right-of-way of State Route 38. Since the site is vacant, no natural gas services are currently provided to the project site.

[7] Source: Integrated Waste Management Board website. Solid Waste Information System (SWIS), Facility/Site Summary Details for the Barstow Refuse Disposal Site. July 22, 2002. www.ciwmb.ca.gov/SWIS/

[8] Source: Integrated Waste Management Board website. Jurisdictional Diversion Rate Summary for San Bernardino – Unincorporated and Big Bear Lake. July 22, 2002. www.ciwmb.ca.gov/profiles/

ELECTRICITY

The Project site is located within the service territory of Bear Valley Electric Service (BVES). An overhead power line traverses the Project site in an east/west direction. The line is located adjacent to and along the existing State Route 38 roadway alignment. The existing line is 4160/2400 volts, and has #2 copper as its conductor. The distribution line is fed by a substation located west of Stanfield Cutoff, which in turn is fed by a 34Kv transmission line, whose source is the Goldhill Switching Center located off of State Route 18 and Holcomb Valley Road, approximately six miles east of the project site. The transmission line has a section of #2 copper that limits its capacity. Winter loads have reached the maximum capacity on this line. Substantial load additions may cause a need for facilities to be upgraded.

IMPACTS

SIGNIFICANCE CRITERIA

Pursuant to Appendix G, Environmental Checklist of the California Environmental Quality Act (CEQA) Guidelines, a Project would normally have a significant adverse impact on public services and utilities if it results in any of the following:

PUBLIC SERVICES

- If the Project would 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. (refer to Impact Statements 5.3-1, 5.3-2, 5.3-3, and 5.3-4).

UTILITIES AND SERVICE SYSTEMS

- If the Project exceeds wastewater treatment requirements of the applicable Regional Water Quality Control Board (refer to Impact Statement 5.3-5);

- If the Project requires or results in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects (refer to Impact Statements 5.3-5 and 5.3-6);

- If the Project requires or results in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects (refer to Section 5.8, *Hydrology and Drainage*);

- If the Project has insufficient water supplies available to serve the Project from existing entitlements and resources, or if new or expanded entitlements are needed (refer to Impact Statements 5.3-6 and 5.11-2);

- If the Project results in a determination by the wastewater treatment provider which serves or may serve the Project that it has inadequate capacity to serve the Project's projected demand in addition to the provider's existing commitments (refer to Impact Statement 5.3-5);

- If the Project is served by a landfill with insufficient permitted capacity to accommodate the Project's solid waste disposal needs (refer to Impact Statement 5.3-7); and/or

- If the Project does not comply with federal, state, and local statutes and regulations related to solid waste (refer to Impact Statement 5.3-7).

Impacts to services and utilities are analyzed below according to topic. Mitigation measures at the end of this section directly correspond with the identified impact.

FIRE PROTECTION

5.3-1 *Project implementation could result in significant physical impacts with respect to fire protection. Analysis has concluded that impacts would be less than significant with the recommended mitigation measures.*

Project implementation would increase development beyond existing conditions, thus increasing the demand for fire protection in the form of additional calls for service. The Project site is located in a high fire hazard area and Fire Hazard Overlay District. Accordingly, Project development would be subject to compliance with various policies and standards for adequate services and facilities, including developmental regulation requirements for minimum road widths and clearance around structures. Additionally, the Project would be required to meet the Peakload Water Supply System Guidelines (Figure II-5 of the General Plan, *Peakload Water Supply System Guidelines*) or be adequately served by water supplies for domestic use and community fire protection in accordance with standards as determined by the County and the local fire protection agency/authority.

The San Bernardino County Fire Department has indicated that ~~the manpower demand as a result of the proposed project would need to be mitigated through increased fire flow~~ due to the size and scale of the proposed project, specific fire flow requirements would need to be met. Instead of 1,500 gpm at 2 hours (which is based on a maximum square foot house of 3,600 square feet), the fire flow requirement would be 1,750 gpm at 2 hours, based on homes in the range of 3,600 to 4,800 square feet, and 2,000 gpm at 2 hours, based on homes greater than 4,800 square feet. ~~Fire sprinklers would be required for each residence in lieu of additional manpower.~~ Homes above 5,000 square feet would have a larger sprinkler requirement.

A fuel modification area and plan program would be required ~~which would not terminate at a property line~~for the proposed project under the provisions of the FS1 Fire Safety Overlay District. ~~The 100 foot fuel modification requirement would extend beyond the property lines. Where such fuel modification zone extends on to U.S. Forest Service land, an easement or permit would be required. The 100 foot fuel modification zone may be greater in steeper areas (up to 300 feet), as determined by~~

~~the fire agency.~~Per the requirements of the FS1 Overlay District, the project would require a 30-foot setback from the National Forest. The project proposes 100-foot fuel modification zone adjacent to National Forest land, located to the north and east of the project area. As shown in Exhibit 3-4, *Site Plan*, the fuel modification zone would be located within the project boundaries on Lots 15 to 16 and 20 to 29. A Fuels Management Plan would be established for the project to implement the fire safety requirements of the FS1 Overlay District. The Fuels Management Plan would be subject to review and approval by the San Bernardino National Forest Service and the San Bernardino County Fire Department.

The fire flow requirements and ~~fuel modification~~Fuel Management Plan~~requirements~~ along with additional mitigation measures listed would reduce impacts to fire protection services to a less than significant level.

POLICE PROTECTION

5.3-2 *Project implementation could result in significant physical impacts with respect to police protection. Analysis has concluded that a less than significant impact would occur.*

Implementation of the proposed Project would increase the police service calls to the vicinity beyond existing conditions. This would be a direct result of the development of single-family residences and the resultant increase in population. At full build out of the 92 residential lots, the project has the potential to increase the Fawnskin population by approximately by 212 persons (92 housing units x 2.31 persons/ household) (refer to Section 6.3, *Growth Inducing Impacts*). The peak period population would increase from 1,428 persons to approximately 1,642 persons, or a 15 percent population increase. According to the San Bernardino Sheriff's Department, the Project may result in an increase in burglar alarm calls, general criminal investigations, missing or lost persons, emergency medical calls, thefts of boats and vandalism.[9] Although police protection services would need to be increased as a result of the Project, it is anticipated that Project implementation would not require any new police facilities or the alteration of existing facilities to maintain acceptable performance objectives.[10] The Projects increase in demand for police services would be offset through Project related fees and taxes. Thus, impacts are anticipated to be less than significant in this regard. No mitigation measures are recommended.

SCHOOLS

5.3-3 *Project implementation could result in significant physical impacts to existing school facilities. Potential impacts to school facilities are concluded as less than significant following payment of school impact fees and compliance with all applicable requirements, codes, and ordinances.*

[9] Source: Written correspondence from Bobby R. Phillips (Captain) at the County of San Bernardino Sheriff's Department. Letter dated June 18, 2002.

[10] Source: Telephone conversation with Bobby R. Phillips (Captain) at the County of San Bernardino County Sheriff's Department. August 12, 2002.

Development of the proposed Project could generate a student population increase of approximately 20 students (.21 students per unit x 92 units) within the BVUSD. Three existing schools would serve the proposed Project, one elementary school, one middle school, and one high school. As noted in Table 5.3-1, *Bear Valley Unified School District Facilities*, these schools are presently over capacity. The District has augmented existing school facilities with portable classrooms to accommodate the over-crowded conditions. Based on correspondence with the BVUSD, the District anticipates that the Project may result in the need for additional facilities, and may require modifications to schools of attendance.

Currently, the District collects Developer's Fees for new construction. The current residential rate is $0.82 per square foot. The Developer's fees are determined by a Developer Justification Study commissioned by the District every two years. The District has stated that it could serve the projected number of students that would be generated from the proposed Project. BVUSD is currently in year four of a modest enrollment decline. Currently, the District seeks modest enrollment growth and the proposed Project would contribute to modest enrollment growth.[11] Thus, payment of Developer Fees in accordance with the latest Developer Justification Study would reduce impacts to less than significant levels.

LIBRARIES

5.3-4 *Project implementation would increase the demand on library services. Analysis has concluded that that a less than significant impact would occur.*

Implementation of the proposed Project would increase the population of the service area for the Big bear Branch Library and would impact the size and services of the library facility. The increase in population would necessitate a proportionate increase in staffing, resources and materials. The increased demand is also anticipated to create a nominal demand for additional library space at existing library facilities.

Service needs of the library are determined by per capita for facility square footage, number of items in collection and program requirements. A standards reference book, *Minimum Standards for Public Library Systems*, is used as a base for determining per capita recommendations. The nationally accepted standard of 0.5 square feet per capita has been tempered in recent years due to the advances in electronic publishing and on-line catalogs which allow patrons to identify and retrieve materials from neighboring branches. These factors have allowed libraries to reduce the amount of book stack space needed to house library collections. However, they have not mitigated the spatial needs for other library functions, such as study tables, patron lounge areas, circulation services, children's sections, meeting space and program areas. The Division of Library Development Services of the State of California, which holds the responsibility for library facility planning and financing, would not recommend anything less than the current state average of 0.35 square feet per capita and would prefer the accepted standard of 0.5 square feet per capita.

[11] Source: E-mail correspondence from John Niederkorn (Director of Business) at the Bear Valley Unified School District. November 26, 2002.

Funding to improve and/or increase library facilities and resources would occur by two methods. One source of revenue would be based on a resolution established by the San Bernardino County Board of Supervisors that provides a tax rate of one and on-half cents per $100 of assessed valuation of property in the community. Second, libraries would receive funding from public libraries fund(s), administered by the State of California. Funding received from property taxes and/or State funds would reduce impacts to a less than significant level.

WASTEWATER

5.3-5 *Project implementation would generate additional wastewater beyond current conditions. Analysis has concluded that impacts would be less than significant with the recommended mitigation measures.*

The quantity of wastewater that is attributable to the Project site would increase with implementation of the proposed Project. A Sewer Feasibility Study was completed for the Project site by So & Associates Engineers, Inc. According to the Study, the sewer capacity requirement for the proposed Project is determined based on equivalent dwelling units (EDUs). For the Study, each subdivided lot was considered as one EDU and average wastewater flow per EDU in the CSA 53B was typically estimated at 215 gallons per day (gpd). Thus, with the Project's assigned maximum occupancy of 92 EDUs and an average flow at 215 gpd/EDU, the Project's average daily wastewater flow would be 19,780 gpd. This would represent an increase of approximately 25 percent over CSA 53B's current average daily dry weather flow of 80,000 gpd. According to the So Engineer's report for preliminary design purposes, a peaking factor of four was utilized. Thus, the estimated peak wastewater flow immediately downstream of the proposed development is anticipated to be 79,120 gpd (54.9 gallons per minute).

The BBARWA anticipates that the existing sewer system located to the east of the Project site is capable of handling the wastewater flow for the proposed development based on estimated flows, discussed above. The BBARWA has indicated that a computer model for capacity analysis of the North Shore Interceptor System would verify the capacity starting July 1, 2002.[12] To date, an internal collection sewer system design has not been proposed by the Project. Thus, the Project Applicant would be required to submit the proposed internal collection system to CSA-53B for review and approval. The Applicant would also be required to pay all applicable CSA 53-B and BBARWA collection fees, including on-site collector sewer and lift station(s) fees, off-site sewer extensions fees, local sewer connection fees, and regional collection fees, as determined by the San Bernardino County Special Districts. Further, standby fees may be required for unimproved parcels within 200 feet of the available sewer system.

On-Site Facilities. The proposed development would be entirely responsible for all costs of internal collection sewer facilities including manholes and connection to the CSA 53-B system at locations(s) approved by CSA 53-B. All on-site gravity systems would be required to be a minimum eight inches in diameter. All on-site plans would

[12] Source: Written correspondence from Jerry Rang (Plant Superintendent) at the Big Bear Area Regional Wastewater Agency. June 18, 2002.

be required to meet CSA 53-B design standards and specifications, and constructions plans would be submitted for plan check and approval to the Special Districts Department's engineer.

Off-Site Facilities. A grading plan and sewering layout plan of the proposed development were not available for the Sewer Feasibility Study. The proposed development may be able to convey some of the wastewater flow via gravity sewer to the existing Pump Station; and some of the subdivided lots may require additional on-site sewage lift-station(s). CSA 53-B staff and engineer would continue to monitor and upgrade the collection sewer system to ensure adequate capacity and reliable service to its customers.

If the project should involve an on-site wastewater treatment plant, rather than connecting to the public sewer system, the project would be subject to not only BBARWA's regulations, but also the Joint Powers Agreement and Operating Agreements with BBARWA's three member agencies (Collecting Agencies): the City of Big Bear Lake, the Big Bear Community Services District and the County of San Bernardino on behalf of County Service Area 53-B. Operating Agreement #1, Section 3.05, Other Treatment Plant Works, puts restrictions on the construction and operation of wastewater treatment works by the Collecting Agencies within Big Bear Valley. The section reads:

> *"…none of the Collecting Agencies shall construct, install, acquire, or operate any plant, enterprise, works or facilities, of any nature whatsoever for the treatment or disposal of any sewage or wastewater from any area whether within or without its service area, without the consent of BBARWA; nor shall any of the Collecting Agencies contract with any other agency other than BBARWA for such treatment or disposal. During the term of this agreement all sewage and wastewater collected by the sewage collection system of each of the Collecting Agencies shall be transported and delivered to the regional System for treatment and disposal therein."*

In summary and as stated in the Sewer Feasibility Report, the existing BBARWA sewer system located to the east of the project site would be capable of handling wastewater flow from the proposed Project. Thus, the proposed Project would not result in the need to construct new wastewater facilities or require the expansion of new wastewater facilities. The proposed Project would be required to comply with applicable BBARWA (and Collecting Agencies, if required) rules and regulations pertaining to construction and operation of facilities, in addition to required payment of all new and modified facility fees. To ensure that impacts remain at less than significant levels, mitigation measures are recommended. Mitigation for the Project includes installation/replacement of force main(s) to maintain adequate service performance standards and installation of air release valves and vaults at high elevation points on new force mains to minimize odors.

WATER

5.3-6 *Project implementation would increase the demand for water beyond existing conditions. Analysis has concluded that due to the inability of water providers to confirm service to the project, impacts are concluded as significant and adverse. This conclusion is further supported by the*

potentially significant groundwater overdraft conditions cited in Section 5.11 of the EIR.

As noted in the Existing Conditions section, the Project site lies within the service boundaries of County Service Area 53, Improvement Zone C (CSA 53-C), which was created in 1991 to provide water service to unserved areas within CSA 53. Currently, water service is not provided to the project site. Even though the site is immediately adjacent to the water service jurisdiction of the Department of Water and Power (DWP), City of Big Bear Lake, DWP cannot provide water service without first complying with the provisions of Government Code Section 56133. Section 56133 requires formal review and approval by the Local Agency Formation Commission (LAFCO). However, the County Special Districts Department has the ability to establish a joint powers agreement with DWP to provide water service. Due to the proximity of DWP facilities and the ability to provide more cost-effective service by contracting with DWP, this service delivery arrangement appears to be the preferred method for providing water service to the Project. At this time, neither agency has committed to approving such an agreement. Based upon the inability for providers to confirm services, coupled with potentially significant overdraft conditions cited in Section 5.11 of the EIR, impacts are concluded to be significant and adverse.

County Service Area 53-C could provide water to the Project site under two possible scenarios. CSA 53-C could accept water supply facilities that would be constructed by the applicant and dedicated to the County for management and operation by Special Districts Department. However, the most likely scenario would be for the County Special Districts Department to establish a joint powers agreement with the City of Big Bear Lake Department of Water and Power (DWP) to provide water service. The Big Bear City Community Services District (BBCSD) is not an option as a service provider since it does not have jurisdiction west of Division Drive, which is located approximately four miles to the east of the project site.

The analysis that follows below is based on an evaluation of the project's water service requirements, the existing conditions of the DWP system in the community of Fawnskin, and consideration of the conditions that would apply should CSA 53-C contract with DWP for water supply. The water service requirements discussed below would also apply in the situation under which CSA 53-C would operate and maintain a water system that was constructed and dedicated to the County.

According to the Water Feasibility Study completed for the proposed Project, each residential lot is considered as one equivalent dwelling unit (EDU).[13] The average day demand (ADD) and maximum day demand (MDD), based on the number of EDUs, was estimated to determine the impact on the existing water system.

Water Demand. The DWP has estimated the ADD for the Fawnskin area to be approximately ~~450~~ 250 gallons per day per EDU (gpd/EDU). [Note to Reviewer: The updated calculation is based upon further analysis by SO & Associates Engineers, dated September 7, 2004.] The letter report has been incorporated in to the EIR Appendix.] The MDD considers water usage over an 8 to 10-hour period each day. The Project's ADD and MDD are as follows:

[13] Source: Water Feasibility ~~Study~~ Update for Tentative Tract 16136, prepared by So & Associates Engineers, Inc. ~~March 13, 2002~~ September 7, 2004.

Average daily demand (ADD) = 92 EDU x 250 gpd/EDU
= 25.77 AF/year

Maximum day demand (MDD) = 2.5 x ADD/1,440 minutes per day
= 57,500 gpd (about 40 gpm)

Assuming the ADD calculated above, the project would require approximately 25.77 acre-feet of water per year to supply the proposed residential uses.

Fire Flow Requirements. The existing water distribution system was originally designed for approximately 750-gpm fire flow for two hours. The current requirement per the County Fire Department for the Fawnskin area is between 1,000 gpm and 1,500 gpm depending on the building square footage. The fire flow may be further increased in the future. As such, the water distribution system was analyzed to handle the maximum day demand of the proposed development plus fire flow up to 1,500 gpm.

Water Supply and Storage Requirements. The State Health Department requires storage to account for one peak day usage. The DWP typically experiences one peak day during a summer holiday when tourists and part-time residents become full-time users. The coefficient of ~~450~~ 250 gpd/EDU and corresponding MDD is representative of that day and is the basis for calculating the water demand and storage requirement for the proposed Project as presented in prior discussions and outlined below:

Domestic Water Supply requirement (max day) = 40.0 gallons per minute

Operational Storage = (0.3 x MDD)	=	17,250 gallons
Emergency Storage = (1.0 x MDD)	=	57,500 gallons
Subtotal (without fire storage)	=	74,750 gallons
Fire Storage (1,500 gpm x 2 hours)	=	180,000 gallons
Total Storage Requirement	=	255,000 gallons

Based on proposed development requirements (at MDD), ~~two new wells would be required~~ the project would need to have a water supply that~~to~~ could provide a minimum of ~~72.0~~ 40 gallons per minute. As discussed below and in Section 5.11, *Hydrology and Drainage*, two existing on-site wells could potentially supply a portion of the water demand to the project. The project site is located within tributary subarea A of the North Shore Hydrologic Subunit. The groundwater recharge for subarea A is estimated to be approximately 29 acre-feet per year. Since the project would require approximately 46 acre-feet per year, it is concluded that on-site wells alone could not supply the necessary water resources to support the proposed residential uses. If the on-site wells were utilized to supply a portion of the water supply to the project, ~~T~~the Project Applicant would be required to deposit funds with the DWP and/or BBCSD to equip the wells to meet the appropriate water agency's standards~~for new well construction unless a proven source of supply is provided by the developer at locations satisfactory to DWP and not exceeding sub basin safe yields.~~ As stated in Section 5.11, ~~Hydrology and Drainage, the testing of overdraft conditions for~~ the groundwater basin associated with the North Shore Hydrologic Subunit ~~is inconclusive~~has the potential to be in an overdraft situation, thus, it has been concluded that impacts to groundwater resources are significant and

unavoidable. Therefore, additional studies and analysis will need to be provided by the Project Applicant to indicate a proven source of water supply for the project.

Potential Water Supply Wells FP-2 and FP-3. As stated above, the project site includes two existing on-site water wells located within the North Shore Hydrologic Subunit that could potentially supply water to the project. ~~The two wells referenced may have potential to meet the Moon Camp area demand requirements.~~ The wells, which were drilled in 1987, are located on the Moon Camp property and are not currently in operation. The most recent data available regarding the wells was collected in 1987 and is summarized in Table 5.3-2, *Summary of Data on Wells FP-2 and FP-3*.

Table 5.3-2
Summary of Data on Wells FP-2 and FP-3 (Year 1987)

State Well No.	Well Name	Date Drilled	Completed Depth (ft)	Screened Internal[1] (ft-ft)	Static Water Level (ft)	Date	Instantaneous Discharge Rate (gpm)	Drawdown (ft)	Specific Capacity (gpm/ft)
2N/1W-1383	FP-2	1987	405	60-370	6	1987	100	20	3
2N/1W-1302	FP-3	1987	304	66-238	45	1987	75	22	3
Sources of Data: California State DWR, Boyle Engineering Corp. (1987), Law Environmental (1987).									
[1] The screened interval is not continuous – values summarized represent top and bottom of well screen.									

Although the yields indicate that the wells show adequate potential to supply water to the project, the North Shore Hydrologic Subunit has been identified to likely be in a state of overdraft and more specifically, subarea A is estimated to have a recharge rate of approximately 29-acre feet per year, which is not enough to meet the 46 acre-feet per demand of the proposed project. ~~Although overdraft conditions have been noted for the groundwater basin, the yield of the wells (as tested in 1987), show adequate water supply potential. However, prior to use, video logs should be run on each well to examine the condition of the casing and screen. Based on review of the video logs, it can be determined if any modifications are necessary prior to use. Following the video inspection (and redevelopment if necessary), updated values of production rates and pumping levels should be obtained through step-drawdown and constant rate pumping tests. Water samples should also be taken during testing and analyzed in accordance with standard requirements for a potable water supply.~~

Water Distribution System Review. Based on its location and computer simulations, the proposed Project would receive water from the Cline Miller Reservoir. Exhibit 5.3-1, *Water Distribution System*, shows the existing distribution piping system in the vicinity of the Project site and the recommended extension pipeline layout. Referencing the hydraulic grade line of 6,957 feet elevation at Cline Miller Reservoir and the approximate ground elevation at the Project site from 6,780 to 6,800 feet, the minimum static pressure at the proposed parcel is approximately 68 psi.

Thus, under maximum day demands plus residential fire flow up to 1,500 gpm, the minimum residual pressure of 20 psi can be met, based on the existing hydraulic

pipeline model. However, the existing Cline Miller Reservoir is an old 100,000 gallon concrete reservoir which would not be sufficient to serve the proposed Project. The existing site has limited space for a new tank without demolishing the old tank and/or securing additional property. Therefore, the Water Feasibility Report recommends that the old concrete reservoir be replaced with a new 300,000 to 400,000 gallon storage reservoir. The Project Applicant would be required to advance fair share funds towards construction of the new reservoir and a 12-inch transmission pipeline. If other parcels of land can be benefited by the off-site improvements based on review by DWP's engineer, a "reimbursement agreement" would be considered by DWP. The developer would also be required to submit landscaping plans for review to the DWP. Landscape designs utilizing low water usage would be encouraged to achieve water conservation, which in turn may lower water supply demand.

All water plans (on-site) would be required to be submitted for review/approval by DWP to confirm that water mains do not conflict with the BBARWA 10-inch sewer force main (which would be relocated at developer's cost).

Since the proposed Project would result in the need to construct new water facilities and/or require the expansion of new wastewater facilities and the DWP's existing facilities do not have adequate capacity to serve the project's demand, impacts are considered potentially significant. With implementation of the recommended mitigation measures and compliance with all applicable regulations and payment of fees, impacts to the water distribution system would be reduced to less than significant levels.

Compliance with Senate Bill 221 and Senate Bill 610:
Adequacy of Water Supply

As stated in the *Existing Conditions* section, adequacy of water supplies for the proposed Project must be determined per the requirements of Senate Bills 221 and 610. SB 610 requires that a detailed report regarding water availability and planning for additional water supplies if the project is a proposed residential development of more than 500 dwelling units. The proposed Project consists of 92 residential lots, thus, the requirements of SB 610 do not apply to the Project. SB 221 applies to any "subdivision," defined as:

- A proposed residential development of more than 500 dwelling units, if the Public Water Supplier (PWS) has more than 5,000 service connections.

- Any proposed development that increases connections by 10% or more, if the PWS has fewer than 5,000 connections. Water Code 10912(7)(C) states that a "public water system" is defined as a system for the provision of piped water to the public for human consumption that has 3,000 or more service connections.

Based on the "Guidebook for Implementation of Senate Bill 610 and Senate Bill 221 of 2001" the following excerpt shows that 300 dwelling units are necessary to qualify as a "subdivision," and therefore be subject to SB 221.

"Code 66473.7(a) provides that a "subdivision" for a public water system with fewer than 5,000 service connections is a proposed development that would increase the number of service connection for a public water system by 10 percent or more, a "subdivision" could be as few as 300 dwelling units. For example, a water utility that has 3,000 service connections would experience an increase in the number of service connections by 10 percent if it were required to serve a proposed residential development with 300 units, thus making the 300-unit development a "subdivision" under 221."

As stated above, Water Code 10912(7)(C) states that a "public water system" is defined as a system for the provision of piped water to the public for human consumption that has 3,000 or more service connections. Therefore, if Fawnskin has only 673 connections it does not qualify as a "public water system," but rather a piece of a larger "overall system." Whether the project is under the jurisdiction of the DWP or the County Special Districts Department, each of these agencies "overall system" has more than 3,000 connections qualifying them as public water systems. Thus, the proposed 92 dwelling units would not exceed 10 percent of the 3,000 connections or 300 dwelling unit minimum dwelling unit threshold to be subject to SB 221 reporting requirements.

SOLID WASTE

5.3-7 *Development of the Project area would result in increased solid waste generation. Project compliance with the Integrated Waste Management Plan for the County of San Bernardino (currently being revised) would reduce the amount of solid waste which is ultimately disposed of at the Barstow Landfill and maintain potential impacts at a less than significant level.*

As stated in the *Existing Conditions* section, residents in the City of Big Bear Lake dispose of an average of 6.2 pounds of waste per day. The City of Big Bear Lake diversion rate in the 2000 reporting year was 59 percent (pending IWMB approval).[14] Based on the City of Big Bear Lake generation factors and a maximum occupancy scenario of 92 dwelling units, the proposed Project would generate an estimated 240 tons of solid waste per year or 0.6 tons of solid waste per day (2.31 persons/household x 6.2 pounds/day x 92 dwelling units x 365 days/year). This projected increase in solid waste generation would increase the demand to provide disposal service and would impact the capacity at the Barstow Landfill. Further, this increased solid waste generation would incrementally shorten the lifespan of the Landfill. Under existing State permits, the landfill has sufficient capacity to accommodate the disposal of solid waste at least to the year 2012.

It is anticipated that the Project's estimated volume of solid waste generation would be reduced through the storage and collection of recyclables. Although there are currently no curbside recycling programs in the project area, the County Solid Waste Management Division encourages waste reduction, recycling and reuse activities. The Division encourages the development of community drop-off station(s) in the

[14] Source: Integrated Waste Management Board website. Jurisdictional Diversion Rate Summary for San Bernardino-Unincorporated and Big Bear Lake. July 22, 2002. www.ciwmb.ca.gov/profiles/

Fawnskin area.[15] The Division's recycling efforts include providing residents and businesses with information regarding backyard composting, commercial green waste management, grasscycling, and waste prevention. Furthermore, the Division operates a Speakers Bureau that speaks to various groups on aspects of waste management. Additional solid waste recycling efforts in the County include sorting waste materials (e.g. cardboard and aluminum) at the Big Bear Transfer Station into mixed recycling bins and development of the Zero Waste Communities program. The Zero Waste Communities are 15 cities/towns that have partnered with the County of San Bernardino to educate their residents and businesses on ways of zero waste living.[16] One aspect of the Zero Waste Communities program is to provide residents with a directory of listings, including the name and phone number, to places that will accept various entities of solid waste (i.e., appliances, tires, televisions, etc.).

Additionally, it should be noted that the volume of the Project's solid waste, which would be disposed of at Barstow Landfill, would be further reduced due to the requirements of AB 939. Therefore, implementation of the proposed Project would result in a less than significant impact with respect to solid waste.

NATURAL GAS

5.3-8 *Project implementation would result in an increased demand for natural gas service beyond existing conditions and would require expansion of the existing gas system. Analysis has concluded that a less than significant impact would occur in this regard.*

The Southwest Gas Corporation has indicated that natural gas "main" pipelines are installed in the right-of-way of State Route 38. The Southwest Gas Corporation has conclude that there is sufficient capacity in their facilities to provide natural gas service to the Project area without any significant impact on the environment. As such, extensions to existing facilities would be required in order to provide service to the proposed development. Service would be provided in accordance with the Southwest Gas Corporation's policies and extension rules on file with the California Public Utilities Commission. Future natural gas service to the Project area would require coordination with the Gas Company's engineering department for a comprehensive plan as to levels of service required. Implementation of the proposed Project would result in a less than significant impact with respect to natural gas service.

ELECTRICITY

5.3-9 *Project implementation would result in an increased demand for electrical service beyond existing conditions and would require expansion of the existing electrical system. Analysis has concluded that impacts would be less than significant.*

[15] Source: Phone conversation with Rex Richardson at the San Bernardino County Solid Waste Management Division. December 3, 2002.

[16] Source: Zero Waste Communities website. www.zerowastecommunities.org

An increased demand for electrical service would occur at the Project site as a result of the proposed development. Other tracts with large lots, similar to the Project, have diversified loading demand estimates ranging from 4 to 5 Kw per lot (i.e., average instantaneous draw from electrical service system). Thus, according to Bear Valley Electric Service (BVES), it is anticipated that there would be a substantial loading increase upon build-out of the proposed Project.[17] Since the source transmission line to the Project area has reached its peak, any large load addition may be difficult to serve. BVES states that several alternatives would be evaluated to relive the load on the transmission line. One alternative would be to shift load to another transmission line, however, other lines are also operating near capacity. Another alternative would be to investigate a distributed generation option. Distributed generation involves placing a power source (i.e., reciprocating engine that uses natural gas to power generator) on the site that would generate power on an as needed basis, such as during peak load times (i.e., winter, holiday weekends, etc). The distributed generator would be owned by the Project Applicant and/or BVES, depending on future agreements between the Applicant and BVES.

According to BVES, the total length of the distribution line extending through the Project area would likely need to be relocated. From Stanfield Cutoff, the existing distribution feeder proceeds westerly for 2.6 miles underground, then traverses overhead. The current overhead line would need to be reconstructed as an underground line along the proposed realigned State Route 38 right-of-way. Undergrounding through the proposed tract would leave a short section of exiting line overhead. This overhead section would need to be investigated to determine if it would also need to be placed underground. The determination of whether this overhead section would be placed underground would be dependent upon the technical electrical transmission capabilities of the line to be determined by BVES, and compliance with Caltrans and County of San Bernardino regulations pertaining to electrical facilities along State Routes.

BVES anticipates that impacts related to short-term construction, such as possible disruption of service, would be minimal. Additionally, tap lines to serve individual lots would be made under BVES' tariff rules 15 and 16. Any relocation or addition of new electrical facilities and other related costs would be funded for by the Applicant. Since, BVES operates under tariff rules set by the CPUC, all Project-related costs would also fall under those tariff rules. All costs would be incurred by having to maintain the existing level of service to existing BVEC customers, while adding new load to the system. As mentioned above, a new distributed generation option could be required. If this is determined, placement of a generator would need to be placed on a parcel within the development or on a parcel provided by the developers.

Based on the above discussion, electrical service would potentially be impacted by the proposed Project and new facilities would be required. However, the Project Applicant would be required to pay all costs/fees for the expansion of existing facilities and/or construction of new facilities to maintain the existing level of service to existing BVEC customers, while adding new load to the system. Payment of BVES fees/costs would mitigate all potential impacts less than significant levels in this regard.

[17] Source: Written correspondence from Marc Abraham, Engineering Supervisor, at Bear Valley Electric Service. July 2, 2002.

CUMULATIVE

5.3-10 *Cumulative development could result in an increased demand for public services and an increase in the consumption rates for public utilities, potentially requiring expansions of the existing utility systems. The inability of water providers to confirm service on a project level would also result in significant and unavoidable cumulative impacts. Analysis has concluded that cumulative development for the remaining service and utility affects are subject to standards and requirements of reviewing agencies and no additional mitigation is recommended.*

In relation to the cumulative development outlined in Section 4.0, *Basis for Cumulative Analysis*, the proposed Project would cumulatively contribute to an increased demand for fire, police, schools, libraries, water, sewer, solid waste, and energy utilities. The proposed Project and related projects would add to the cumulative demand for such services through the introduction of new residents, tenants, and users of the proposed facilities. The site is located in an area that is served by utilities and other public services. With the exception of water services, existing facilities can be readily extended into the area to serve the proposed development. Water providers have not been able to confirm service to the project, thus, it is concluded that cumulative impacts would also be significant and unavoidable for water service.

No additional governmental services or activities would be cumulatively impacted by the proposed Project. With the exception of water service, since the respective providers of services and facilities have indicated that the Project's incremental impacts can be sufficiently mitigated, cumulative impacts on public services and utilities, other than water services, that are anticipated to result from this development are not considered to be significant.

MITIGATION MEASURES

This section directly corresponds to the identified Impact Statements in the impacts subsection.

FIRE PROTECTION

5.3-1a The fire flow requirement shall be 1750 gpm @ 2 hours based on homes in the range of 3,600 to 4,800 square feet, and 2,000 gpm @ 2 hours for homes greater than 4,800 square feet.

5.3-1b ~~Fire sprinklers for each residence shall be provided in lieu of additional manpower.~~ All residences less than 5,000 square feet shall be subject to the standard fire sprinkler requirement (NFPA 13D). Homes above 5,000 square feet shall be subject to the NFPA13R~~have a larger~~ sprinkler requirement ~~(~~FPA13R~~)~~.

5.3-1c A ~~f~~Fuels ~~modification program~~Management Plan, with specifications, shall be prepared and subject to approval by the County of San Bernardino Fire Department and San Bernardino National Forest Service. The Fuels

Management Plan shall implement the fire safety requirements of the FS1 Fire Safety Overlay District, including a 30-foot minimum setback requirement from the National Forest. The fuel modification zone shall be located entirely within the project's boundaries. ~~The 100 foot fuel modification requirement shall not terminate at a property line. The 100 foot fuel modification requirement shall extend beyond property lines. Where such fuel modification zone extends onto U.S. Forest Service land, an easement or permit shall be required to be obtained.~~ The minimum~~100 foot~~ fuel modification zone requirements may be greater in steeper areas (up to 300 ft.), as determined by the Fire ~~Agency~~ Department.

5.3-1d Cul-de-sac lengths shall be no longer than 350 feet.

5.3-1e A Homeowner's Association or a Special District shall be established to ~~assure~~ implement the Fuels Management Plan. The Fuels Management Plan shall specify any professional assistance, if necessary, to implement the action portion of the plan. The Plan shall determine if a Registered Professional Forrester is necessary for professional guidance to implement the Plan. ~~Long-term vegetation maintenance. An annual vegetation maintenance program shall be included.~~ The HOA or Special District is to be responsible for fuel modification in common areas.

~~5.3-1f Fire resistance/drought tolerant landscaping shall be required and referenced in the Homeowner's Association or Special District Standards.~~

POLICE PROTECTION

5.3-2 No mitigation measures are recommended.

SCHOOLS

5.3-3 No mitigation measures are recommended.

LIBRARIES

5.3-4 No mitigation measures are recommended.

WASTEWATER

5.3-5a Prior to issuance of building permits, the Project Applicant shall fund all on-site and off-site sewer improvements required to support development of the Project site. Such improvements shall be to the satisfaction of the BBARWA, and may include replacement of existing sewer lines rather than construction of parallel lines.

5.3-5b Prior to issuance of building permits, the Project Applicant shall provide evidence to the County of San Bernardino that the BBARWA has sufficient transmission and treatment plant capacity to accept sewage flows from the Project site.

5.3-5c The Project Applicant shall relocate the BBARWA 10" force main by installing new pipe (and/or bonding for the relocation) so that it is aligned within the south shoulder of the relocated State Route 38. The 10" force main shall be accessible for BBARWA to maintain and repair the sewer force main. The force main shall not pass through residential lots within the proposed tract.

5.3-5d The Project Applicant shall install air release valves and vaults at high elevation points on the new force main to minimize odors. Air release valves shall be large enough to enclose 55-gallon drum carbon filters to control odors.

WATER

5.3-6a ~~Prior to approval of building permits, a video inspection of water supply casings and screen shall be conducted in order to update~~ Values of production rates and pumping levels for on-site water supply wells shall be obtained through step-drawdown and constant rate pumping tests. Water samples shall be taken during the inspection for testing and analysis in accordance with standard requirements.

5.3-6b If either or both of the two existing on-site wells are utilized as a water source for the project, ~~T~~the Project Applicant shall equip the~~two existing on-site~~ wells to meet DWP and/or County Special Districts Department standards and dedicate these facilities and water rights to the appropriate water purveyor~~County of San Bernardino~~. Within the proposed tract, no individual private irrigation wells shall be permitted.

5.3-6c ~~If served by CSA 53-C through a contract with the City of Big Bear Lake Department of Water and Power, t~~ After a determination has been made regarding the water purveyor, the Project Applicant shall advance fair-share funds ~~or enter into a reimbursement agreement with the~~ to the appropriate water agency (CSA and/or DWP)~~(if required)~~ towards constructing a new reservoir and pipeline improvement at Cline-Miller Reservoir (with an estimated project cost at $481,100). These facilities would be dedicated to the appropriate water agency.

5.3-6d The following water conservation measures are the minimum measures that shall be complied with in conjunction with domestic water supply to the project. A Homeowners Association shall be responsible for enforcing the water conservation measures. Additional measures may be imposed as a result of a contract for water supply between CSA 53-C and the City of Big Bear Lake DWP:

- Landscape shall not be irrigated between the hours of 9:00 a.m. and 6:00 p.m.
- Residences, buildings and premises shall be limited to watering every other day.

- Landscape irrigation shall be limited to what is needed and shall not be excessive. Water from landscape irrigation shall not be allowed to run off into streets.

- Water shall not be allowed to leak from any waterline, faucet, or any other facility, either within or outside a private residence, business establishment or on private property. All such leaking waterlines, faucets, and other facilities shall be repaired immediately to prevent leakage.

- Sidewalks, paved driveways, and parkways shall not be washed off with hoses, except as required for sanitary purposes.

- Non-commercial washing of cars, and boats or any other vehicle shall only be done with an automatic shut-off nozzle on a hose, or with a bucket.

- New landscaping shall not exceed more than one-thousand square feet of turf on a parcel or lot or twenty-five percent of the available landscape area.

- A model landscaping and irrigation guide shall be prepared for the tract and required by homeowner association rules. The guide shall specify a plant palate that emphasizes native plants and cultivars that are suitable for the mountain climate. Plant materials shall be low water consuming and fire resistant. Irrigation shall emphasize drip and bubbler type emitters with limit aerial spray irrigation methods. The guide shall be reviewed and approved by the Land Use Services Department.

SOLID WASTE

5.3-7 No mitigation measures are recommended.

NATURAL GAS

5.3-8 No mitigation measures are recommended.

ELECTRICITY

5.3-9 No mitigation measures are recommended.

CUMULATIVE

5.3-10 No mitigation measures are recommended.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

Due to the inability of water providers to confirm service to the project, project as well as cumulative impacts are concluded as significant and unavoidable. This

conclusion is further supported by the significant and unavoidable conclusion cited in Section 5.11, *Hydrology and Drainage*, due to inconclusive testing of potential overdraft conditions for the groundwater basin associated with the North Shore Hydrologic Subunit.

If the County of San Bernardino approves the project, the County shall be required to adopt findings in accordance with Section 15091 of the CEQA Guidelines and prepare a Statement of Overriding Considerations in accordance with Section 15093 of the CEQA Guidelines.

No additional unavoidable significant impacts related to public services and utilities have been identified following implementation of the recommended mitigation measures and compliance with applicable County, service or utility provider requirements, County Codes and Ordinances.

5.4 AESTHETICS/LIGHT AND GLARE

Visual resources information for this Section was compiled from site photographs and site surveys conducted by RBF Consulting in February 2002. This analysis is based upon reference data from the County of San Bernardino and the Project Applicant. The purpose of this Section is to describe the existing aesthetic environment on-site and in the site vicinity and analyze potential project impacts to the aesthetic character of the site. Consideration of public scenic vistas and views, impacts to scenic resources and the introduction of new sources of light and glare are also included in this Section. Visual simulations are provided to assist in the analysis. Mitigation measures are recommended to reduce the significance of impacts.

EXISTING CONDITIONS

VISUAL SETTING/CHARACTER

ON-SITE

The Moon Camp project site is adjacent to the north shore of Big Bear Lake in the relatively undeveloped eastern portion of the Community of Fawnskin. Generally, the site slopes from the south (lakefront) to the north (north of State Route 38/North Shore Drive). Elevations and slope degrees significantly increase from the central portions of the site to the northern boundary. Elevations range from 6,747 feet at the lakefront to a high of 6,960 feet at the northeast boundary. Total relief is 483 feet and slopes range from 5 percent to 40 percent.[1] The estimated 2,772 Jeffrey pine trees on-site provide a forested nature for the site. A variety of flora and fauna exist on-site, including Jeffrey pine forest, pebble plain habitat, birds, mammals, reptiles, amphibians, etc. (refer to Section 5.8, *Biological Resources*). On-site conditions include the State Route 38 right-of-way; two non-operational water wells; dirt roads and numerous footpaths/trails. No rock outcroppings occur within the project area. According to the San Bernardino County General Plan, the site is within a Scenic Resources (SR) Overlay District (see discussion which follows). Exhibits 5.4-1a and 5.4-1b, *Existing Conditions Photos*, contain photographs of typical site conditions.

As referenced in the San Bernardino County General Plan, the County designates the segment of State Route 38 that traverses the site as a "Scenic Highway."[2] Scenic highways are subject to additional land use and aesthetic controls under the County's Scenic Highway Overlay (refer to discussion under *Scenic Corridors* below). Additionally, the U.S. Forest Service designates State Route 38 as a "Scenic Byway." State Route 38 traverses the southern portion of the site in an east/west direction. Generally, the highway meanders through the site in a winding fashion and parallels the lakefront. The location of the highway allows travelers to have ample views of the lake in some areas (refer to Exhibit 5.4-1a, *Existing Conditions Photos*, View No. D). The meandering nature of the highway causes reduced vehicle speeds; thus, allowing vehicle passengers increased viewing time of

[1] Source: *Geologic Feasibility Report*, RGS Geosciences, May 3, 2001.

[2] Source: San Bernardino County General Plan, Section II, C, 5, Policy OR-58.

the lake. It is further noted that the narrow shoulder along the highway provides limited parking areas to view the lake.

Views to the north of State Route 38 consist primarily of dense collections of Jeffrey pine trees and associated vegetation interspersed with vacant areas of land. The view depicted in Exhibit 5.4-1a, *Existing Conditions Photos*, View No. A, from State Route 38, looking north, shows existing vegetation and slope of the mountainside. Southerly views from State Route 38 include the lakefront and long-range views to the mountains south of Big Bear Lake. The Bear Mountain and Snow Summit ski resorts are visible to the south of Big Bear Lake. Exhibits 5.4-1a and 5.4-1b, View No. E and View No. K, show views of the lakefront and long-range views to the distant mountains from State Route 38. The lakefront in the vicinity of the site consists primarily of vacant land and sporadic Jeffrey pine trees and associated vegetation.

Single-family residences located along Flicker Road (approximately 12 residences), Oriole Drive (approximately three residences) and State Route 38 (approximately 15 residences), adjacent to the north, east and west of the property, respectively, can be observed from the segment of State Route 38 that traverses the project site (refer to Views Nos. A, G, and J in Exhibits 5.4-1a and 5.4-1b). Exhibit 5.4-1a, View No. C, shows the view looking southerly from north of State Route 38. View No. B depicts a typical view of Jeffrey pine trees and associated vegetation on the project site.

OFF-SITE

As previously stated, existing single-family residences are located along Flicker Road, Oriole Lane and State Route 38, adjacent to the north, east and west of the site, respectively. Views of the site from residences along Oriole Lane and State Route 38 consist primarily of dense collections of Jeffrey pine trees interspersed with vacant areas of land. Exhibit 5.4-1a, View No. F, show views of the project site from Oriole Lane. Residences to the north of the site, along Flicker Road, are located at elevations higher than the site. Long-range views from Flicker Road across the site consist of Big Bear Lake and mountain ranges to the south of the lake. The long-range views are at times limited by the size and location of existing Jeffrey pine trees. Exhibit 5.4-1b, View Nos. H and I, show views along Flicker Road to the site. Views from Polique Canyon Road, adjacent to the northeast corner of the site, are similar to those of the residents located along Flicker Road. It is noted that there are no residences along this portion of Polique Canyon Road. Exhibit 5.4-1b, View No. L, shows the view from Polique Canyon Road to the site.

Views from Big Bear Lake toward the project site consist primarily of limited Jeffrey pine trees and vacant undeveloped land on the lakefront and dense collections of Jeffrey pine trees interspersed with vacant land on the gently sloping mountainside.

A From State Route 38, looking north. Existing vegetation and slope of mountainside.

B View of Jeffrey Pine trees and associated vegetation on the project site.

C Looking southerly from north of State Route 38 across the project site.

D View to the east along State Route 38.

E Looking south westerly from State Route 38 across the lake.

F Views of the project site from Oriole Lane located to the west of the project site.

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G Looking westerly from State Route 38 to residences west of the project site along Oriole Lane.

H Look southerly across the site from Flicker Road.

I Looking southerly across the project site from Flicker Road.

J Looking easterly from State Route 38 to residences east of the project site along State Route 38.

K Looking easterly from State Route 38 across the lakefront.

L Looking southwesterly from Polique Canyon Road across the project site.

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SCENIC CORRIDORS

As previously stated, the County of San Bernardino General Plan identifies the Moon Camp site within a Scenic Resources (SR) Overlay District and State Route 38 as a Scenic Highway. State Route 38 is also designated by the U.S. Forest Service as a Scenic Byway. The intent of the SR Overlay District is "to provide development standards that will protect, preserve and enhance the aesthetic resources of the County."[3] The SR Overlay District also implements state and federal programs regarding scenic highway routes.

The provisions of the SR Overlay District apply to: (a) areas with unique views of the County's desert, mountain and valley areas or any other aesthetic natural land formations; and/or (b) an area extending two-hundred (200) feet on both sides of the ultimate right-of-way of State or County designated Scenic Highways as set forth in the County General Plan. The area covered may vary to reflect the changing topography and vegetation along the right-of-way.

Per the provisions of the SR Overlay District, the following development standards/ criteria are utilized to evaluate compliance with the intent of the SR Overlay District:

- Building and Structure Placement. The building and structure placement shall be compatible with and should not detract from the visual setting or obstruct significant views.

- Review Area. The proposed project shall be designed to blend into the natural landscape and maximize visual attributes of the natural vegetation and terrain. Project design should also provide for the maintenance of a natural open space parallel to and visible from the right-of-way.

- Access Drives. Right-of-way access drives should be minimized.

- Landscaping. The removal of native vegetation, especially timber, shall be minimized and replacement vegetation and landscaping shall be compatible with the local environment and, where practicable, capable of surviving with a minimum of maintenance and supplemental water. Landscaping and plantings should not obstruct significant views, either when installed or when they reach mature growth.

- Roads, Pedestrian Walkways, Parking and Storage Areas. Any large scale development should restrict the number of access points by providing common access roads. Parking and outside storage areas should be screened from view, to the maximum extent possible, from a Scenic Highway, by the placement of buildings and structures, or by landscaping and plantings which are compatible with the local environment, and, where practicable, are capable of surviving with a minimum of maintenance and supplemental water.

[3] County of San Bernardino Development Code, Title 8, Division 5, Chapter 3, Article 6, Section 85.030601. Page 5-69. July 1, 1989.

- Above Ground Utilities. Utilities shall be constructed and routed underground except in those situations where natural features prevent the underground siting or where safety considerations necessitate above ground construction and routing. Above ground utilities shall be constructed and routed to minimize detrimental effects on the visual setting of the designated area. Where it is practical, above ground utilities shall be screened from view of the Scenic Highway by existing topography, or by placement of buildings and structures.

- Grading. The alteration of the natural topography of the site shall be minimized and shall avoid detrimental effects to the visual setting of the designated area and the existing natural drainage system. Alterations of the natural topography should be screened from view from either the scenic highway or the adjacent scenic or recreational resource by landscaping and plantings which harmonize with the natural landscape of the designated area, and which are capable of surviving with a minimum of maintenance and supplemental water.

- Signs. Primary freestanding signs greater than eighteen (18) square feet are prohibited in the SR Overlay District.

LIGHT AND GLARE

Due to the undeveloped nature of the project site, no light or glare is currently generated on the project site. Headlight glare from vehicles traveling along State Route 38 may be visible from the project site.

IMPACTS

SIGNIFICANCE CRITERIA

Appendix G, *Initial Study Checklist*, of the California Environmental Quality Act (CEQA) Guidelines includes checklist questions relating to aesthetics. A project would potentially create a significant aesthetic impact if it caused one or more of the following to occur:

- Have a substantial adverse effect on a scenic vista (refer to Impact Statements 5.4-2 and 5.4-3);

- Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway (refer to Impact Statement 5.4-3);

- Substantially degrade the existing visual character or quality of the site and its surroundings (refer to Impact Statement 5.4-1 to 5.4-4); and/or

- Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area (refer to Impact Statement 5.4-1 and 5.5-4).

The evaluation of aesthetic impacts can be termed a subjective exercise due to widely varying personal perceptions. Nevertheless, replacement of undeveloped land with residential uses and realignment of State Route 38 would permanently alter the appearance and character of the project area. Potential impacts are categorized below according to topic. Mitigation measures at the end of this Section directly correspond to the numbered impact statements below.

SHORT-TERM AESTHETIC/LIGHT AND GLARE IMPACTS

5.4-1 *Construction of the proposed project would temporarily alter the visual appearance of the site and introduce new short-term sources of light and glare. Analysis has concluded that impacts would be reduced to less than significant levels with implementation of the recommended mitigation measures.*

The proposed project would involve grading for new roads, including the realignment of State Route 38, and installation of utilities. Construction of the realigned portion of State Route 38 would take approximately 4 to 6 months. Future residences would be constructed on the site on a lot-by-lot basis. Project construction activities would disrupt views across the site from surrounding areas. Graded surfaces, construction debris, construction equipment and heavy truck traffic would be visible. Soil would be stockpiled and equipment for grading activities would be staged at locations throughout the site. Construction impacts would be relatively short-term and would cease upon project completion. With the implementation of the recommended mitigation pertaining to location of staging areas and screening, short-term impacts would be reduced to less than significant levels. In addition, construction activities would be required to be consistent with the permitted hours of construction as set forth by the County of San Bernardino (refer to Section 5.7, *Noise*, with regard to permitted hours of construction).

Short-term light and glare impacts are associated with construction activity and would likely be limited to night-time lighting necessary for security purposes. Relative to potential short-term construction impacts, there are three areas adjacent to the site upon which the proposed project may pose night-time lighting impacts. The residences located along State Route 38, near the southern portion of the site, the residences located along Oriole Lane, and the residences along Flicker Road could be impacted by night-time and security construction lighting. This is considered a short-term impact and would require mitigation. Mitigation measures pertaining to construction-related lighting would reduce these short-term impacts to less than significant levels.

LONG-TERM AESTHETIC IMPACTS

5.4-2 *Implementation of the Moon Camp project would adversely impact scenic resources, scenic vistas and the visual character of the site and its surroundings. Analysis has concluded that a significant and unavoidable impact to the visual character and viewshed from the project site and surrounding areas would occur which cannot be mitigated to a less than significant level.*

With development of the proposed project, the viewshed and visual characteristics of the area would be permanently modified. Currently, the project site consists primarily of forest lands, State Route 38 (North Shore Drive), two non-operational water wells and numerous dirt roads and trails. The heart of the Fawnskin Community is located to the west of the project site, which consists primarily of a variety of custom-built residences. With the introduction of 92 residential lots, local streets and associated infrastructure, current viewshed characteristics would be modified and in some cases dominate the visual features of the project area. Distant views of the mountain ranges and Big Bear Lake to the south would be affected by the proposed use. The project would also involve the removal of approximately 655 or 24 percent of the existing Jeffrey pine trees for roadway construction. Additional tree removal may occur during individual lot development and construction of custom homes; the design of which is not part of the proposed project.

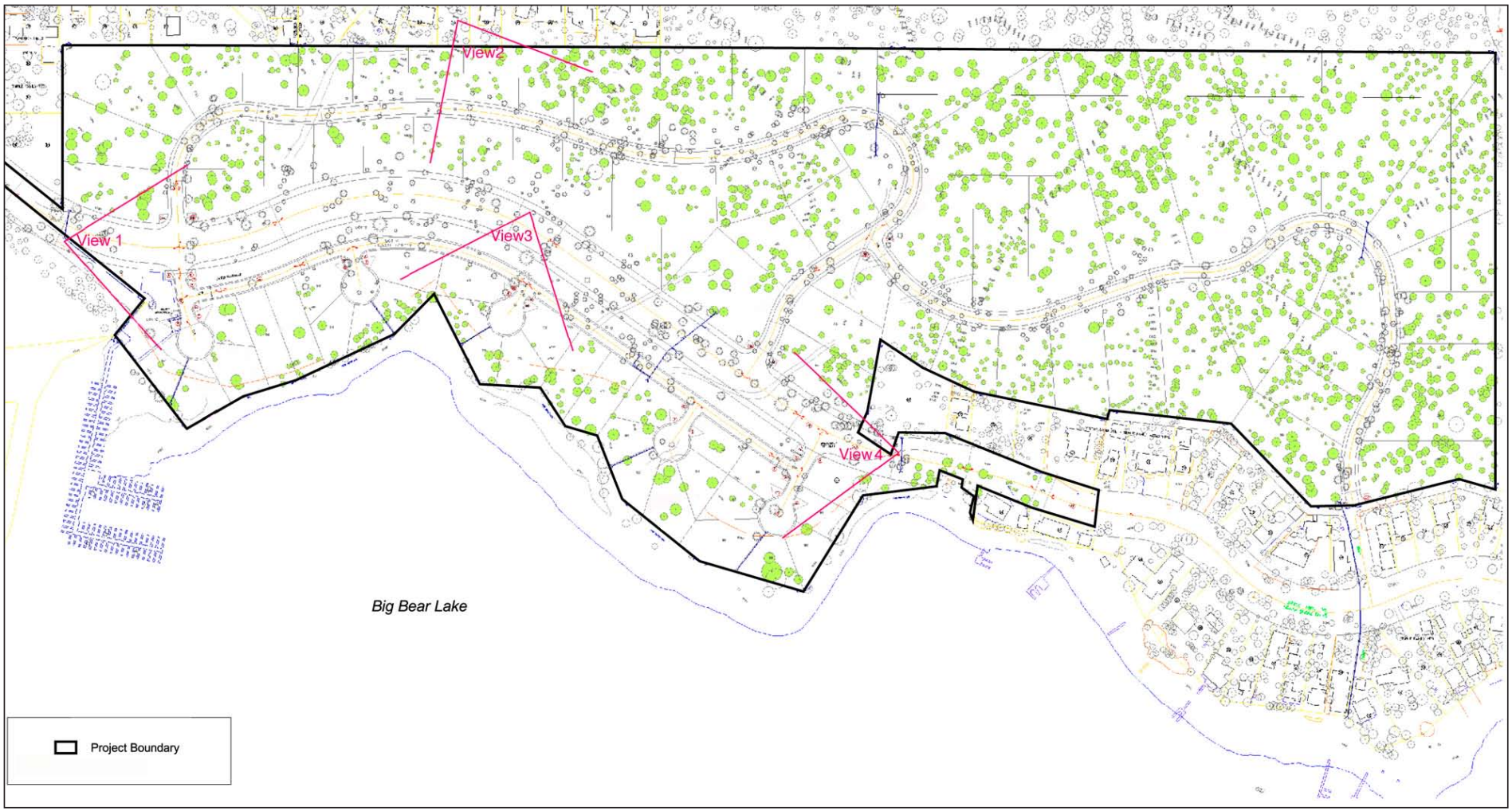
The alteration of the area would be permanent and would continue throughout the life of the project. As discussed below, based upon the density of the proposed residential uses south of the realigned State Route 38 and view simulation data, it is concluded that viewshed characteristic impacts from the interior of the project site and surrounding uses to the north, east and west of the project are significant and unavoidable, given the current characteristics of the area.

The following sections include a discussion of the views across the project site, views of Big Bear Lake and views of distant mountain ranges, with implementation of the Moon Camp development. Exhibits and simulations are provided that have been utilized to conduct the viewshed analysis which includes: Exhibit 5.4-2, *View Map* (showing the field of view for each simulation); Exhibit 5.4-3, *Plan View;* Exhibit 5.4-4, *View East of State Route 38;* Exhibit 5.4-5, *View South from Proposed Realignment of State Route 38;* Exhibit 5.4-6, *View West from State Route 38;* and Exhibit 5.4-7, *View South from Flicker Road*. The exhibits and simulations present an anticipated development scenario, thus, they are not representative of architectural design and final development plans for the placement of new residences. The analysis is based upon buildout of the 92 residential lots, the realignment of State Route 38 and construction of a 100 boat slip marina facility.

The aesthetic value can be subject to interpretation and can be debated to a certain extent. Nevertheless, based upon a defined threshold of change in visual character, the proceeding sections have concluded a significant and unavoidable impact that cannot be mitigated for view areas to the north, south, east and west of the site and from the south shore of Big Bear Lake.

VIEWS TO PROJECT SITE

Views from West. The heart of the Community of Fawnskin is located to the west of the project site. Single-family residential units are situated along Oriole Lane, immediately west of the project site. Long-range views from Oriole Lane and State Route 38, to the Lake and distant mountain ranges are currently partially obstructed by dense collections of Jeffrey Pine trees. Exhibit 5.4-1a, View No. F, indicates that



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MOON CAMP TT #16136
ENVIRONMENTAL IMPACT REPORT

View Map

Exhibit 5.4-2

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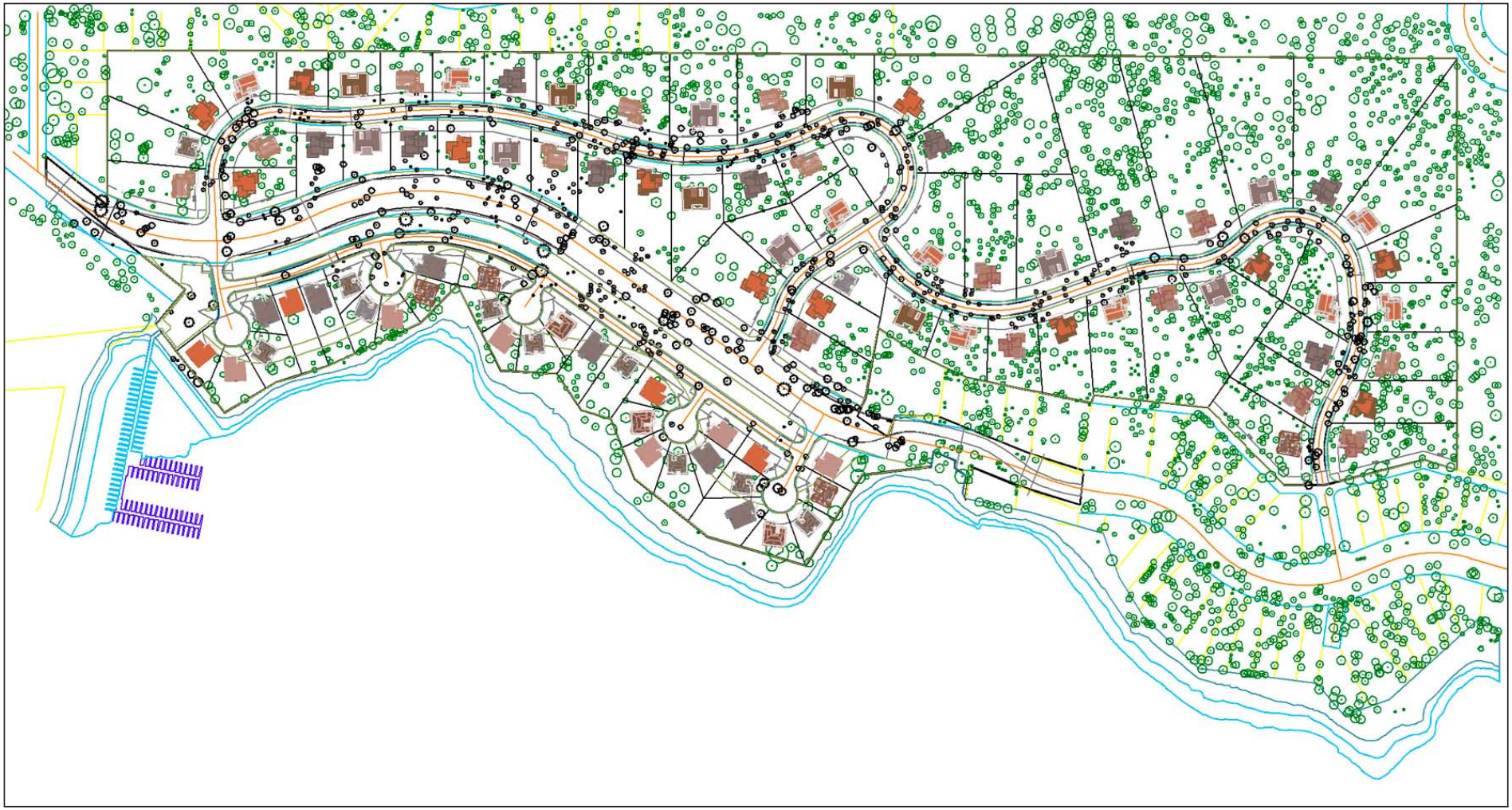

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MOON CAMP TT #16136
ENVIRONMENTAL IMPACT REPORT

Plan View

Exhibit 5.4-3

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Existing View

Simulated View

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View East from State Route 38

Exhibit 5.4-4

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Existing View

Simulated View

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View South from Proposed Realignment of State Route 38

Exhibit 5.4-5

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Existing View

Simulated View

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View West from State Route 38

Exhibit 5.4-6

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Existing View

Simulated View

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View South from Flicker Road

Exhibit 5.4-7

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View East from State Route 38, depicts a view of the project site from the eastern portion of the project site. The view simulation indicates a substantial change in the visual character of the site. It is evident that removal of trees associated with the roadway realignment would reduce the forested nature of the project site.

Furthermore, the introduction of residences along the lakefront would partially disrupt short- and long-range views of the Lake and the distant mountain ranges.

Implementation of the project would also involve the construction of a 100 boat slip marina facility. The marina facility would not alter long-range views of the distant mountain ranges, generally located in a southerly direction, but would alter the visual character of the Lake by introducing a man-made structure on the lakefront and removal of several trees for parking facilities. Since both long- and short-range views to the southeast would be altered with new residences on the lakefront and the visual character of the project site and Lake would be altered by a reduction in tree density, it is concluded that long-term aesthetic impacts to residents located west of the project site are significant and unavoidable.

Views from East. For purposes of this analysis, views in this subsection are considered for residences along State Route 38 to the east of the site. Implementation of the proposed project would not alter southerly views of the Lake for residences situated between the Lake and the south side of State Route 38, as short- and long-range views of the Lake and the distant mountain ranges would remain unobstructed. However, short- and long-range views of the lake and distant mountain ranges to the west would be altered with the construction of new lakefront residences. Exhibit 5.4-6, *View West from State Route 38*, indicates a view of the project site from the western portion of the project site. The view simulation indicates a substantial change in the visual character of the site. It is evident that removal of trees associated with the roadway realignment would reduce the forested nature of the project site. Additionally the new residences along the lakefront would obstruct the short- and long-range views to the lake and distant mountain ranges.

Currently, existing residents north of State Route 38 have views of the Lake and distant mountain ranges that are obstructed by the residences situated along the lakefront (south side of State Route 38). However, the residences on the north side of State Route 38 are at a higher elevation than the existing lakefront homes. Thus, partial views of the lake are available at various locations. These residents would maintain partial views of the Lake to the immediate south, with implementation of the Project. As indicated in Exhibit 5.4-6, views of the lake and distant mountain ranges to the southwest and west would be obstructed with the construction of new lakefront residences. Furthermore, the removal of trees associated with the roadway realignment would reduce the forested nature of the project site.

Since both long- and short-range views to the southwest would be obstructed with new residences on the lakefront and the visual character of the project site and Lake would be altered by a reduction in tree density, it is concluded that long-term aesthetic impacts to residents located east of the project site are significant and unavoidable.